

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, March 7, 2013
Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Regular Meeting

6:30 P.M.

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 Board/Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Board/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/excuse the absence of Commission Member Bill Louis from the February 21, 2013 meeting.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on February 21, 2013.

Chairman
Nancy Golden

Vice Chairman
Leigh Strickman

Secretary
Leonard Spraker

Member
Greg Loper

Member
Shawn Hutchinson

Member
Bill Louis

Member
Charles Marr

3C **CU13-0001**: Goodwill

Discussion and possible action to recommend approval of a request from Goodwill Industries to allow the development of a new Goodwill donation collection facility to replace the existing building at 8515 W. Grand Avenue.

Regular Agenda

New Business

4R **PUBLIC HEARING**: RE: General Plan Amendment.

PUBLIC HEARING – GPA12-0007: Bowman Consulting is requesting a General Plan Amendment to modify the current land use designation for approximately 4.9 acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Residential Low Density (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject property is located north of the northwest corner of Lake Pleasant Parkway and Williams Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to modify the current land use for approximately 4.9 acres from Residential Estate (0-2 du/ac, target of 1 du/ac) to Residential Low Density (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development.

5R **PUBLIC HEARING**: RE: PAD amendment for approximately 4.9 acres.

PUBLIC HEARING – Z05-25A.4: Bowman Consulting is requesting a Planned Area Development amendment for Sunset Ranch II to incorporate approximately 4.9 acres of additional area that will allow for future residential lots. The subject property is located north of the northwest corner of Lake Pleasant Parkway and Williams Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request to amend the current Sunset Ranch II Planned Area Development to incorporate approximately 4.9 acres of additional area that will allow for future residential lots.

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 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.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English 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.*

PUBLIC NOTICE:

In addition to the Board/Commission members noted above, one or more members of the City of Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and Zoning Commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <http://www.peoriaaz.gov/content2.aspx?id=2151>.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
FEBRUARY 21, 2013
DRAFT**

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Nancy Golden, Vice Chair Leigh Strickman, Commission Members Greg Loper, Leonard Spraker, Charles Marr, and Shawn Hutchinson.

Members Absent: Commission Member Bill Louis.

Others Present: Cynthia Odom – Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Adam Pruettt – Senior Planner, Melissa Sigmund – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chair Nancy Golden.

Call for speaker request forms.

Audience: Three.

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:** Discussion and possible action to approve/excuse the absence of Commission Members Bill Louis and Charles Marr from the February 7, 2013 meeting.
- 2C **MINUTES:** Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on February 7, 2013.
- 3C **CU12-0015:** Discussion and possible action to recommend approval of a request from Elements Therapeutic Massage to operate a massage establishment in an existing building at 7857 W. Bell Road #108.

COMMISSION ACTION: Vice Chair Strickman moved to approve the Consent Agenda items. The motion was seconded by Commissioner Loper and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS:

4R **PUBLIC HEARING – Z12-0010:** Coe & Van Loo Consultants, Inc. requested to rezone approximately 5.79 acres from SR-43 Suburban Ranch to R1-6 Single-Family Residential to allow up to 19 residential lots. The property is located at the northeast corner of 75th Avenue and Greenway Road (APN 200-52-017E).

STAFF REPORT: Presented by Adam Pruett, Senior Planner.

COMMISSION COMMENT: Inquiries included –

- Whether the single entry and exit design to the development meet the Fire Department requirements.

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Coe & Van Loo Consultants, Inc. to rezone approximately 5.79 acres from SR-43 Suburban Ranch to R1-6 Single-Family Residential to allow up to 19 residential lots. The motion was seconded by Commissioner Marr and upon vote, carried 6-0.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: Request for Commission to review a list of potential discussion topics provided to them in a memo for possible inclusion as agenda items at future meetings, and a reminder about the P83 party being held on Saturday.

REPORTS FROM THE PLANNING AND ZONING COMMISSION:

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:45 p.m.

Nancy Golden, Chair

Date Signed



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 13-0001
DATE: March 7, 2013
AGENDA ITEM: 3C

Applicant: Archicon, Architecture & Interiors L.C.

Request: Obtain a Conditional Use Permit to allow the development of a Donation Center at the southwest corner of 85th Avenue and Grand Avenue. The new Goodwill store would replace the existing building at this location.

Proposed Use: Goodwill retail store with donation drop-off

Location: Located on the southwest corner of 85th Avenue and Grand Avenue

Site Area: Approximately 25,000 s.f. building on 9.1 acres.

Support / Opposition: As of the date of this printing, Staff has not received any written or verbal support or opposition to this proposal.

Recommendation: **Approve**, with conditions.

LAND USE CONTEXT

Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits B & C)

LAND USE		GENERAL PLAN	ZONING
Subject Property	Existing Goodwill building	Old Town Specific Area Plan (SAP) Flex Mixed Use	C-2, Intermediate Commercial
North	Peoria Secondhand, Living Faith Cathedral, Pizza Hut	Old Town SAP Flex Mixed Use	C-2, Intermediate Commercial
South	Multi-family residential apartments	Old Town SAP Flex Mixed Use	RM-1, Multi-Family Residential
East	85 th Avenue, then K-May Donuts & Bagels	Old Town SAP Flex Mixed Use	C-3, Central Commercial
West	Multi-family residential apartments	Old Town SAP High-Density Residential	RM-1, Multi-Family Residential

PROJECT DESCRIPTION

Request and Development Details

1. The applicant is proposing to develop an approximately 25,000 square foot single-story Goodwill retail store with donation-drop off on an approximately 9.1 acre site located at the southwest corner of 85th Avenue and Grand Avenue. There is an existing building on the property that is currently used as a Goodwill store, which would be removed after the construction of the proposed building.
2. The properties to the south and west of the site contain multi-family apartment complexes. A small multi-tenant commercial building is located to the north of the site and is currently occupied by Peoria Secondhand, Living Faith Cathedral, and Pizza Hut. To the east, across 85th Avenue there is a K-May Donuts and Bagels store. The northeast side of the site is bound by Grand Avenue (U.S. Route 60), an interstate highway that is a six lane divided roadway in this vicinity.
3. The proposed hours of operation for the use are Monday to Saturday 9 AM to 9PM and Sunday 10 AM to 6 PM. Donation drop-offs would also be restricted to these hours of operation.
4. Donations would be restricted to the designated drop-off zone, consisting of a drive-through with a canopy integrated into the building's architecture. The sidewall between the canopy's supports is also designed to provide screening for the drop-off zone.
5. A Site Plan application (case SP13-0002) has also been submitted for this project and is currently under review.

DISCUSSION AND ANALYSIS

Applicability

6. The proposed site is located within the C-2, Intermediate Commercial Zoning District. According to Article 14-9 of the Zoning Ordinance, *Donation Centers* require a Conditional Use Permit when located within the C-2 Zoning District.
7. Section 14-39-12.E outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

Compatibility With Surrounding Land Uses

8. The character of the proposed use is consistent and compatible with surrounding land uses and the context of the area in question. A Goodwill store is currently operating on the site and the proposed use will contain the same functions; a retail store with a donation drop-off. However, the proposed use will benefit from a new building designed specifically for this use. In addition, the proposed project aligns with the redevelopment goals for the Grand Avenue Corridor as envisioned in the Old Town Specific Area Plan. The proposed design will enhance the aesthetic appeal of the site and will offer increased functionality and compatibility with adjacent residential uses.
9. The proposed building design incorporates a dedicated covered drive-through area for donation drop-offs on the north side of the building. The current facility requires individuals making donations to pull up to the front of the building, increasing congestion near the entrance between pedestrians entering and exiting the store, vehicles maneuvering through the parking lot, and vehicles awaiting the collection of their donations. The proposed configuration will remove this potential for conflict and will relocate the donation drop-off away from the front of the new building around to the north side. A screen wall integrated into the support structure of the canopy extending over the drive-through will also provide screening of donation materials while they are being handled and brought inside the facility.
10. A 30 foot wide landscape buffer, as shown on the Site/Landscape Plan (Exhibit E) will be provided along the western boundary of the site, in accordance with the landscape section of the zoning ordinance. The landscape area will serve as an additional measure to buffer the multi-family residential development to the west from the proposed use. The proposed building is located over 300 feet away from the south property line, which abuts another multi-family residential development.

Special Limitations

11. Section 14-9-5-E of the Zoning Ordinance provides the following limitations on *Donation Centers* in the C-2 District. Staff responses are in *italics*.
 - Donation drop off shall be limited to business hours only.

The Project Narrative has indicated that donations shall only be accepted during business hours.
 - Drop off location shall be at the rear of the building and shall be fully screened from view.

The location of the donation drop off area is on the north side of the proposed building. Staff supports this location in lieu of placement on the true “rear” of the building as it will move the drop-off farther away from the existing multi-family developments located to the south and west of the site. The orientation of the drop-off area will also enhance safety and circulation on the site by removing the need for individuals making donations to stop and/or get out of their vehicles in the more secluded rear area of the building. The design of the building, as shown in the Conceptual Site Plan and Elevations (Exhibits E and F) will still allow the donation area to be screened, addressing the intent of this limitation, and the design better mitigates potential impacts to neighboring properties.

- No drop off items shall be stored outside the screened area. *The Project Narrative (Exhibit A) indicates that donations shall be restricted to the designated drop off zone and that illegal donations during non-business hours will be removed from the premises or stored inside the building within two hours of discovery. In addition, the Donation Center Practices Narrative (Exhibit G) details Goodwill's thorough procedures for managing donations, demonstrating Goodwill's commitment to creating an inviting and beneficial use in the communities it serves. This includes a process of greeting donors within 30 seconds and immediately taking their donated items inside of the store for sorting. No processing or storage of donation occurs outside.*

Noticing and Neighborhood Comment

12. The application was properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOA's within 1 mile. Additionally, the site was posted with a sign at least 15 days prior to the Public Hearing by the applicant. As of the printing of this report, no support, opposition, or inquiries into this case have been received from the public.

Proposition 207 Waiver

13. In 2006, the voters of Arizona approved Proposition 207, which among other things 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 that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

14. Based on the following findings:
 - The request is consistent with the intent and standards of the C-2,

Intermediate Commercial Zoning District;

- The request is compatible and consistent with the surrounding context and uses in the vicinity of the project; and
- The business will operate in a manner that will minimize and/or mitigate any impacts on surrounding properties.
- The new development will advance the revitalization of the Grand Avenue Corridor as envisioned in the Old town Peoria Specific Area Plan

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

Approve the applicant's request for a Conditional Use Permit under Case CU13-0001, subject to the following conditions:

1. The development shall substantially conform to the Project Narrative (Exhibit A), and Donation Center Practices Narrative (Exhibit G) as contained in the staff report to the Planning and Zoning Commission dated March 7, 2013.
2. The use shall substantially conform to the plans approved with the associated site plan case SP13-0002, and shall conform to all stipulations of SP13-0002 upon its approval.
3. The donation area and all donations shall be screened from view.
4. All donations shall occur at the designated location and be promptly brought into the building for storage and processing.
5. Illegal donation during non-business hours must be removed from the premises or stored within the building within two hours of discovery.
6. Donations shall only be accepted during normal business hours, Monday thru Saturday 9 AM to 9PM and Sunday 10 AM to 6 PM.

ATTACHMENTS

Exhibit A	Project Narrative
Exhibit B	Vicinity Map
Exhibit C	Zoning Map
Exhibit D	Existing Site Map
Exhibit E	Conceptual Site/Landscape Plan
Exhibit F	Conceptual Elevations
Exhibit G	Donation Center Practices Narrative
Prepared by:	Melissa Sigmund, AICP, LEED Green Associate Planner



ARCHICON
ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE Exhibit

RE: Conditional Use Narrative for a New Goodwill Donation Drop Off Location
Located at 8515 West Grand Avenue.

- The request for a Conditional Use Permit is formally requested for review as part of an overall project development containing a New 25,000 s.f. Goodwill donation and retail facility to be relocated from an existing operational facility approximately 500 feet from the original location.
- The site location is currently operational with a larger Goodwill facility. The project owner (Goodwill of Central Arizona) is interested in upgrading to a newer building but maintaining existing conditions required to operate a Goodwill Facility.
- The existing Goodwill facility currently accepts donation drop off.
- The new Goodwill intends to provide the same services to include the receipt of donations.
- The donation drop off area shall be restricted to a designated drop off zone to consist of a covered canopy complementary to the building architecture and screened from view consistent with similar Goodwill Operations in the Phoenix metro area.
- Illegal donations during non-business hours will be removed from the premises or stored within the building within two hours of discovery.
- Donations shall only be accepted during normal business hours, Monday thru Saturday 9 AM to 9PM and Sunday 10 AM to 6 PM.
- Striping will be provided to delineate the drop off area on site and proper access for a clear fire lane.

END of NARRATIVE

Vicinity/Location Map



CU13-0001 Goodwill

Applicant: Archicon Architecture & Interiors, L.C.

Request: The applicant is requesting a Conditional Use Permit to allow a proposed Goodwill retail store with donation drop-off at 8515 W. Grand Ave. The new building would replace the existing building at this location.

Exhibit B



Not to Scale

Existing Site Map



CU13-0001 Goodwill

Applicant: Archicon Architecture & Interiors, L.C.

Request: The applicant is requesting a Conditional Use Permit to allow a proposed Goodwill retail store with donation drop-off at 8515 W. Grand Ave. The new building would replace the existing building at this location.

Exhibit D



Not to Scale

Goodwill Store

Donation Center Practices Narrative

85th Avenue and Grand Avenue

I. Operating Standards

As one of the oldest and largest non-profit agencies in Arizona, Goodwill of Central Arizona is nationally recognized as the leader in empowering people to achieve their highest level of personal and economic independence. The operating revenue for this charitable organization is generated primarily from the clothing and household goods that are sold in their over 50 retail stores and gathered from their donation centers. In the last ten years, Goodwill has made great strides in upgrading their stores to compete in the retail store market. Goodwill's retail stores have undergone dramatic changes and are mandated to be kept clean, bright and organized.

II. Conditional Use Permit Request

This application is a request for a Conditional Use Permit to allow a "donation center" within the proposed Goodwill retail store within the commercial shopping center located at the Property. The Property is currently used for an existing Goodwill retail store with donation center located in the rear of the building. The proposed Goodwill will be constructed and opened before the existing Goodwill building is demolished. The Goodwill store provides a neighborhood use within an existing retail center that is beneficial to and convenient for the area residents.

The Donation Center will be subject to the use limitations within Section 14-9-5 of the Zoning Ordinance. The donation area is located along the side of the store and will be screened from the street. Donors are greeted within 30 seconds and their donations are unloaded by an attendant. Donations are brought into the store and sorted into bins. There will be no outdoor storage or processing permitted. Donations will be accepted during store hours Mon-Sat. 9 am – 9 pm, Sun 10 am – 6 pm. The store will be monitored 24 hours a day by an interactive monitoring system. After hour donations are prohibited and violators will be vocally warned through a speaker system that after hour donations are not permitted. Any after-hours donations are immediately picked up by the Goodwill Security Team within two hours to maintain a clean and orderly site. All donation boxes owned by other companies will be removed from the parcel occupied by Goodwill.

III. Compatibility

The Property is located in an area of commercial development. The Property as currently developed provides an appropriate transition between the land uses in the area. This use will not cause an adverse impact on adjacent properties in the area as it already exists in the shopping center. Unlike other donation drop boxes typically seen in other commercial

centers, the Goodwill donation center is constantly monitored around the clock. This prevents dumping and trash, and actually relieves the burden on other shopping centers where un-manned donation drop boxes exist. The donation center is an integral component to the retail store and Goodwill takes great effort in ensuring cleanliness and organization. As a result, those who donate will be more inclined to take their items to Goodwill rather than dumping them at independent, un-manned drop box.

There will not be a significant increase in vehicular or pedestrian traffic in adjacent residential areas, emission or odor, dust, vibration, smoke, heat, or glare at a level exceeding ambient conditions, nor will the proposed use contribute in a measurable way to deter growth in the area or contribute to the lowering of property values. Furthermore, the use will be in compliance with all provisions of the Zoning Ordinance and the laws of the City of Peoria.



MINOR GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: GPA12-0007
DATE: March 7, 2013
AGENDA ITEM: 4R

Applicant: Bowman Consulting Group for Woodside Encore at Sunset Ranch, LLC

Request: A Minor Amendment to the City of Peoria General Plan Land Use Map for approximately 4.93 acres from Residential-Estate Density (0-2 du/ac) to Residential-Low Density (2-5 du/ac).

Proposed Development Sunset Ranch II, Parcel H: The conceptual development plan proposes an additional 15 residential lots to be incorporated into the existing 156 lot Sunset Ranch 2 development.

Location: The property is located north and west of the northwest corner of Lake Pleasant Parkway and Williams Road.

Site Acreage 4.93acres

Support / Opposition: As of the date of this printing, staff has not received any public comment in opposition or support to this proposal.

Recommendation: Recommend approval of case GPA12-0007 to the City Council

AREA CONTEXT

Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits A-C)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Residential-Estate Density	AG, General Agriculture
North	Flood control basin	Residential-Estate Density	AG, General Agriculture
South	Ironwood Subdivision – single family residential	Residential-Low Density	Planned Area Development (PAD) - Single Family Residential
East	Pinnacle Peak Public Safety	Residential-Estate Density	AG, General Agriculture
West	Ironwood Subdivision – single family residential	Residential-Low Density	Planned Area Development (PAD) - Single Family Residential

PROJECT DESCRIPTION

Site and Project Details

1. The applicant is requesting a minor amendment to the General Plan Land Use Map for approximately 4.93 acres of land located north and west of the northwest corner of Lake Pleasant Parkway and Williams Road. Williams Road is the ½ mile street between Deer Valley and Pinnacle Peak Roads. The amendment would change the current Residential Estate Density designation (0-2 du/ac, target of 1 du/ac) to Residential Low Density (2-5 du/ac, target of 3 du/ac) to allow for the expansion of the Sunset Ranch II single-family residential development. The proposed land use change will allow for approximately 15 new home lots on the area identified as Parcel H on the attached development plan (Exhibit D).
2. This request is accompanied by a rezoning application for a major amendment to the Sunset Ranch II Planned Area Development (case Z05-25A.4) and preliminary plat (case P13-0007). Both of these applications address expansion of the Sunset Ranch II development to incorporate the addition of a 4.93 acre parcel. As proposed by these applications, the Sunset Ranch II development will total 171 lots over approximately 58 acres for a projected density of 2.95 du/ac.

LAND USE BACKGROUND

Annexation Ordinance 81-53

3. In 1981, the Mayor and City Council adopted *Ordinance 81-53*, thereby annexing the subject property and surrounding areas. Later, through the initial zoning process, the property was designated as AG Zoning.

DISCUSSION AND ANALYSIS

Minor General Plan Amendment Evaluative Criteria

4. Chapter 14 of the Peoria General Plan (“Plan Administration”) directs the City to make an affirmative finding that the proposal substantially demonstrates or exhibits the following evaluative criteria:
 - i. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment.
 - ii. The amendment constitutes an overall improvement to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - iii. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - Significantly altering acceptable existing land use patterns,
 - Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas,

- Adversely impacting existing uses because of increased traffic on existing systems, or
 - Affecting the livability of the area or the health and safety of the residents.
- iv. That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances.

Existing General Plan Land Use Designation

5. The existing land use designation (Exhibit B) for the subject property is Residential-Estate (0-2 du/ac) with an underlying target density of 1 du/ac. This designation is intended to provide areas where large-lot, from 18,000 sf and larger, single family residential development is desirable or areas of maximized open spaces are sought. This land use designation also provides transitional areas between natural open spaces and residential development.

Request to Designate Site to Residential-Low Density

6. The request is to change the land use designation for the site to Residential-Low (2-5 du/ac) with a target density of 3 du/ac. This category denotes areas where detached single-family homes with moderate-sized lots of 8,000 sf or greater are desirable. The category is intended to provide for increased density range while still maintaining a detached single-family home character. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns, and natural or man-made constraints. This category will allow for an extension of the existing Sunset Ranch II development pattern and character to occur, while maintaining a density of 2.95, which is below the target of 3 du/ac for the Residential-Low category.
7. The Residential-Estate Density land use designation extends to the properties to the north and east of the proposed site (Exhibit B). In general, developments in this vicinity, particularly south of Pinnacle Peak Road, do not follow a pattern of rural, large-lot single family land uses. The transportation corridor of Lake Pleasant Parkway, a restricted-access major arterial roadway, located directly west of the property presents the need for alternative land uses in this area. The higher speeds (50 mph speed limit) and considerable traffic (over 24,000 average daily trips) present on Lake Pleasant Parkway adjacent to the site make it much less compatible with larger-lot single family residential.
8. It is staff's assessment that the proposed amendment creates for a logical extension of the Residential-Low Density land use category. Non-residential uses have been developed to the north and east of the site. Directly north of the site a Maricopa County Flood Control basin has been developed, and directly east across the future 102 Avenue right of way is the Pinnacle Peak Public Safety facility. In addition, this proposal will allow for a single-family development character that is similar to the existing developments to the south and west of the site. The proposed Residential-Low Density designation will support the

associated PAD amendment request and the continuation of orderly development through the Sunset Ranch single-family residential development.

Relevant General Plan Policies and Objectives

9. The applicant has identified goals and policies from the General Plan that support this request (Exhibit E).

Policy 2.1.A.1: Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

Policy 2.1.H.4: Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

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

Objective 2.1.M.1: Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

Objective 2.1.N: Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 2.1.N.1: Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Citizen Participation Plan - Neighborhood Meeting

10. As a requirement of the General Plan Amendment and Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Process Report detailing the results of the meeting. The applicant notified all property owners within 600 feet and registered Homeowner's Associations within 1 mile of the subject site for the required neighborhood meeting, which was held on January 8, 2013 at the City of Peoria Sunrise Mountain Library at 6:00 pm. Three property owners attended the meeting. Meeting attendees provided several comments regarding the proposed project, which have been addressed in the associated Rezoning case Z05-25A.4. There was no stated opposition to the General Plan Amendment at this meeting.

Public Notice

11. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the size and content requirements prescribed by the Planning Division. As of the printing of this report, no support or opposition to this case has been received from the public.

Proposition 207

12. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

13. Based on the following findings:
- The amendment constitutes an overall improvement to the City's General Plan; and
 - The proposal provides for a land use category that will allow for a development of compatible scale and intensity as the adjacent residential areas; and
 - That the amendment will better reflect the development needs of the area while accounting for the existing built environment; and
 - The amendment is in conformance with the Goals, Objectives, and Policies of the Peoria General Plan; and
 - That the amendment will not adversely impact the community as a whole or a portion of the community by:
 - i. Significantly altering acceptable existing land use patterns,
 - ii. Requiring larger and more expensive improvements to roads, sewer or water systems than are needed to support the prevailing land uses and which, therefore, may impact development of other lands,
 - iii. Adversely impacting existing uses because of increased traffic on existing systems, or
 - iv. Affecting the livability of the area or the health and safety of the residents.

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

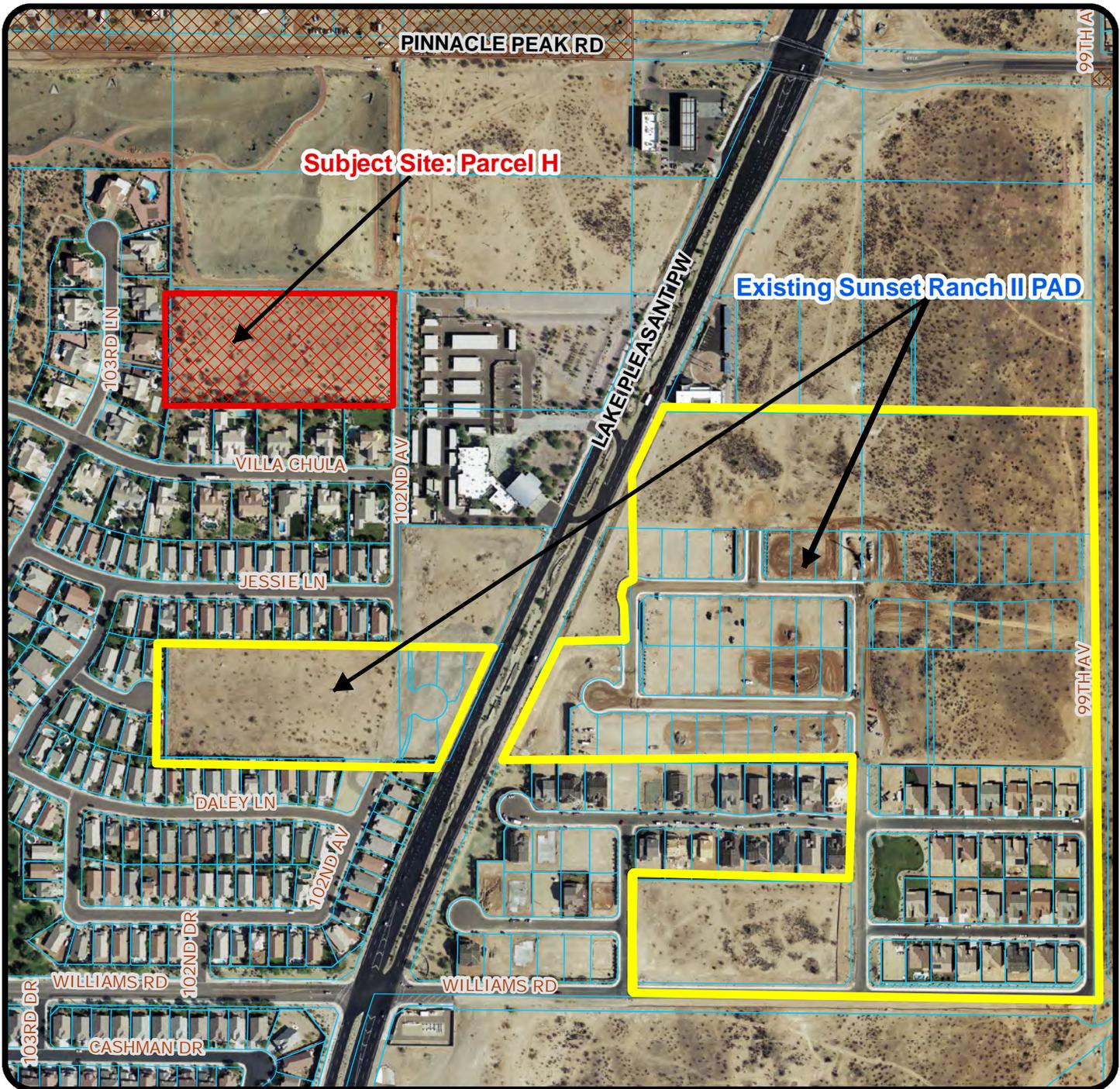
Recommend approval of Case GPA 12-0007 to the City Council.

Attachments:

Exhibit A	Vicinity/Context Map
Exhibit B	Existing General Plan Land Use Map
Exhibit C	Proposed Land Use Map
Exhibit D	Conceptual Development Plan
Exhibit E	Description and Justification for Request

Prepared by: Melissa Sigmund, AICP, LEED Green Associate
Planner

Vicinity/Location Map



GPA12-0007: Minor General Plan Amendment Sunset Ranch II

Exhibit A

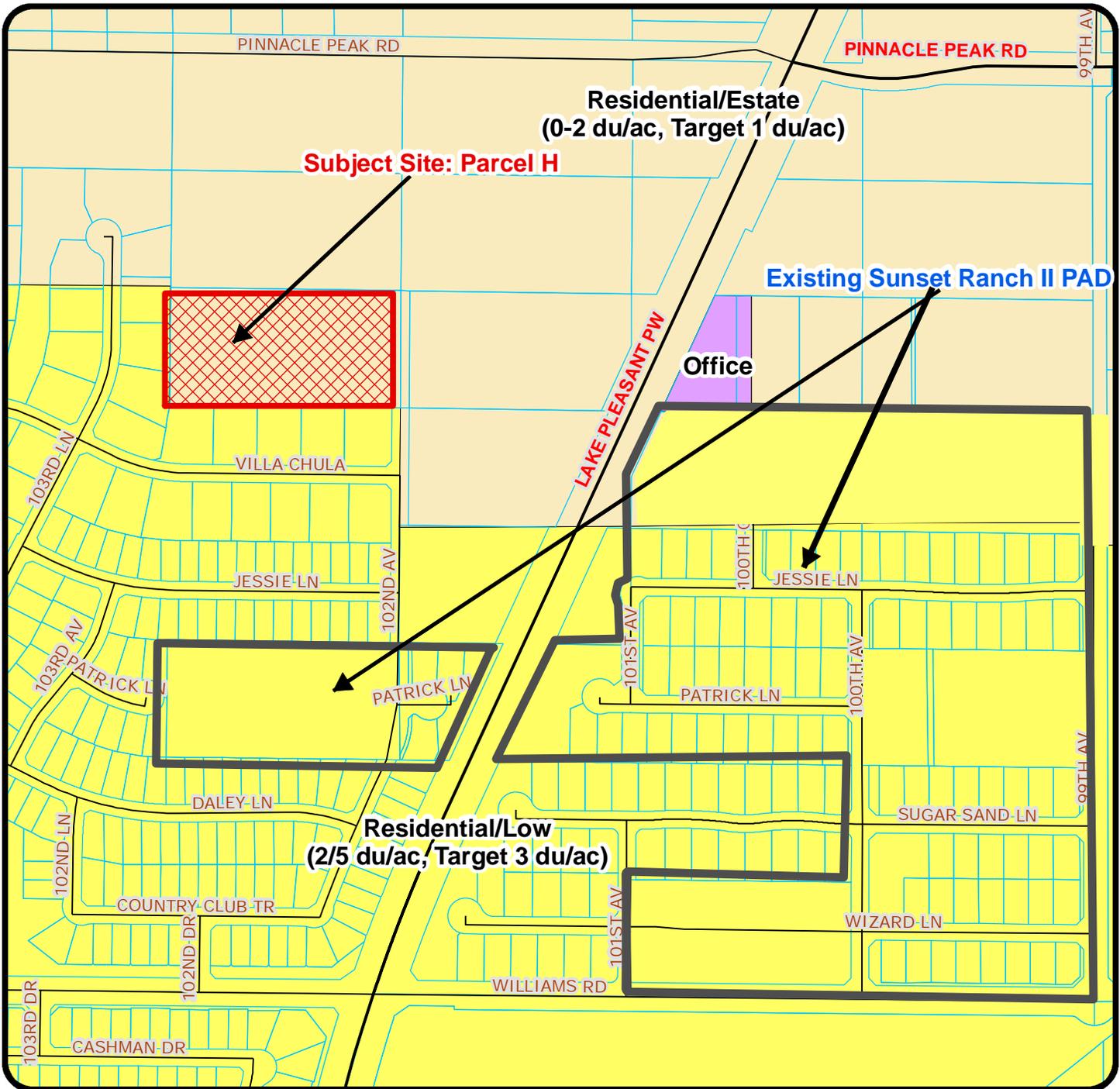
Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

Request: Minor amendment to the General Plan Land Use Map for 4.93 acres from Estate Density Residential to Low Density Residential



Not to Scale

Existing Land Use



GPA12-0007: Minor General Plan Amendment Sunset Ranch II

Exhibit B

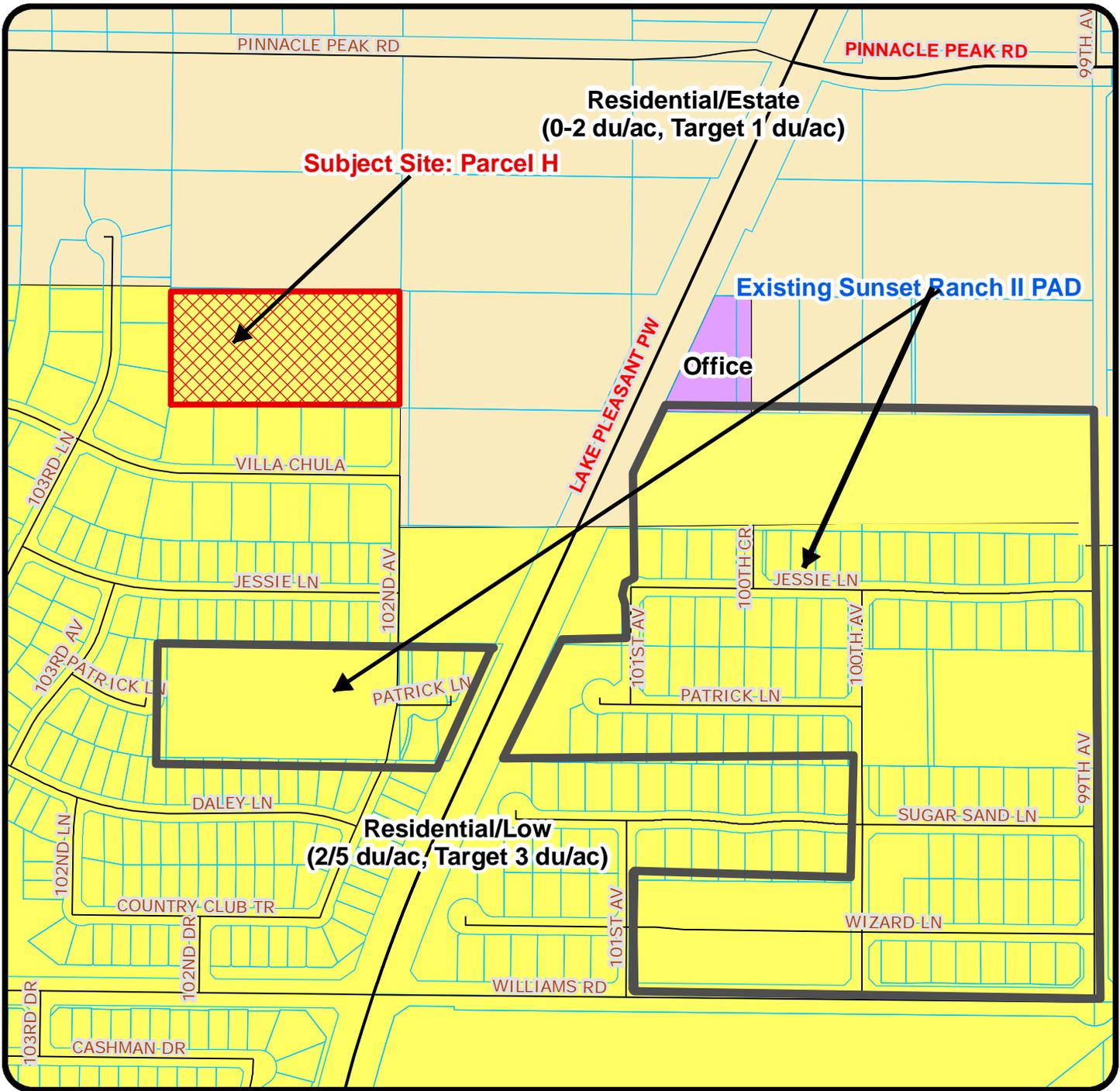
Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

Request: Minor amendment to the General Plan Land Use Map for 4.93 acres from Estate Density Residential to Low Density Residential



Not to Scale

Proposed Land Use



GPA12-0007: Minor General Plan Amendment Sunset Ranch II

Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

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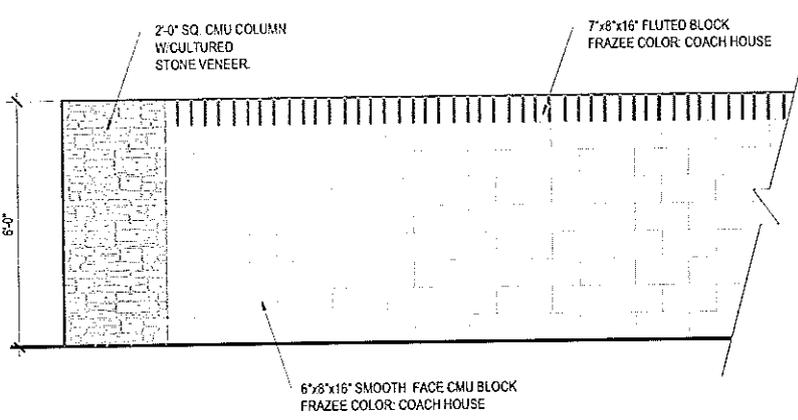
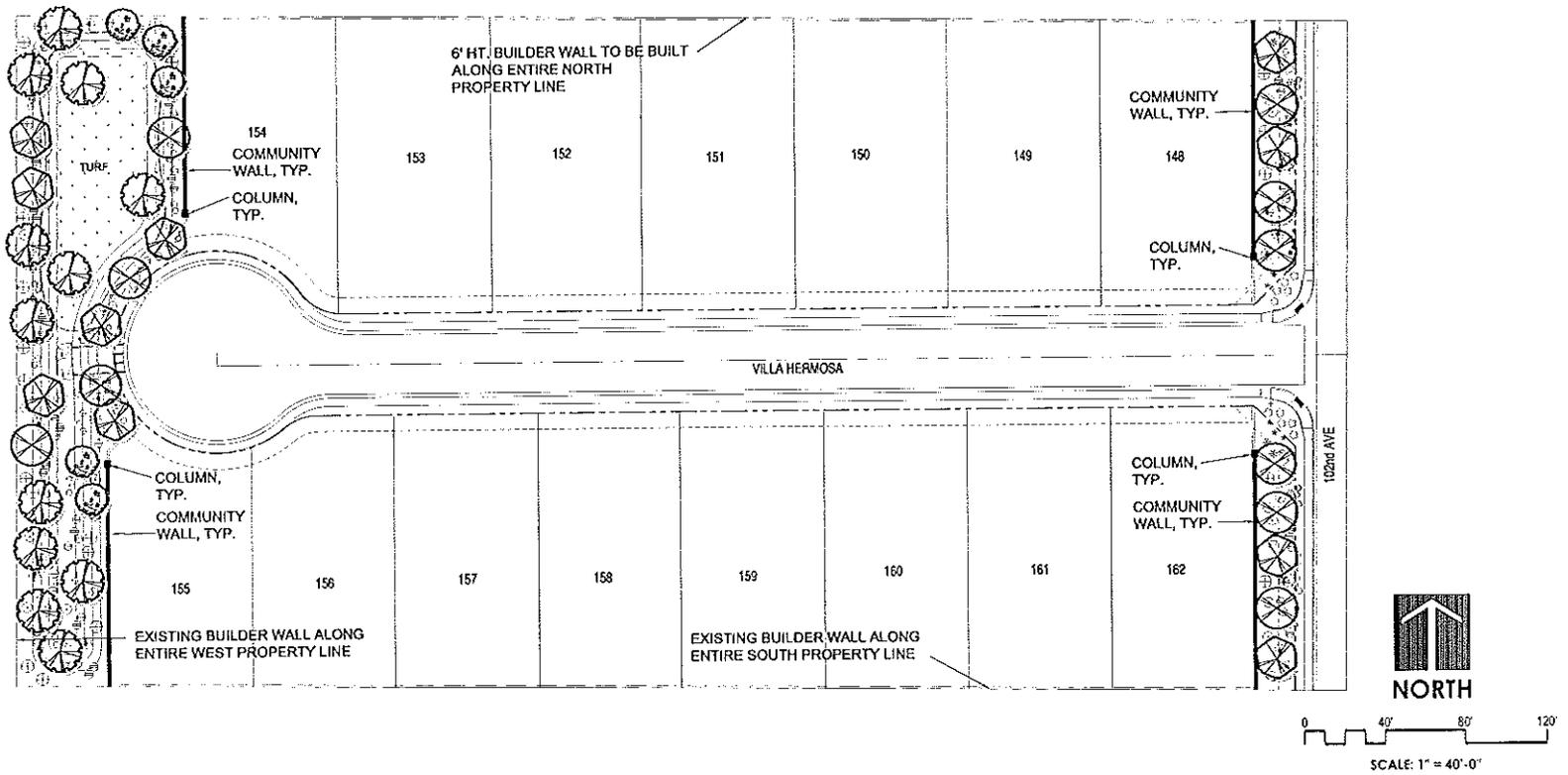
Exhibit C



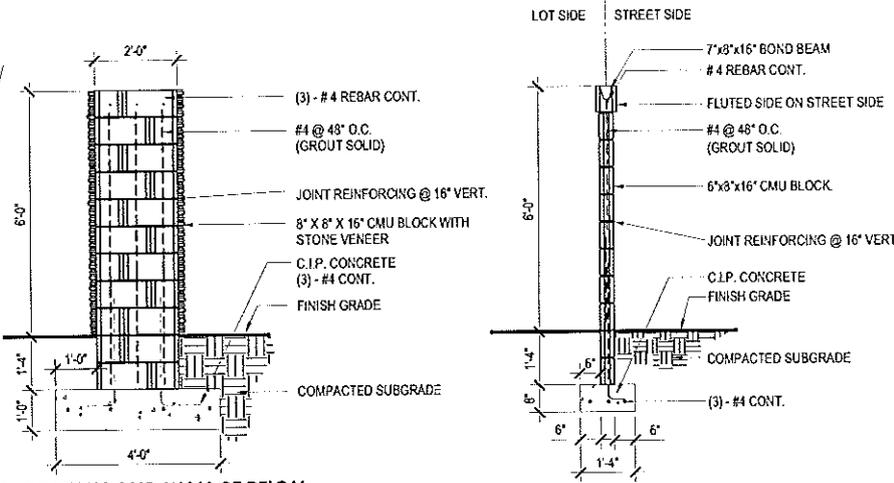
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Conceptual Development Plan

EXHIBIT D



A COMMUNITY WALL ELEVATION
SCALE: 1/2" = 1'-0"

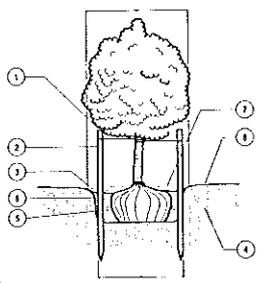


B 6' COLUMN AND WALL SECTION
SCALE: 1/2" = 1'-0"

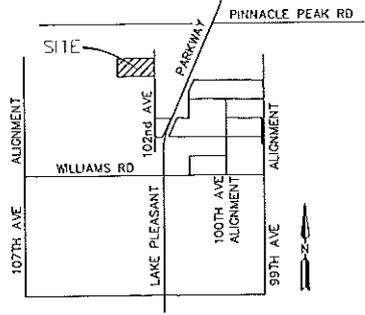
KEY NOTES:

1. 2 STRAND TWISTED 1/2 GA. GALV. WIRE ENCASED IN 1/2" DIA. RUBBER HOSE
2. (2) DISCHARGED TREE (LENGTH AS REQ'D) STAGES DRIVEN OUTSIDE ROOT BALL AND TO SUB GRADE (1" MIN. FRONT TO BACK) LEADING TO FIRST STAGES & AS NECESSARY FOR FIRM SUPPORT.
3. BACKFILL W/ SPECIFIED SOL. M.C. WATER & TEMP TO REMOVE AIR BUBBLES REFER TO SPEC.
4. SUBSOIL
5. PLANT 1888 FER SPEC.
6. SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
7. DISCHARGED GRANT'S AT MIN. 1" DEPTH COLOR AND SIZE NOTED ON SHEET 1.4 W/ ONE COMPOSED GRANT'S TO BE USED IN TURF AREAS
8. FINISH GRADE

A TREE PLANTING



- NOTES:**
1. FOR MULTI TRUNK TREES - AT LEAST 2 LARGEST TRUNKS TO AT LEAST ONE STAGE.
 2. IF HIGH AIRBORN GUARD TO BE PLACED AROUND TRUNK OF TREES LOCATED IN TURF AREAS.
 3. TOP OF ROOT BALL AND WELL TO BE 1" BELOW FINISH GRADE.
 4. FINISH GRADE OVER F.D.A.
 5. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 6. TREE TRUNK GUARDS REQUIRED FOR TREES WITHIN TURF.



VICINITY MAP
NOT TO SCALE

SITE DATA	
GROSS AREA:	214,593 S.F.
OPEN SPACE:	25,403 S.F.
OPEN SPACE:	11.83%

SUNSET RANCH II, PARCEL H
DESCRIPTION AND JUSTIFICATION FOR REQUEST

1. *Provide a brief description and reason for the requested change.*

Sunset Ranch II, Parcel H is a 4.93-acre site subject to PAD zoning for single-family residential development and is located north of the northwest corner of Williams Road and Lake Pleasant Parkway in the City of Peoria (the "Property"). A Major PAD Amendment was secured in 2006 consistent with the Peoria General Plan allowing for Low Density Single Family Residential of 2 to 5 dwelling units per acre, with a target 3 du/ac for Parcels A through D, and then an amendment for Parcels E, F & G in July 2012. Parcel E is located at the northern most boundary and allows for Estate density with a range of 0-2 dwelling units per acre with a target density of 1 per acre. The overall density of the Sunset Ranch II development is 2.95 du/ac.

The original Minor PAD Amendment approval was obtained July 27, 2010 and an update in July 2012. Since that time, Parcels A and B have been fully developed. Parcels C and D are platted, engineered and development has commenced and Parcels E, F & G are in for plan review. The applicant has acquired an additional site, Parcel H, located west of Lake Pleasant Parkway and north of Sunset Ranch II, Parcel G, as illustrated in the attached exhibit, to include in the Property. As part of the General Plan amendment and Rezoning application, the project known as Sunset Ranch II, Parcel H (located on 102nd Avenue, parcel 200-10-043) will be incorporated into the overall Sunset Ranch II development. The Preliminary Plat for this project is being submitted concurrent with the GPA and PAD.

To provide an aesthetic composition and deliver a sense of continuity to the additional sites, the Applicant requests a Minor General Plan Amendment for Parcel H to add the sites to the exiting community.

- Minor General Plan Amendment - We request a minor amendment to the City of Peoria General Plan on one site located north of the northwest corner of Williams Road and Lake Pleasant. We request a land use designation revision on a 4.93-acre (APN 200-10-043) site from Residential Estate to Residential Low Density. See attached Existing and Proposed Land Use Exhibit.

We believe that the requested Minor GPA permitting a Residential Low Density land use designation will provide an appropriate use of the site in relation to the surrounding residential uses to the west and south. Other properties to the immediate north of the Property remain vacant land zoned AG.

2. *If map amendment, indicate the existing and the proposed General Plan Land Use designation(s).*

This is a request for minor amendment to the General Plan Land Use Map from:
Existing General Plan Land Use Designation: Estate Residential
Proposed General Plan Land Use Designation: Residential Low Density.

3. *In what way does the existing plan inadequately provide suitable alternatives to this request.*

Parcel H is bound by land zoned PAD to the west and south and by vacant land zoned AG north, which is owned by the Flood Control District of Maricopa County and is used for retention. The Estate Residential Land Use classification permits 0 – 2.0 dwelling units per acre with a target density of 1.0 dwelling units per acre. Evaluation by applicant of the current General Plan designation shows that the best use of the Property is a low density single family residential designation to be compatible with surrounding land uses and the general character of residential development in the area. This is further validated by the continued market demand for the product offered within Sunset Ranch II community. These elements illustrate that the best use of Parcel H is single family residential governed by the Sunset Ranch PAD with an R1-8 zoning standard.

4. *How will this amendment affect the property values and neighborhood stability? Provide supporting and/or case studies.*

The Minor General Plan Amendment and Major PAD Amendment will provide an aesthetic composition and deliver a sense of continuity to Parcel H that would otherwise remain undeveloped for an indefinite period of time. The development of the Parcel H will provide a sense of completion to the Sunset Ranch II community while affording a cohesive thematic composition previously not offered by the independent exclusive development of land parcels. Development will also provide consistent maintenance of the site through annexation into the Sunset Ranch II Association versus dormant land.

5. *How will this amendment contribute to compatible neighborhood patterns. Provide supporting data.*

As previously noted, development of Parcel H under the Sunset Ranch II PAD landscaping standards, building setbacks and lot sizing in concurrence with the Minor General Plan Amendment further enhances compatible uses. Completion of the internal community and adjacent roadway system contributes and completes the neighborhood pattern. The proposed Residential Low Density land use designation is the most appropriate considering the surrounding land uses.

6. *How will this amendment contribute to an increased tax base, economic development, and employment opportunities? Provide supporting data.*

Applicant supports as a self-evident proposition that the tax benefit of single family residential on Parcel H relative to vacant land undesirable for development as stand-alone or Residential Estate is captured both in terms of property valuation and generation of property tax thereafter. Applicant further submits that additional residential in proximity to the Camino a Lago Marketplace shopping center will provide potential sales tax revenue generated from proximity shopping.

7. *How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment and recreational opportunities?*

This area is developed primarily with single-family residential and office/public usages east and west along Lake Pleasant Parkway. Applicant proposes the mechanism to complete the residential development which is adjacent to the Sunset Ranch II community; thereby achieving a cohesive balance of single family residential to this infill parcel. The proposed development will have its own open space areas and

means of maintenance through the community association thus mitigating the impacts on City recreational open spaces.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater and street system.

Adequate water and wastewater infrastructure is available to provide service the site. Onsite extension of services will be provided with the development. Access is provided from Williams Road and 102nd Avenue. West half street improvements to 102nd Avenue will be completed with the development.

9. How will this amendment affect the ability of the school district to accommodate the children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools, and district comments.

The development is located within the Peoria Unified School District (the "District"). The original developers for Sunset Ranch II entered into a Developer Assistance Agreement with the District. Students within this development east of Lake Pleasant parkway will attend Parkridge Elementary School, and Liberty High School. Students west of Lake Pleasant Parkway will attend Zuni Hills Elementary School. Voluntary contributions are made on a per lot basis to support educational facilities in the Parkridge Elementary service area. The Applicant has contacted Christian Williams at the District to provide increased density information. It is anticipated that contributions attributed to the Additional Property contemplated in the Minor General Plan Amendment and Major PAD Amendment will be captured by a developer donation agreement which will run with the Sunset Ranch II community that mirrors the existing agreement.

10. Specifically, what elements, Goals, Objectives, and Policies of the General Plan will be affected?

Below are Objectives and Policies of the General Plan that are supported by the proposed amendment:

Policy 2.1.A.1 Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth

Policy 2.1.H.4 Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

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

Policy 2.1.M.1 Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

Objective 2.1.N Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 2.1.N.1 Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

11. *How will this amendment support the overall intent and/or constitute an overall improvement to the General Plan?*

The amendment will afford an overall improvement to the General Plan by providing an appropriate transitional land use while delivering an aesthetic composition and true sense of continuity to the site that currently is left as a stand-alone small out-parcel with small likelihood for development otherwise. The proposed high quality development will provide solidification of currently undeveloped outparcels bringing an increased tax base while encouraging continued commercial growth in the surrounding area. The current estate residential zoning on the site is not the best use of the property predicated on the immediate northern usages and independent development is unlikely.



REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 05-25A.4
DATE: March 7, 2013
AGENDA ITEM: 5R

Applicant: Bowman Consulting Group for Woodside Encore at Sunset Ranch, LLC

Request: A Major Amendment to the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 4.93 acres of new development area.

Proposed Development: Expansion of Sunset Ranch II: The conceptual development plan proposes an additional 15 residential lots to be incorporated into the existing 156 lot Sunset Ranch 2 development.

Location: The property is located north and west of the northwest corner of Lake Pleasant Parkway and Williams Road.

Site Acreage: 4.93 acres

Support / Opposition: As of the date of this printing, staff has not received any public comment in opposition or support to this proposal.

Recommendation: Recommend approval of case Z 05-25A.4 to the City Council

AREA CONTEXT

Table 1: Existing Land Use, Future Land Use, Current Zoning. (Exhibits A-C)

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Residential-Estate Density	AG, General Agriculture
North	Flood control basin	Residential-Estate Density	AG, General Agriculture
South	Ironwood Subdivision – single family residential	Residential-Low Density	Planned Area Development (PAD)-Single Family Residential
East	Pinnacle Peak Public Safety	Residential-Low Density	AG, General Agriculture
West	Ironwood Subdivision – single family residential	Residential-Low Density	Planned Area Development (PAD)-Single Family Residential

PROJECT DESCRIPTION

Site and Project Details

1. Sunset Ranch 2 is an existing single family residential Planned Area Development consisting of 156 lots, on approximately 53 acres spread over an assemblage of several parcels. The project is located north of Williams Road, extending to both the east and west sides of Lake Pleasant Parkway.
2. The request is for an amendment to the Sunset Ranch 2 Planned Area Development to accommodate an additional 4.93 acre property referred to as "Parcel H". The addition of this parcel would bring the overall project size to approximately 58 acres. The total lot count will increase to 171 with an overall project density of 2.95 du/ac. The average lot sizes will range between 8,000 and 10,000 square feet. Parcel H will have an average lot size of 9,912 square feet.
3. There is a companion General Plan Amendment application (GPA12-0007) for this project. The GPA request is to change the underlying land use category from Residential-Estate (0-2 du/ac, target of 1 du/ac) to Residential-Low (2-5 du/ac, target of 3 du/ac).

LAND USE BACKGROUND

Subject Site

4. In 1981, the Mayor and City Council adopted *Ordinance 81-53*, thereby annexing the subject property and surrounding areas. Later, through the initial zoning process, the property was designated as AG Zoning.

Sunset Ranch II Planned Area Development

Rezoning (Case Z 05-13: Umbria Estates)

5. On December 13, 2005, the City Council approved the rezoning for Umbria Estate from General Agricultural (AG) to R1-6 Single Family Residential. This rezoning allowed for up to 16 residential lots to be placed on the 4.95 acre site.

Rezoning (Case Z05-25)

6. On February 7, 2006, the City Council approved the rezoning for Sunset Ranch II from General Agricultural (AG) to PAD. This PAD established guidelines to develop an 86-lot single-family residential development on 33 acres.

Rezoning (Case Z05-25A.1)

7. On February 6, 2007, the City Council approved a major amendment to the Sunset Ranch II PAD to increase the lot count from 86 to 88 lots and to make minor modifications to the internal circulation pattern.

Rezoning (Case Z05-25A.2)

8. On July 27, 2010, Planning Staff administratively approved a Minor PAD amendment modifying the lot depths for eight lots along Williams Road (Parcel B) to accommodate rear wall undulations and street frontage landscaping.

Rezoning (Case Z05-25A.3)

9. On October 23, 2012, the City Council approved a major amendment to the Sunset Ranch II PAD to add 5 additional parcels, including Umbria Estates, totaling 19.72 acres, and increasing the total lot count from 88 to 156.

DISCUSSION AND ANALYSIS

General Plan Land Use Designation

10. At this time, the rezoning request does not conform to the existing General Plan Land Use designation of Residential-Estate, hence the companion Minor General Plan Amendment request (Case GPA12-0007). In the aforementioned case, staff provided an analysis of the request (please refer to Staff Report). Staff recommended that the Planning & Zoning Commission issue a recommendation of approval to the City Council on the basis of the findings identified below:

The request is to change the land use designation for the site from Residential-Estate (0-2 du/ac, target density of 1 du/ac) to Residential-Low (2-5 du/ac, target density of 3 du/ac). The Residential-Low category denotes areas where detached single-family homes with moderate-sized lots of 8,000 sf or greater are desirable. This category will allow for an extension of the existing Sunset Ranch 2 development pattern and character to occur, while maintaining a density of 2.95, which is below the target of 3 du/ac for the Residential-Low category.

Sunset Ranch II PAD Development Standards Exhibit F

11. The applicant is seeking to rezone and incorporate the newly acquired parcel into the Sunset Ranch II Planned Area Development. The existing PAD standards for Parcels A-G are based on the R1-8 Single Family standards, while the development standards for Umbria Estates are based on the R1-6 Single Family standards. Parcel H will continue the character and themes already established in the PAD and will follow very similar development standards to Parcels A-G. The key development standards are represented in the table that follows:

Development Standards Comparison

Development Standard	Umbria Estates	Parcels 2-7, E, F, & G	Parcel H
Average Lot Size	8,056 Sq. Ft.	10,074 Sq. Ft.	9,912 Sq. Ft.
Minimum Lot Size	6,000 Sq. Ft.	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	70'	70'	70'
Minimum Lot Depth	112'	125' (117' on Lots 1-8)	115'
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 18' to living and 20' to face of garage from back of sidewalk to front face of garage door. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more 60% of the total front-facing elevation occurs at the 10-foot setback. • 10' to side entry garage. Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback. • 20' front setback may be decreased to 10' at cul-de-sac and knuckle lots. 		
Minimum Rear Setback	15'	15'	15'
Minimum Side Setback	5'	5'	5'
Total Side Setback	15'	15'	15'
Corner Lot, Street Side Setback	Minimum 10'. If a 10-foot tract is adjacent, the lot shall be considered an interior lot with minimum side setback of 5-feet		
Maximum Structure Height	30'	30'	30'
Maximum % Lot Coverage	45%	45%	45%
Number of Lots	14	142	15
Du/Ac (Gross)	2.84	2.67	3.04 du/ac

Citizen Participation Plan - Neighborhood Meeting

12. As a requirement of the General Plan Amendment and Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Process Report detailing the results of the meeting. The applicant notified all property owners within 600 feet and registered Homeowner's Associations within 1 mile of the subject site for the required neighborhood meeting, which was held on January 8, 2013 at the City of Peoria Sunrise Mountain Library at 6:00 pm. Three property owners attended the meeting. Meeting attendees provided several comments regarding the proposed project. Their major comments are summarized and addressed (responses are in italics) below:

- Concerns that the proposed development will increase traffic [volume/speed] on 102nd Avenue which goes through the existing Ironwood Subdivision:
 - i. *Staff Response: The applicant has indicated that the updated traffic analysis shows no overload to existing streets will occur. The average traffic speed from recent measurements performed by the City in late 2012 indicated an average traffic speed of 27.5 mph. If at anytime the average speed increases to over 30 mph, the residents may explore the option of requesting the City install speed humps on 102nd as part of the Neighborhood Traffic Management Program.*
- Concerns that homeowners in the Parcel H will use the Ironwood subdivision's HOA-controlled park:
 - i. *Staff Response: Parcel H will exceed the City's useable open space requirements (over 11% of the project area, versus 9% required). Turf grass covered space with tree-lined banks will provide area for active and passive recreation. There is also a 10+ acre City Park at the southeast corner of 107th Avenue and Williams Road with facilities that include both basketball and tennis courts, which is approximately ¾ mile from the development.*
- Concerns regarding RV storage on lots in the proposed development. CC&R's in Ironwood prohibit RV's from being stored on the lots.
 - i. *Staff Response: The developer has not agreed to restrict the storage of RV's, nor will staff be requesting this as a condition of approval. City code currently permits RV's to be stored on residential lots as long as they are behind a screen wall and/or gate. The proposed 70' minimum lot width is large enough to adequately accommodate RV's on the side yards. The developer has indicated that they have received no complaints to date and that any neighboring property owners are welcome to visit the existing areas of the Sunset Ranch II, where RV's are also allowed to gain a sense of the expected appearance of the proposed development.*

13. Outside of the concerns of those present at the meeting, there was no stated opposition to the rezoning application. Further details of the meeting and the applicant's responses are included in Exhibit E – Citizen Participation Report.

Staff Analysis

14. It is staff's assessment that the proposed major PAD amendment creates an appropriate extension and continuation of the existing Sunset Ranch 2 single-family residential development. This amendment will allow development in the area to continue in a cohesive pattern. The expansion of Sunset Ranch 2 is appropriate to character of the surrounding area and the density of 2.94 du/ac is in conformance, subject to the approval of GPA12-0007, with the underlying Residential-Low land use designation.

City Review

15. This request has been reviewed and commented on through the City's standard rezoning application review process and has been approved by the Planning Division, Site Development / Engineering, and Fire Safety with conditions as provided in the *Conditions of Approval* portion this report.

Peoria Unified School District

16. This development lies within the boundaries of the Peoria Unified School District (PUSD). The Developer and the District have reached an agreement concerning developer assistance to the district and this agreement is scheduled to be heard by the Governing Board at their upcoming meeting. As such, the School District has provided a letter in support of this project.

Public Notice

17. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the size and content requirements prescribed by the Planning Division.

Proposition 207

18. The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

FINDINGS AND RECOMMENDATION

19. Based on the following findings:
 - The development character and density is compatible with adjacent development; and
 - The proposal will continue the established theme of the existing Planned Area Development and continue a cohesive development pattern; and
 - The PAD benefits the public interest by promoting a development framework that maximizes compatibility, provides appropriate land use transition and reduces the potential for conflicts.

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

Recommend to the City Council approval of Case Z05-25A.4, subject to the following conditions:

1. The development shall conform in all material respects to the "Sunset Ranch II" Planned Area Development Standards and Guidelines Report, (case Z05-25A.4) dated 04/10/13.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z05-25 (*Sunset Ranch II PAD*)

- and the subsequent amendments (Z05-25A.1, Z05-25A.2, and Z05-25A.3). Those conditions shall remain in force for the PAD.
3. The site falls along the border of water pressure zones 3E and 4E. As such a water valve will be needed at the tie into the existing water stub out at the south end of 102nd avenue (valve to be placed out of street behind the west back of curb) Valve will remain in closed position until a future Pressure Reducing Valve is installed. The main line within the onsite Cul-de-sac will need to have an automatic water flushing mechanism and meter due to the long length of dead end line.
 4. All Civil Improvement plans shall comply with the City of Peoria Infrastructure Design Guidelines.
 5. A Final Drainage Report shall be submitted with the Preliminary Plat application. Retention must be provided for the 100-year, 2-hour storm event.
 6. The Final Drainage Report shall conform to the Area Drainage Master Plan.
 7. If utilized, all Drywells must be registered with the Arizona Department of Environmental Quality and drilling logs shall be provided to the City. The percolation rate shall be tested and the results provided to the City before the drywell is accepted.
 8. On-site basins shall be provided to retain/detain 100% of the 100-year, 2-hour storm event for the sub-basin it serves.
 9. The Developer is required 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.
 10. The Developer is required to provide an Agreement to Install Improvement for the public improvements required by the development. The accompanying financial assurance for subdivision improvements shall be in accordance with City's requirements.
 11. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the Civil Improvement plans. The streetlights shall also be indicated on the paving or grading plan.
 12. The Developer will be responsible for undergrounding any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.
 13. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.
 14. The Developer will be responsible to form a Street Light Improvement District (SLID) for this subdivision. A SLID Assessment Diagram will be required as part of the Final Plat submittal
 15. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision.
 16. The preservative seal required for the new streets shall be applied 1-year after completion of the streets. A fee to cover this cost will be required at the time of the paving permit. The City will determine the amount at the time of permit issuance.
 17. Pavement sections shall be verified by the project soils report. The Developer will be responsible for replacing all pavement adjacent to the development to the monument line unless, it can demonstrated that the existing pavement meets the City of Peoria's requirements.

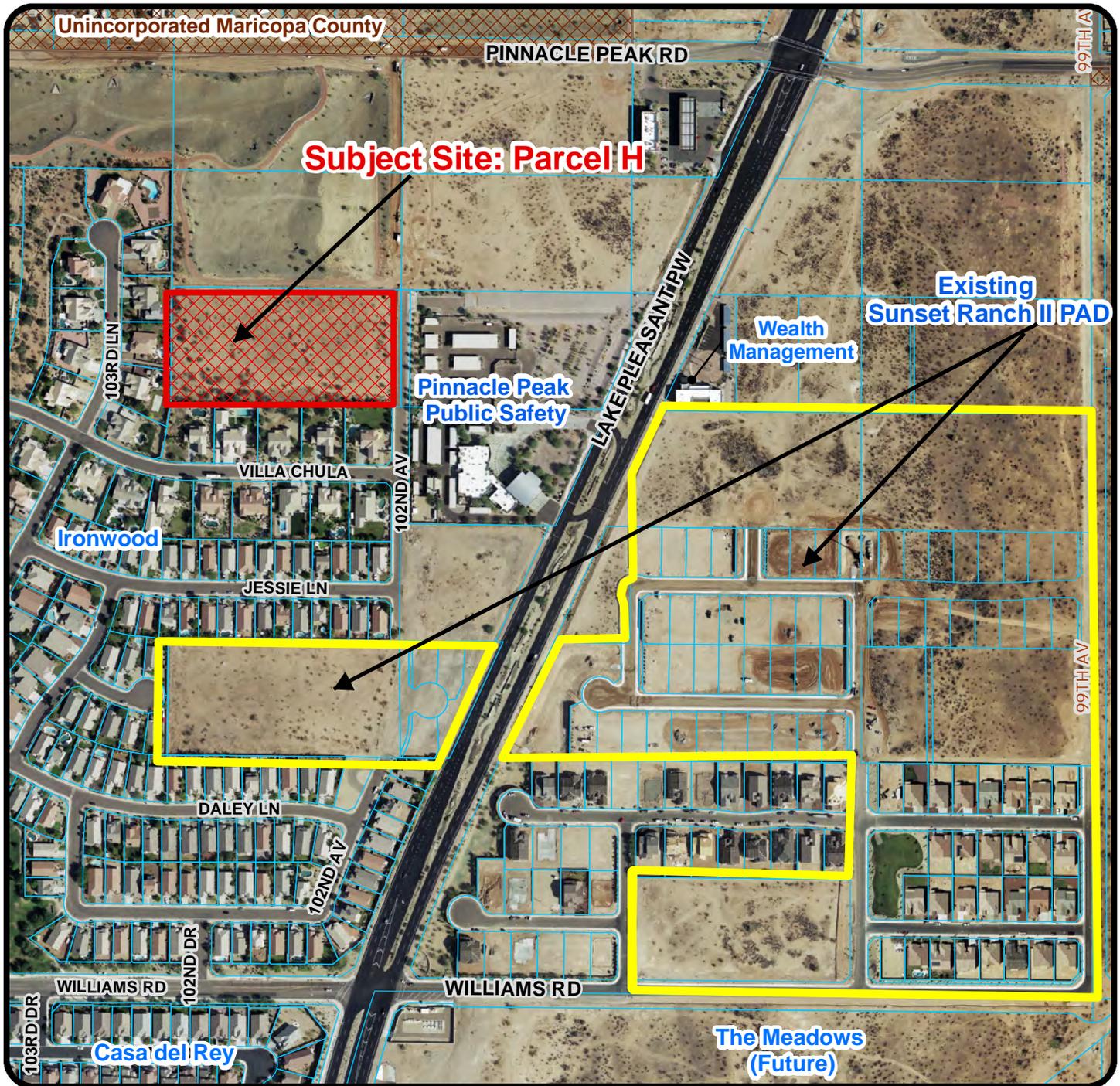
18. The Developer is responsible for verifying visibility and sight distance triangles for intersections, driveways, and grade separations.
19. The Development shall comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the Civil Improvement Plans in accordance with the SWPPP checklist.
20. The Developer shall dedicate half-street ROW on 102nd Avenue (25-foot) along the frontage of the project.
21. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls or retention shall be allowed within the PUE.
22. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.
23. Prior to Final Plat recordation, the applicant shall obtain approval of final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.
24. All subdivisions shall submit a local street signing plan with the first submittal of the improvement plans.
25. A signing and striping plan for off-site improvements is required for this project and must be submitted with the first submittal of the Civil Improvement plans.

Attachments:

Exhibit A	Vicinity/Context Map
Exhibit B	Proposed Land Use Map (GPA12-0006)
Exhibit C	Zoning Map
Exhibit D	Conceptual Development Plan (for reference)
Exhibit E	Citizen Participation Report
Exhibit F	Sunset Ranch II PAD Standards and Guidelines Report

Prepared by: Melissa Sigmund, AICP
Planner

Vicinity/Location Map



Z05-25A.4 Sunset Ranch II

Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

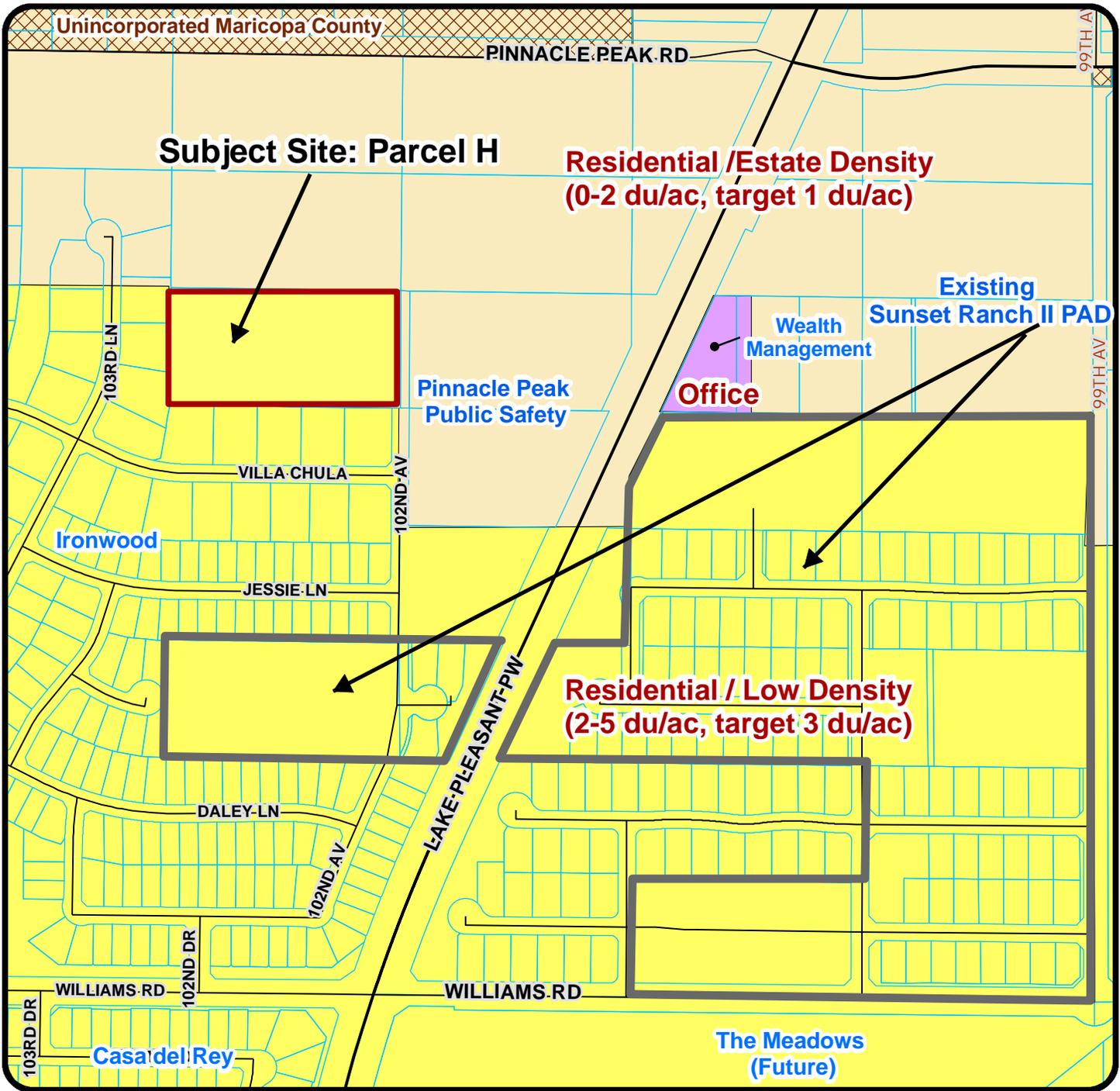
Request: Amend the Sunset Ranch II Planned Area Development (PAD) to incorporate Parcel H, a 4.93 acre property, and allow for the development of 15 single family lots

Exhibit A



Not to Scale

GPA12-0007 Proposed Land Use Map



Z05-25A.4 Sunset Ranch II

Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

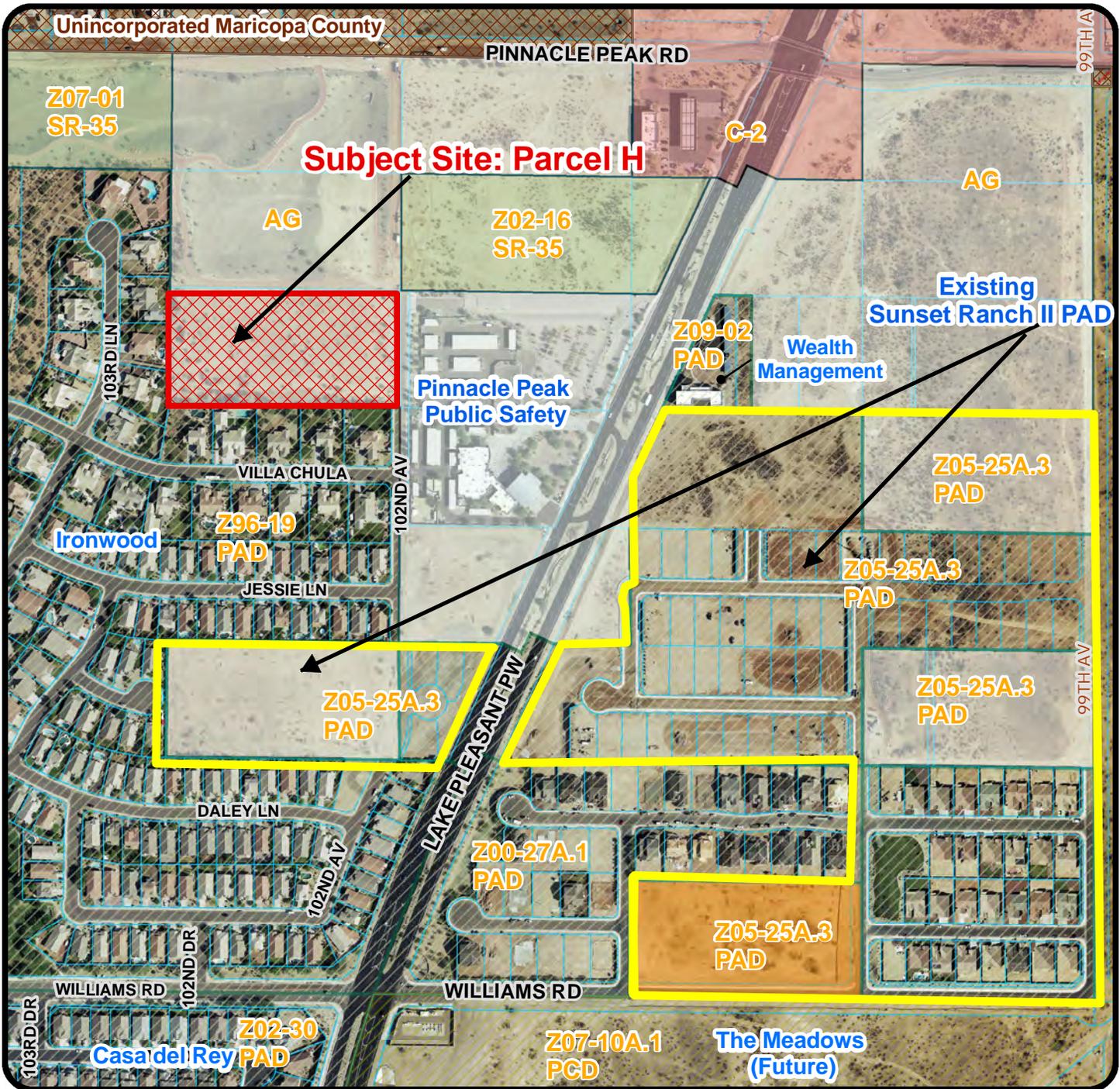
Request: Amend the Sunset Ranch II Planned Area Development (PAD) to incorporate Parcel H, a 4.93 acre property, and allow for the development of 15 single family lots

Exhibit B



Not to Scale

Zoning Map



Z05-25A.4 Sunset Ranch II

Applicant: Bowman Consulting Group, LLC for Woodside Encore at Sunset Ranch, LLC

Request: Amend the Sunset Ranch II Planned Area Development (PAD) to incorporate Parcel H, a 4.93 acre property, and allow for the development of 15 single family lots

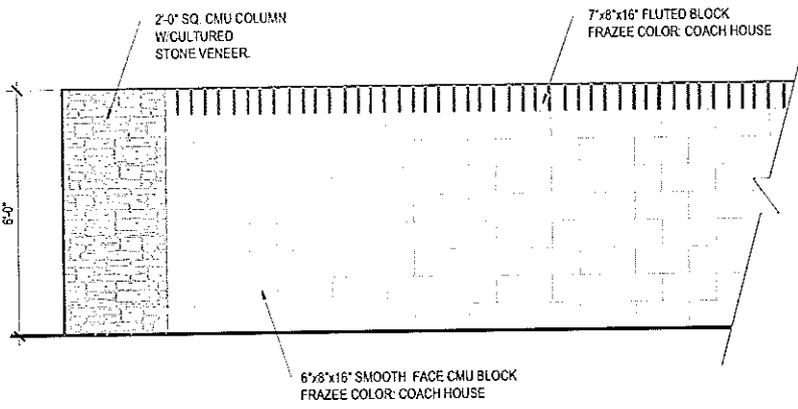
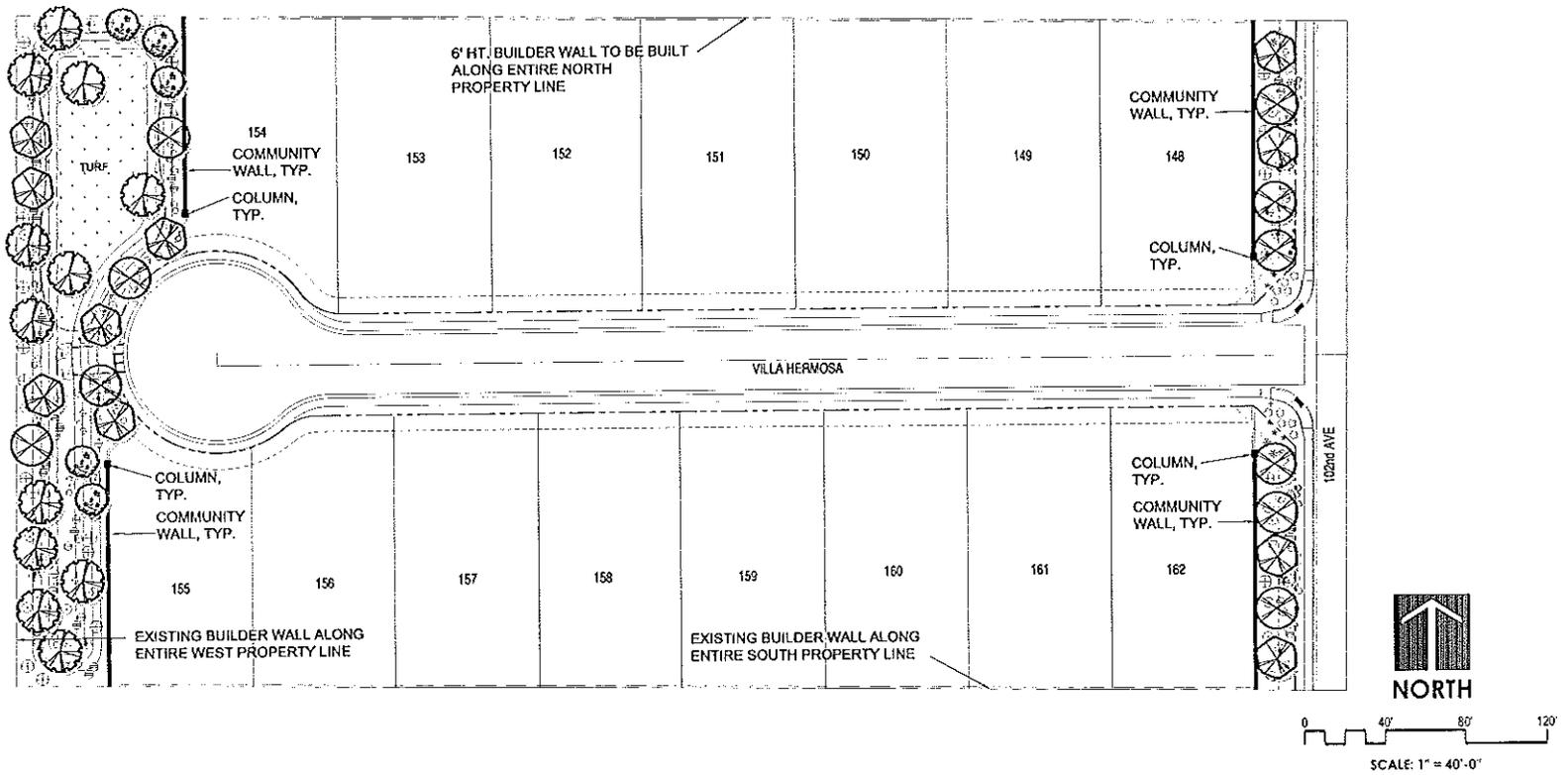
Exhibit C



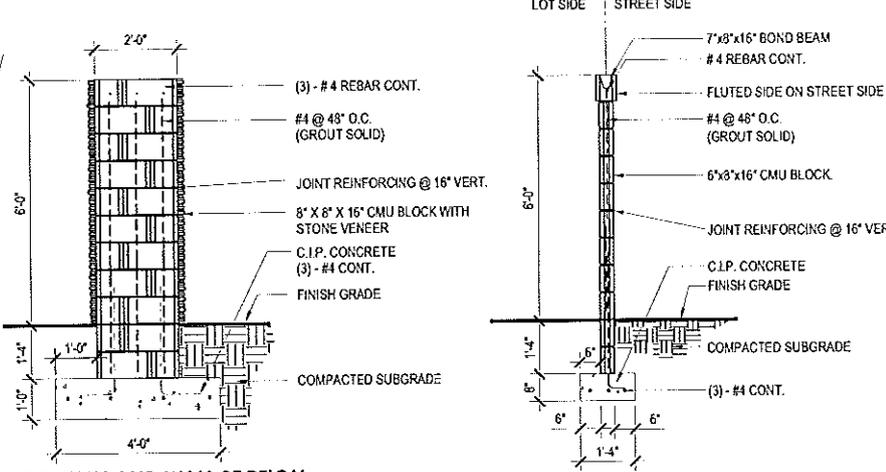
Not to Scale

Conceptual Development Plan

EXHIBIT D



A COMMUNITY WALL ELEVATION
SCALE: 1/2" = 1'-0"

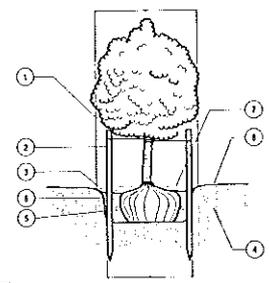


B 6' COLUMN AND WALL SECTION
SCALE: 1/2" = 1'-0"

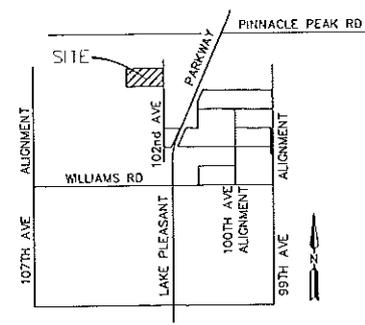
KEY NOTES:

1. 2 STRAND TWISTED 1/2 GA. GALV. WIRE ENCASED IN 1/2" DIA. RUBBER HOSE
2. (2) DISCHARGED TREE (LENGTH AS REQ'D) STAGES DRIVEN OUTSIDE ROOT BALLS TO SUB GRADE (1" MIN. FRONT TO BACK) AND TIE TO FIRST STAGES & AS NECESSARY FOR FIRM SUPPORT.
3. BACKFILL W/ SPECIFIED SOL. M.C. WATER & TEMP TO REMOVE AIR BUBBLES REFER TO SPEC.
4. SUBSOIL
5. PLANT 1888 FER SPEC.
6. SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
7. DECOMPOSED GRANITE AT MIN. 1" DEPTH COLOR AND SIZE NOTED ON SHEET 1.4 W/USE COMPOSED GRANITE TO BE USED IN TURF AREAS
8. FINISH GRADE

A TREE PLANTING



- NOTES:**
1. FOR MULTI TRUNK TREES - AT LEAST 2 LARGEST TRUNKS FOR AT LEAST ONE STAGE.
 2. IF HIGH WIND OR GUARD TO BE PLACED AROUND TRUNK OF TREES LOCATED IN TURF AREAS.
 3. TOP OF ROOT BALL AND WELL TO BE 1" BELOW FINISH GRADE.
 4. FINISH OVER F.F. DIA.
 5. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 6. TREE TRUNK GUARDS REQUIRED FOR TREES WITHIN TURF.
- NOT TO SCALE



SITE DATA	
GROSS AREA:	214,593 S.F.
OPEN SPACE:	25,403 S.F.
OPEN SPACE:	11.83%



Notice of Neighborhood Meeting

December 19, 2012

Dear Neighbor,

You are cordially invited to a neighborhood meeting regarding a proposed Minor General Plan Amendment and Rezoning in your area.

The property is approximately 4.93 acres and located north and west of the northwest corner of Williams Road and Lake Pleasant Parkway in the City of Peoria (immediately west of the existing fire station on Lake Pleasant Parkway). We are requesting a zoning change from General Agricultural (AG) to PAD. This request is accompanied by a Minor General Plan Amendment that is requesting an alteration of the land use from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3.0 du/ac). This will allow for fifteen new residential home lots with lot sizes ranging from 8,404 square feet up to 10,873 square feet with a maximum density of 3.04 dwelling units per acre.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed General Plan Amendment and Rezoning and answer any questions you may have.

The neighborhood meeting will be held:

Tuesday, January 8, 2013
6:00 pm
Sunrise Mountain Library, Community Room
21109 N 98th Ave Peoria, AZ 85382

If you have any questions regarding this Proposed General Plan Amendment and Rezoning, please contact Shelby Duplessis at Bowman Consulting Group (602) 679-4438.

Attachment: Project site map (refer to Parcel H only)

Sincerely,

Shelby JM Duplessis

Shelby JM Duplessis, PE, LEED AP
Senior Project Manager

Name	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
ARP PHOENIX FUND I LP	10257 W JESSIE LN		PEORIA	AZ	85383
BAILLEY JOYCE M TR	10245 W JESSIE LN		PEORIA	AZ	85383
BARKER CHRISTOPHER HARLAND/TRAVIS DALE	10241 W JESSIE LN		PEORIA	AZ	85383
BESCHTA SCOTT G/CHRISTINE L	10253 W JESSIE LN		PEORIA	AZ	85382
BORDABEHRE ROBERT S/PATRICIA J	23138 N 103RD LN		PEORIA	AZ	85383
BORN TODD J/SALUD	23177 N 103RD LN		PEORIA	AZ	85383
BRESAR BRIAN L	10312 W JESSIE LN		PEORIA	AZ	85382
BROGON ED V/MARISELA	10237 W JESSIE LN		PEORIA	AZ	85382
BROWN GEOFFREY R/LISA A	10250 W JESSIE LN.		PEORIA	AZ	85383
BULLOCK GREG A/SHANNON G	10221 W VILLA CHULA		PEORIA	AZ	85383
CARNER LIVING TRUST	10258 W JESSIE LN		PEORIA	AZ	85382
CARROLL DAVID A/IJUNG NANI	10231 W VILLA CHULA		PEORIA	AZ	85383
CERASE JAMES JOSEPH JR	44485 CHAMBERLAIN TERRACE UNIT 303		ASHBURN	VA	20147
CHERA CRISTIAN E/ALINA C TR	10214 W JESSIE LN		PEORIA	AZ	85383
CHRISTENSEN CHRIS A/YVETTE	23137 N 104TH AVE		PEORIA	AZ	85382
CITY OF PEORIA	8401 W MONROE		PEORIA	AZ	85345
CLIFTON MICHAEL L/SHERI L	10311 W VILLA CHULA		PEORIA	AZ	85383
COLTON RODRICK L/JKATHERINE A	10251 W VILLA CHULA		PEORIA	AZ	85382
CZEPIC HELENA	295 SIERRA WOODS DR		SIERRA MADRE	CA	91024
CZOSNYKA SCOTT R/TRICIA J	23167 N 103RD LN		PEORIA	AZ	85382
DEMORO ANTHONY V/ROBBIN M	23147 N 104TH AVE		PEORIA	AZ	85383
ENSGN KEITH A/DEBORAH C	23147 N 103RD LN		PEORIA	AZ	85382
FIGUEROA NICHOLAS J/MARGARET L TR	23128 N 103RD LN		PEORIA	AZ	85382
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801W DURANGO ST		PHOENIX	AZ	85009
GAVRIILIDIS PETER K/SABRINA K	10218 W JESSIE LN		PEORIA	AZ	85382
GEISLER SCOTT A/JEAN M	10242 W JESSIE LN		PEORIA	AZ	85383
GERUT DAVID M TR	9158 E CAROL WY		SCOTTSDALE	AZ	85260
GRANDON RHONDA L	22881 N 103RD LN		PEORIA	AZ	85383
GREER MICHAEL ROBBINS TR	23127 N 104TH AVE		PEORIA	AZ	85383
GUERRERO JAIME R/DONNA L	10249 W JESSIE LN		PEORIA	AZ	85382
HAGGARD JUSTIN/CHARITY TR	10212 W VILLA CHULA		PEORIA	AZ	85383
HOLDERBY JOHN/CHERLY	3165 S ALMA SCHOOL RD NO 29-PMB 155		CHANDLER	AZ	85248
IRONWOOD HOMEOWNERS COMMUNITY ASSOCIATION	PO BOX 7751		SURPRISE	AZ	85374

JANNEY NATHAN W/DYANE S TR	14 W SUMMERSET DR	PHOENIX	AZ	85085
KEITH A BURNS FAMILY TRUST	23158 N 103RD LN	PEORIA	AZ	85383
KENNETH J WEBB FAMILY LIMITED PARTNERSHIP	8328 W CANTERA	PEORIA	AZ	85383
KEREKANICH JASON M/ELLYN T	10304 W JESSIE LN	PEORIA	AZ	85382
KEY JOSHUA	10246 W JESSIE LN	PEORIA	AZ	85383
KIMBALL BLAKE P/GEORGETTE L	23062 N 103 LN	PEORIA	AZ	85383
KIMBROUGH CHARLES L	10213 W JESSIE LN	PEORIA	AZ	85382
KNOWLES SUSAN	23137 N 103RD LN	PEORIA	AZ	85383
LAUTERBACH VIRGINIA C/EDWARD G TR	331-4D COLLEGE ST	MACON	GA	31201
LEMOINE ALVIN J III/TAMMY JO	23127 N 103RD LN	PEORIA	AZ	85382
LILJENQUIST RYAN V/KRISTIN M	5702 W LEIBER PL	GLENDALE	AZ	85310
LOUIS J PERKINS AND MADELON C PERKINS TRUST	10252 W VILLA CHULA	PEORIA	AZ	85382
MATYNAK SCOTT	10221 W JESSIE LN	PEORIA	AZ	85383
MOLLINEAUX TIM/CARLY	7400 W ARROWHEAD CLUBHOUSE DR	GLENDALE	AZ	85308
OLIVERSON GARY L/LAURA J	10261 W VILLA CHULA	PEORIA	AZ	85383
PEORIA CITY OF	8401 W MONROE	PEORIA	AZ	85345
PETRUSKE ERICA	10238 W JESSIE LN	PEORIA	AZ	85383
POLLOCK RANDY/DENA	23071 N 104TH AVE	PEORIA	AZ	85383
RATTI DAVID A/JUDY K	10241 W VILLA CHULA	PEORIA	AZ	85383
RAYMOND PETER H/M SUSAN	10232 W VILLA CHULA	PEORIA	AZ	85383
REAM MARCIA	10234 W JESSIE LN	PEORIA	AZ	85382
RIMBACH LEROY THOMAS JR/JAMIE G	9433 W ALEX AVE	PEORIA	AZ	85382
RJ AMERICAN HOMES 4 RENT ONE LLC	22917 PACIFIC COAST HWY 300	MALIBU	CA	90265
RODRIGUES SHARI LYNNE	10316 W JESSIE LN	PEORIA	AZ	85383
SANTA CRUZ FRED/IRENE M	10251 W JESSIE LN	PEORIA	AZ	85382
SAUSAGE FAMILY TRUST	10308 W JESSIE LN	PEORIA	AZ	85383
SELLERS JOHN G/SABRINA M	10211 W VILLA CHULA	PEORIA	AZ	85382
SHEETS ROBERT R/JANET K	23148 N 103RD LN	PEORIA	AZ	85382
SMITH SCOTT M/SUSAN J	22882 N 103RD AVE	PEORIA	AZ	85382
SOFRONIE ADRIANA	21388 N 106TH LN	PEORIA	AZ	85382
SOUTH PACIFIC DISTRICT OF CHRISTIAN MISSIONARY	27377 VIA INDUSTRIA	TEMECULA	CA	92590
SPIRICH PERRY/DIANE	10230 W JESSIE LN	PEORIA	AZ	85383
TOBEY REED REVOCABLE FAMILY TRUST	10242 W VILLA CHULA ST	PEORIA	AZ	853822478
WAHL BERNARD A/LISA K	23167 N 104TH AVE	PEORIA	AZ	85382

WARENGO ROBERT L/AMY R	10209 W JESSIE LN	PEORIA	AZ	85382
WHITE STEVEN M/KATHLEEN R	23157 N 104TH AVE	PEORIA	AZ	85382
WOODSIDE ENCORE AT SUNSET RANCH LLC	1311 S ALMA SCHOOL RD	MESA	AZ	85210

Bowman

CONSULTING

November 16, 2012

RE: Sunset Ranch II Parcel H

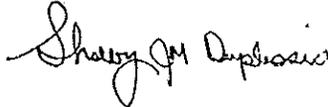
Dear Homeowner:

Bowman Consulting is working with Woodside Homes on a project just to the north of your home, APN 200-10-043. This development will consist of 15 new homes, which will match the product they have modeled on the east side of Lake Pleasant Parkway just north of Williams Road.

You will soon receive notification of a public meeting, which will be sent to everyone within a 600-foot radius, however given you immediately about our site we would like to extend a personal and more individualized meeting or opportunity to discuss this project to you, in addition to the upcoming public meeting.

We look forward to this new development and working with you. Please contact me at your earliest convenience to discuss this planned project 602-679-4438.

Respectfully submitted,
Bowman Consulting Group



Shelby JM Duplessis, PE, LEED AP
Senior Project Manager

Bowman Consulting Group • 3010 South Priest Drive • Suite 103 • Tempe, AZ 85282 • 480-629-8830

Bowman CONSULTING

December 3rd, 2012

RE: Sunset Ranch II Parcel H

Dear Homeowner:

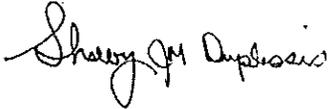
I wanted to follow up on a post card left on your door on November 16th, 2012.

Bowman Consulting is working with Woodside Homes on a project just to the north of your home, APN 200-10-043. This development will consist of 15 new homes, which will match the product they have modeled on the east side of Lake Pleasant Parkway just north of Williams Road.

You will soon receive notification of a public meeting, which will be sent to everyone within a 600-foot radius, however given you immediately about our site we would like to extend a personal and more individualized meeting or opportunity to discuss this project to you, in addition to the upcoming public meeting.

We look forward to this new development and working with you. Please contact me at your earliest convenience to discuss this planned project 602-679-4438.

Respectfully submitted,
Bowman Consulting Group



Shelby JM Duplessis, PE, LEED AP
Senior Project Manager

HAGGARD JUSTIN/CHARITY TR
10212 W VILLA CHULA
PEORIA, AZ 85383
20010775

LOUIS J PERKINS AND MADELON C PERKINS TRUST
10252 W VILLA CHULA
PEORIA, AZ 85382
20010771

CERASE JAMES JOSEPH JR
44485 CHAMBERLAIN TERRACE UNIT 303
ASHBURN, VA 20147
20010774

RAYMOND PETER H/M SUSAN
10232 W VILLA CHULA
PEORIA, AZ 85383
20010773

TOBEY REED REVOCABLE FAMILY TRUST
10242 W VILLA CHULA ST
PEORIA, AZ 853822478
20010772

SUNSET RANCH II PARCEL H

NEIGHBORHOOD MEETING – January 8, 2013 6:00 pm

2 Homeowners attended

Mr. & Mrs. Pollock – Ironwood Resident

Keith Ensign – Ironwood Resident

Concerns/Responses:

- Homeowners Association rules about parking recreational vehicles. They do not want anything visible from the street. It was explained that the recreational vehicle parking is a feature that has been offered in all of the other Sunset Ranch subdivisions in the area. Due to the close proximity to Lake Pleasant it is a bonus for residents to have their recreational vehicles readily available. They have had no complaints to date and the residents of their subdivisions respect the value of their property and the curb appeal as well.
- Concerns about the new homeowners using their subdivisions park. Woodside Homes will be sure to promote The active open space areas will contain multiuse elements that provide retention basin storage with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces.
- When will 102nd Avenue go through to Pinnacle Peak Road – they have concerns about the increased traffic for 15 more homes. This is unknown at this time and will be a future project by others. A traffic study is being completed and shows no overload to existing streets will occur.
- Construction vehicles coming in and out of neighborhood – safety for children especially in summer during school break. All city rules and regulations will be followed.

EXHIBIT F

PAD Standards and Guidelines Report

SUNSET RANCH II PLANNED AREA DEVELOPMENT (P.A.D.)

STANDARDS AND GUIDELINE REPORT

East and West of Lake Pleasant Parkway and North of Williams Road
Peoria, Arizona

**58 ± Acres
171 Lots**

Submitted by:

Woodside Encore at Sunset Ranch, LLC
1811 South Alma School Road
Suite 190
Mesa, Arizona 85210
P: 480.755.0801
F: 480.755.0802

Approved January 9, 2005
Amended
Z05-25A.1 – July 24, 2006
Z05-25A.2 – May 10, 2010
Z05-25A.3 – June 7, 2012
Z05-25A.4 – April 4, 2013



TABLE OF CONTENTS

I. INTRODUCTION..... 3
II. CONSISTENCY WITH GENERAL PLAN..... 5
III. GENERAL SITE INFORMATION AND EXISTING CONDITIONS 5
IV. SURROUNDING LAND USES AND CONDITIONS 6
V. PRELIMINARY DEVELOPMENT PLAN 6
VI. LAND USE SUMMARY 7
VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS..... 9
IX. INFRASTRUCTURE/ UTILITIES 10

EXHIBITS

Vicinity Map..... Exhibit 1
Aerial Map Exhibit 2
Context Plan and Site Photos..... Exhibit 3
Preliminary Development Plan..... Exhibit 4
A.L.T.A. Survey, Legal Description..... Exhibit 5
Conceptual Landscape Plan/Standards & Wall Details..... Exhibit 6
Preliminary Plat..... Exhibit 7
School District Contact Coordination Exhibit 8

SUNSET RANCH II PAD



I. INTRODUCTION

Sunset Ranch II, Parcel H is a detached single-family residential subdivision that is complimentary, in both density and proposed product, to the goals of the City of Peoria and will enhance the utilization of land according to the established guidelines in Article 14-33 of the City's zoning ordinance. The proposed architectural style for this subdivision will be compatible and complimentary to the existing subdivisions in the northern developing areas of Peoria, including but not limited to Sunset Ranch and Ironwood. The previously approved portions of Sunset Ranch II are already in development and the newly acquired parcels will be developed in accordance to the Preliminary Development Plan. *(Refer to the attached Exhibit 4)*. Sunset Ranch II PAD amendment Z05-25A.4 adds approximately 4.93 acres of land located north of the northwest corner of Williams Road and Lake Pleasant Parkway in the City of Peoria, to be known as Sunset Ranch II, Parcel H. Sunset Ranch II property is an assemblage of 8 parcels. Sunset Ranch II is a total of 58 ± acres.

Existing Parcels A through E (APN 200-10-018, 025A, 038, 046D, 047A, 047B, 048A-C, and 053A-C) are owned by Woodside Encore at Sunset Ranch, L.L.C. Additional Property consists of Parcels E (revised) through G (APN 200-10-025A, 200-10-024, 200-10-007A, 200-10-025A and 200-10-037A-C) and is also owned by Woodside Encore at Sunset Ranch, L.L.C. and David F. Salinas and Pauline M. Salinas, trustee of the 2000 SALINAS RECOVERABLE TRUST *(See the attached Vicinity Map-Exhibit 1 and Entity Ownership Exhibit 2)* Parcel H is owned by Woodside Encore at Sunset Ranch, L.L.C. (APN 200-10-043). *(Refer to the attached Vicinity Map-Exhibit 1 and Entity Ownership)*

Sunset Ranch II, Parcel H will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet the City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape. Housing product that will be used for Parcel H is the same as the product approved for Parcel G at Sunset Ranch II.
- Roof lines will vary from homes on adjacent lots and directly across the street from each other.



SUNSET RANCH II PAD

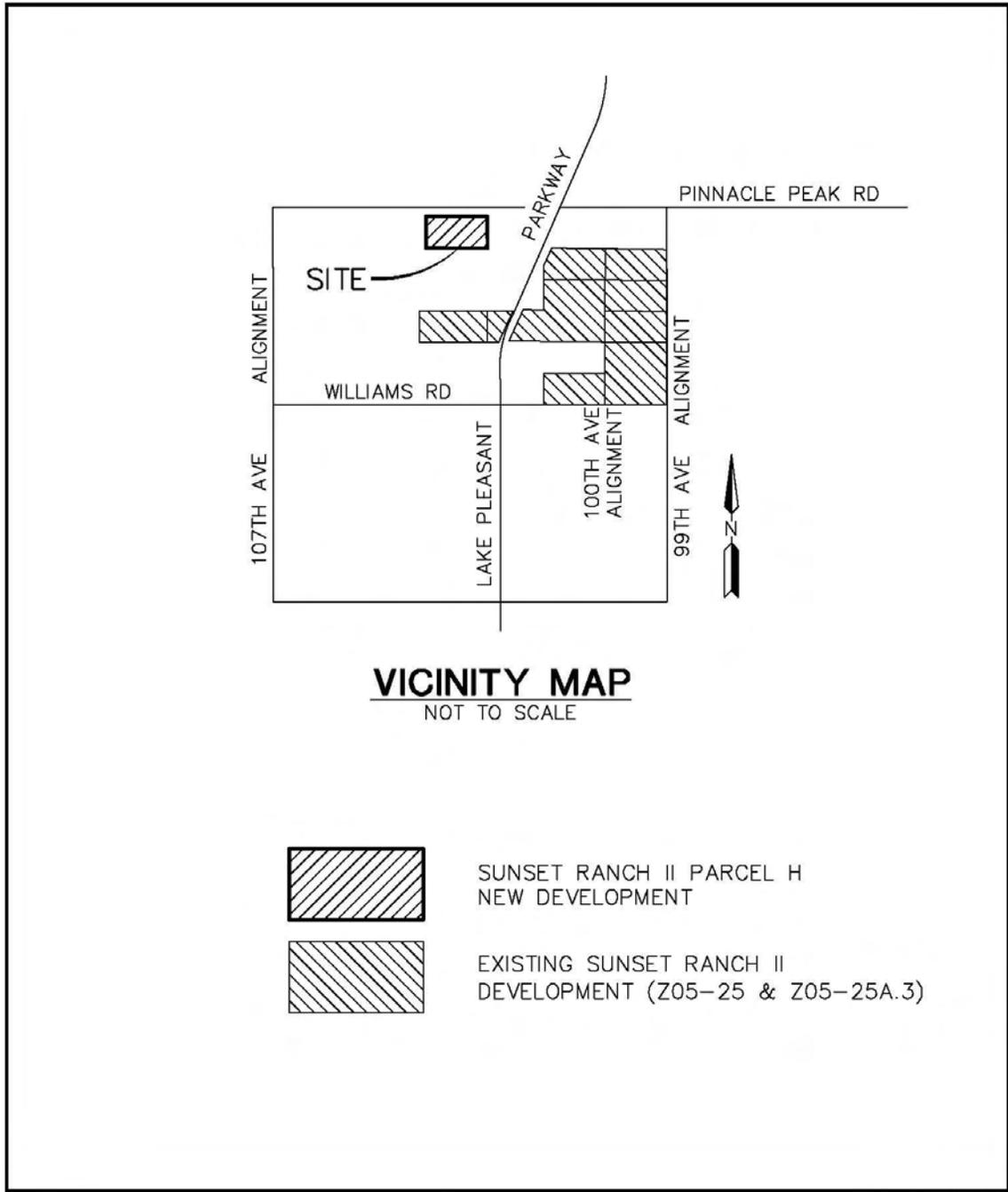


EXHIBIT 1: VICINITY MAP

A photograph of a paved road with a double yellow line down the center, lined with trees and streetlights. The text "SUNSET RANCH II PAD" is overlaid in white, semi-transparent letters.

SUNSET RANCH II PAD



IV. SURROUNDING LAND USES AND CONDITIONS

The Ironwood development is located to the west of Sunset Ranch II on the west side of Lake Pleasant Parkway. Fingers of the Ironwood development are also interspersed on the north and south sides of Sunset Ranch Parcel G and to the south of Sunset Ranch Parcel H. The property to the north of Parcel H is undeveloped and owned by the Flood Control District of Maricopa County. The property to the east, across 102nd Ave, is the Pinnacle Peak Public Safety Facility.

Primary transportation corridors in the area include Lake Pleasant Parkway running north-south, and Pinnacle Peak Road, Deer Valley Road and Williams Road running east-west. The proposed site access would be off of 102nd Avenue. Regional transportation includes the Agua Fria Freeway (Loop 101) to the south and Happy Valley Road to the north.

Lake Pleasant Parkway is the major access road to the Lake Pleasant recreational areas. The project will have access to Lake Pleasant Parkway at the Williams Road intersection. Williams Road, east of Lake Pleasant Parkway was constructed with the Sunset Ranch subdivision, and will ultimately extend easterly and connect to 91st Avenue.

Schools: *Parkridge Elementary (K-8)*, located at 9970 W. Beardsley, is approximately 1.86 miles, *Zuni Hills Elementary (K-8)* located at 10851 West Williams Road is approximately 1.05 miles, and *Liberty High School (9-12)*, located at 9621 West Speckled Gecko Drive is approximately 1.89 miles.

Shopping Facilities: *Albertson's Food and Drug Store* located at 8240 West Deer Valley Road is approximately .40 miles south. *Fry' Food and Drug* located at 8375 West Deer Valley Road is approximately 2.25 miles south. *Arrowhead Towne Center Shopping Mall* located at 7700 West Arrowhead Towne Center, Glendale is approximately 6.55 miles south. *Camino A Lago Marketplace* located at 21471 Lake Pleasant Parkway is approximately .66 miles to the north. All four corners of Lake Pleasant Parkway and Happy Valley Road (approximately 1 mile to the north) have all been developed as community commercial.

Public Recreation: *Parkridge Park* located at 9734 West Beardsley Road is approximately 2.8 miles south. *Deer Village Park* located at 21217 N. 88th Lane is approximately 3.38 miles southeast. *The Sunrise Mountain Branch Public Library* is located at Lake Pleasant Parkway and 98th Avenue, approximately 1.5 miles south. *Lake Pleasant Regional Park* - boating, skiing, camping and general lake recreation, located approximately 14 miles north.

Aerial photographs of the project area together with several photographs of the site from different directions depicting the site and area conditions are included herewith. (Refer to Exhibit 3)

V. PRELIMINARY DEVELOPMENT PLAN

Sunset Ranch II is a previously approved development with a total gross area of 53± acres with 156 dwelling units. The proposed PAD amendment will add an additional 4.93± acres and 15 dwelling units. *The Preliminary Plat is shown in Exhibit 7.*



Sunset Ranch II will be developed in multiple phases, with several of the phases already completed via the previous entitlement. (See Development Plan – Exhibit #4) Parcel H will be developed in one phase with a density of 3.04 du/ac. Sunset Ranch II will have an overall density of 2.95 du/ac.

Lots 1 through 14 within Umbria Estates (APN 200-10-007A) will have an average lot area of 8,056 sf and a minimum lot size of 7,882 sf exceeding the R1-6 standards. The average lot area for Parcels 2-7 and E,F, and G will be 10,074 sq.ft with a minimum lot size of 8,785 sq.ft.. The average lot area within Sunset Ranch II, Parcel H be 8,056 sq.ft with a minimum lot size of 8,404 sq.ft. The typical lots are maintaining a minimum width of 70 feet. This project will conform to the City of Peoria's staggered setback guidelines.

The Preliminary Plat and ALTA Survey (Exhibits 7 and 5, respectively) illustrate project access. Circulation within the site will follow a loop configuration with all weather ingress/egress access at 101st Avenue and Williams Road completed with the Sunset Ranch IIB Phase. All interior streets shall be public. Secondary access is provided by the completed half street improvements and 33' conveyed ROW and public utilities Easements at 100th Avenue at Williams Road, 99th Avenue north to Pinnacle Peak Road and 99th Avenue south to Williams Road. A 50' access easement has been indicated off the west end of Jessie Lane to facilitate APN 200-10-049A. Access to Parcel H is provided by 102nd Avenue. The majority of the lots within the site will be oriented in a north/south direction.

VI. LAND USE SUMMARY

Table 1, below, is a Land Use Summary. The table reflects the use, the acreage, and the total number of units. The “equivalent zoning” noted is used to describe the corresponding City of Peoria zoning designation that the parcel most closely resembles. However, some standards within the P.A.D. may vary from the City of Peoria zoning designation as noted. In those instances, the standards within this P.A.D. shall govern.

TABLE 1
LAND USE SUMMARY

Parcel	Gross Acres	Net Acres		Min Lot Area, SF	Lots	Min Lot Width	Open Space - Acres	% Open Space
Umbria	4.95	3.25	R1-6	7,882	14	70	0.73	14.65%
A-D, E,F&G	48.1	38.80	R1-8	8,100	142	70	4.82	10.01%
H	4.93	4.0	R1-8	8,404	15	70'	0.58	11.76%

SUNSET RANCH II PAD



VII. PROJECT DEVELOPMENT AND PHASING STANDARDS

Unless otherwise specified herein, all properties within Sunset Ranch II, Parcel H shall conform to all City of Peoria governing codes, ordinances and regulations for single-family residential districts. R1-8 standards that vary from the R1-8 zoning designation are noted with an asterisk. Table 2 below, represents the minimum development standards for single-family residential lots in Sunset Ranch II, Parcel H.

**TABLE 2
PROJECT DEVELOPMENT STANDARDS SUMMARY**

Development Standard	Umbria Estates	Parcels A-D, E, F, & G	Parcel H
Average Lot Size	8,056 Sq. Ft.	10,074 Sq. Ft.	9,912 Sq.Ft.
Minimum Lot Size	6,000 Sq. Ft.	8,000 Sq. Ft.	8,000 Sq. Ft.
Minimum Lot Width	70'	70'	70'
Minimum Lot Depth	112'	125' (117' on Lots 1-8)	115'
Minimum Front Yard Setback	<ul style="list-style-type: none"> • 18' to living and 20' to face of garage from back of sidewalk to front face of garage door. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more 60% of the total front-facing elevation occurs at the 10-foot setback. • 10' to side entry garage. Not more than 60% of the total front-facing elevation shall occur at the 10-foot setback. • 20' front setback may be decreased to 10' at cul-de-sac and knuckle lots. 		
Minimum Rear Setback	15'	15'	15'
Minimum Side Setback	5'	5'	5'
Total Side Setback	15'	15'	15'
Corner Lot, Street Side Setback	Minimum 10'. If a 10-foot tract is adjacent, the lot shall be considered an interior lot with minimum side setback of 5-feet		
Maximum Structure Height	30'	30'	30'
Maximum % Lot Coverage	45%	45%	45%
Number of Lots	14	142	15
Du/Ac (Gross)	2.84	2.67	3.04 du/ac



Open Space: This project is designed with active open space access that will exceed the minimum requirement of 9% for single family residential lots. The active open space areas will contain multiuse elements that provide retention basin storage with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The homeowners association will be responsible for the maintenance of all open space / retention tracts. Each parcel on the west side of Lake Pleasant Parkway shall contain a minimum of 9% useable open space independent of other portions of the development.

Building Heights: The project will allow for both one- and two-story homes with a maximum 30' in height.

Lighting: Lighting within the project shall conform to the applicable section of the Peoria Zoning Ordinance governing exterior lighting.

Screening, Fencing and Walls: The standards for fencing and walls shall be as per the Peoria Zoning Ordinance including wall undulation and noise abatement. Top of wall elevation adjacent to Lake Pleasant Parkway will be a minimum of 8 feet above the adjacent Lake Pleasant Parkway top of curb elevation via berming with the wall or an overall wall height (*See Conceptual Landscape Plan/Standards and Wall Detail*).

Roadway Standards: Streets will be developed consistent with City of Peoria street standards.

Parking: Parking requirements for the project shall conform to the parking standards for single-family residential use as per the Peoria Zoning Ordinance.

Design Review Standards: Sunset Ranch II, Parcel H subdivision shall follow the detached single-family residential guidelines approved with Sunset Ranch II, Parcel E, F, and G, PAD Amendment.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance and the Specific Plan. The active open space areas will contain multiuse elements that provide retention basin storage with an emphasis on vegetative shade, thereby promoting leisurely usage and enjoyment of the passive open spaces. The Final Landscape Plan will be submitted to the Planning Division. A Planting Data Sheet is a part of the Conceptual Landscape Plan (*The Conceptual Landscape Plan is shown in Exhibit 6*)

On-Site Landscaped Areas- all open space areas will be landscaped to meet the City of Peoria's landscaping requirements.

Street Frontages- Landscaping will be provided within the ROW per the City of Peoria's Landscaping requirements.

Perimeter Walls/Wall Details- To comply with the City of Peoria's design specifications and match those approved and built throughout Sunset Ranch II and complement the existing and surrounding Ironwood. Details will be reviewed with Final Landscape plans.

A photograph of a long, straight asphalt road stretching into the distance under a clear sky. The road has a double yellow line in the center and dashed white lines on the sides. Trees and bushes line the left side of the road. The text "SUNSET RANCH II PAD" is overlaid in large, white, serif capital letters across the top of the image.

SUNSET RANCH II PAD



Signage- Project signage will be processed as a separate application and will be consistent with the Peoria Zoning Ordinance.

IX. INFRASTRUCTURE/ UTILITIES

1. Sewer

Sewer service will be provided by the City of Peoria. An 8-inch sanitary sewer line is completed in Williams Road. An 8-inch sanitary sewer line is located in 102nd Avenue, which will be extended north to service Parcel H.

2. Natural Gas

Natural Gas is available in Williams Road from a Southwest Gas line will be extended from the Ironwood project, west of Lake Pleasant Parkway to the Sunset Ranch project east of Lake Pleasant Parkway. An existing line will be extended from the Ironwood project north to Parcel H.

3. Water

A 16 inch water line exists along the westerly side of Lake Pleasant Parkway, adjacent to the Sunset Ranch project and south of **SUNSET RANCH 2**. An existing 8 inch water line in 102nd Avenue is located south of Parcel H. Both lines are tied into the City of Peoria water system and fed by a nearby City well located adjacent to the Ironwood Project. A 16 inch water line in 99th Avenue to the northern boundary of Sunset Ranch II B and a 12" within Williams Road were installed and accepted with the Sunset Ranch II B improvements. Water is proposed to be extended from the Sunset Ranch project to **SUNSET RANCH 2** and looping at Patrick Lane and Lake Pleasant Parkway.

4. Telephone

Century Link Communications will be supplying the telephone services to the area. Facilities exist at the Ironwood Project and are being brought up to Sunset Ranch whereby Sunset Ranch II will be serviced accordingly. The Sunrise central switching office is located on 83rd Avenue just north of Deer Valley Road.

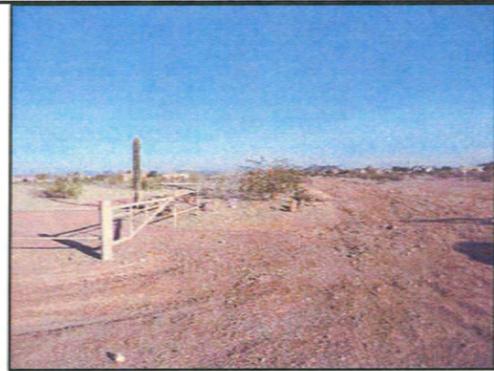
5. Electric Power

Electric power will be supplied by Arizona Public Service.

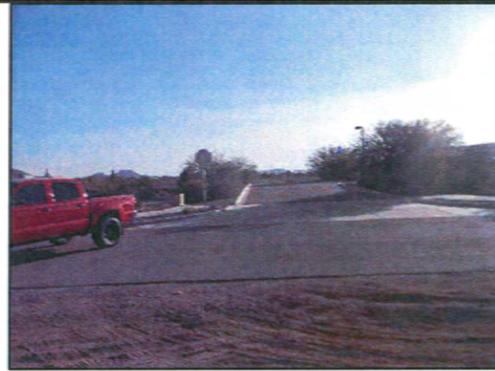


CONTEXT PLAN AND SITE PHOTOS

EXHIBIT 3



1



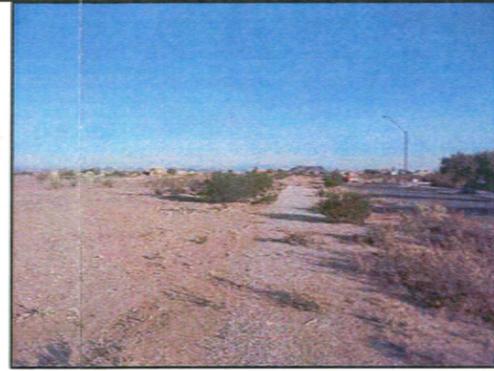
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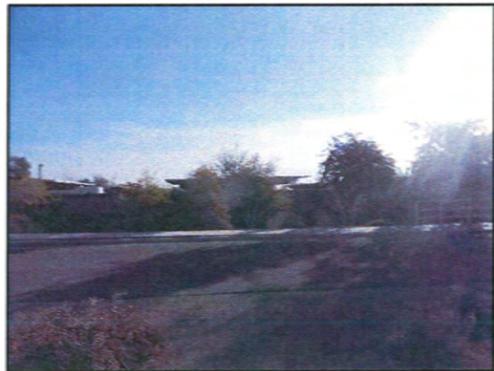
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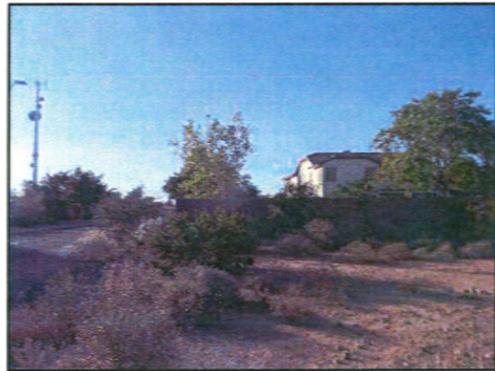
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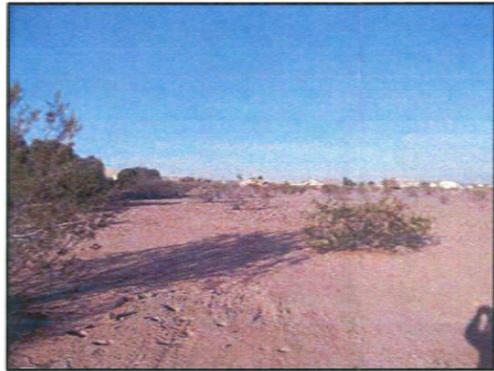
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6



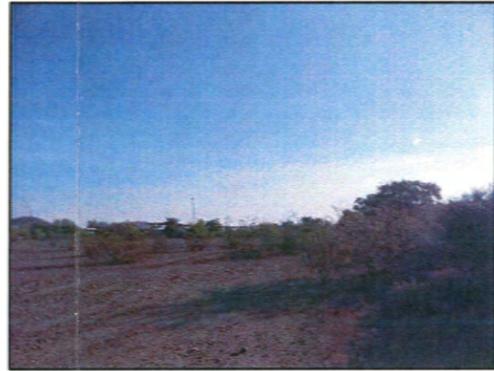
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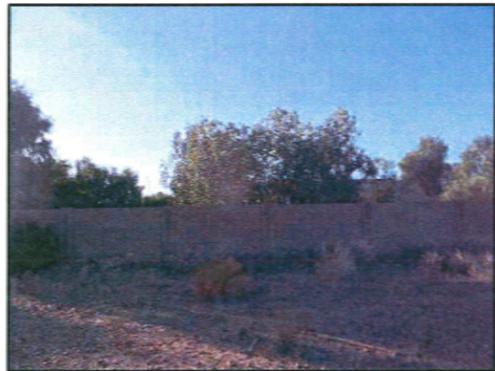
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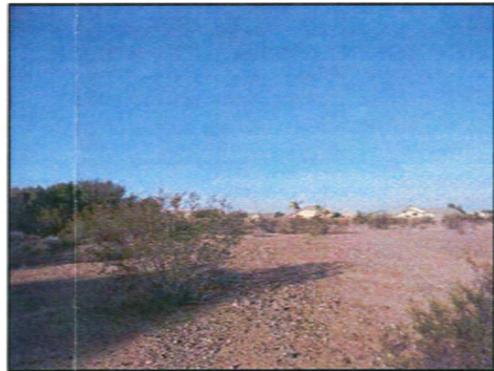
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10



11



12

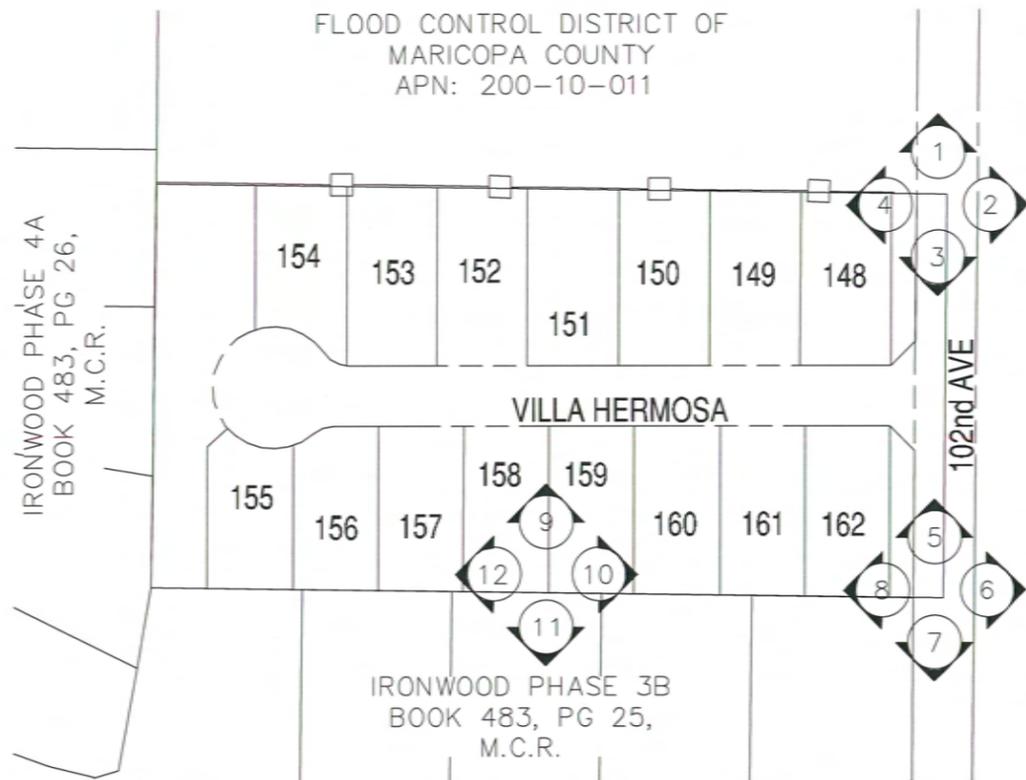
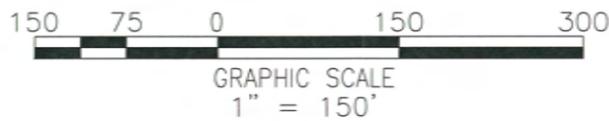


PHOTO NUMBER AND VIEW ORIENTATION.

CITY OF PEORIA FIRE STATION
APN: 200-10-034C



SUNSET RANCH II PARCEL H
PEORIA, ARIZONA
SITE PHOTOS

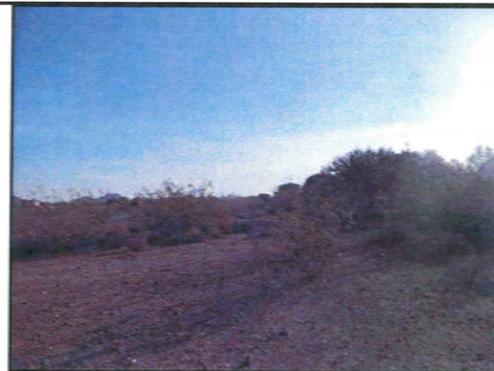
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com



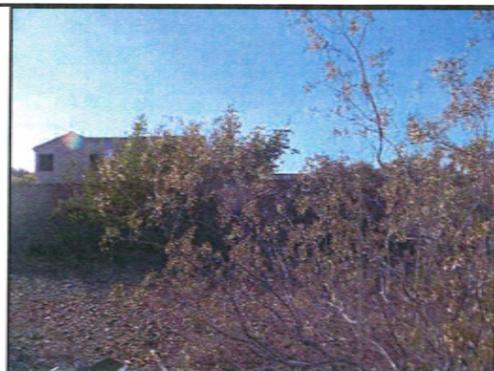
JOB #	9620-01-008
DATE	NOV 2012
SCALE	NONE
DRAWN	AC
SHT	1 OF 2



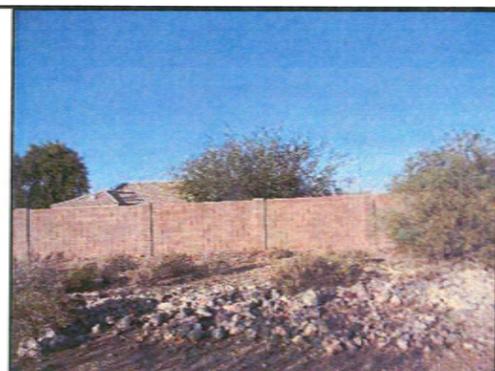
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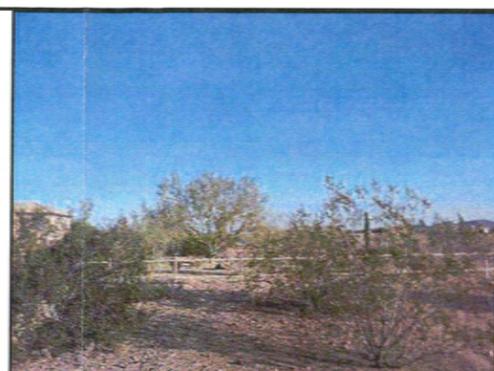
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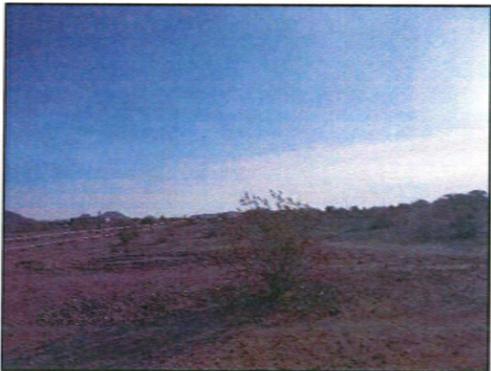
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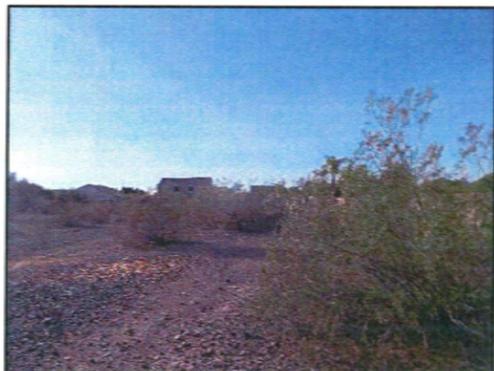
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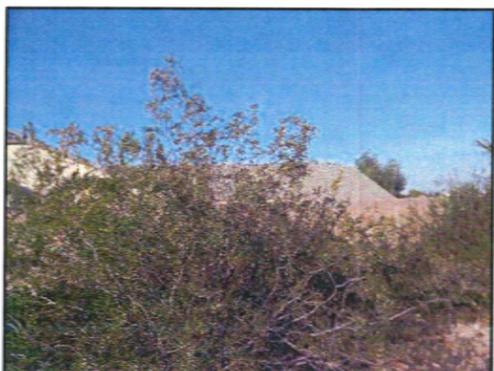
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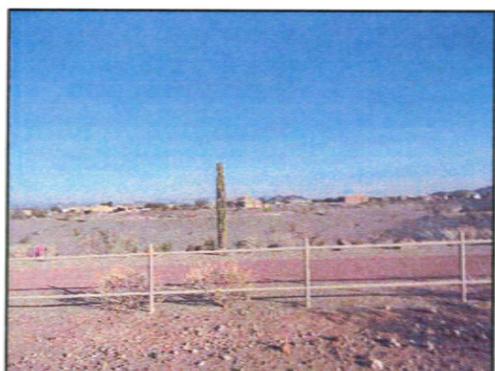
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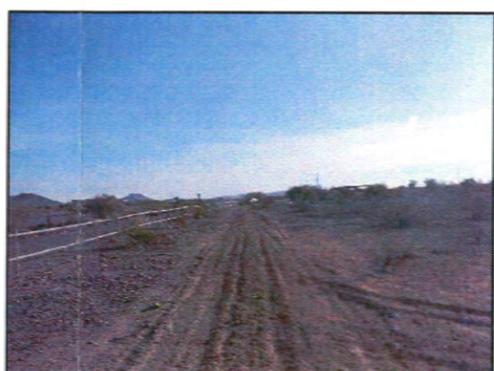
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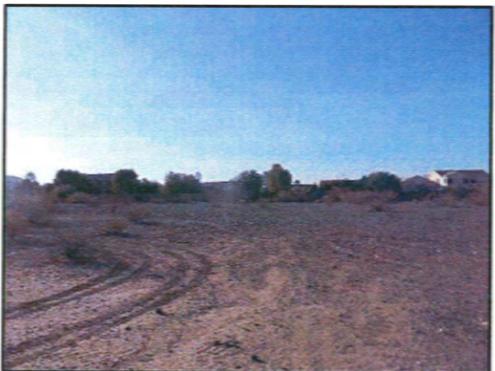
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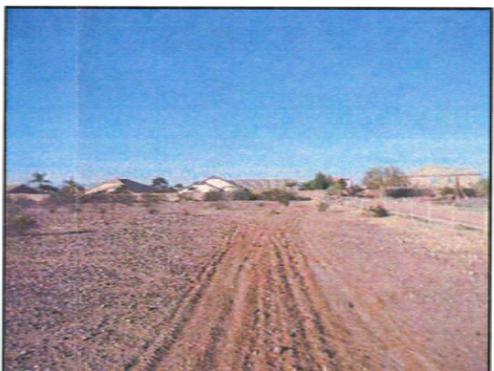
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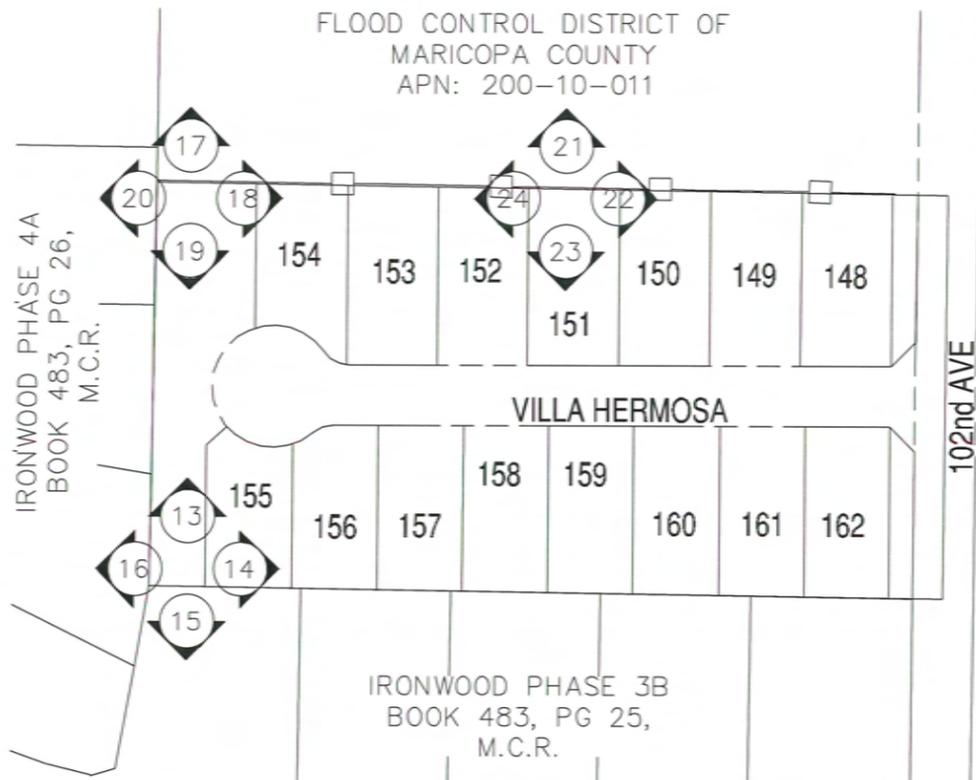
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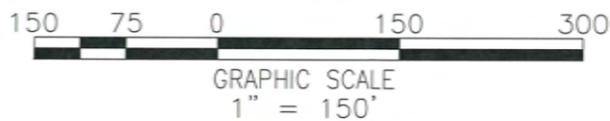


24



1 PHOTO NUMBER AND VIEW ORIENTATION.

CITY OF PEORIA
FIRE STATION
APN: 200-10-034C



SUNSET RANCH II PARCEL H

PEORIA, ARIZONA
SITE PHOTOS

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

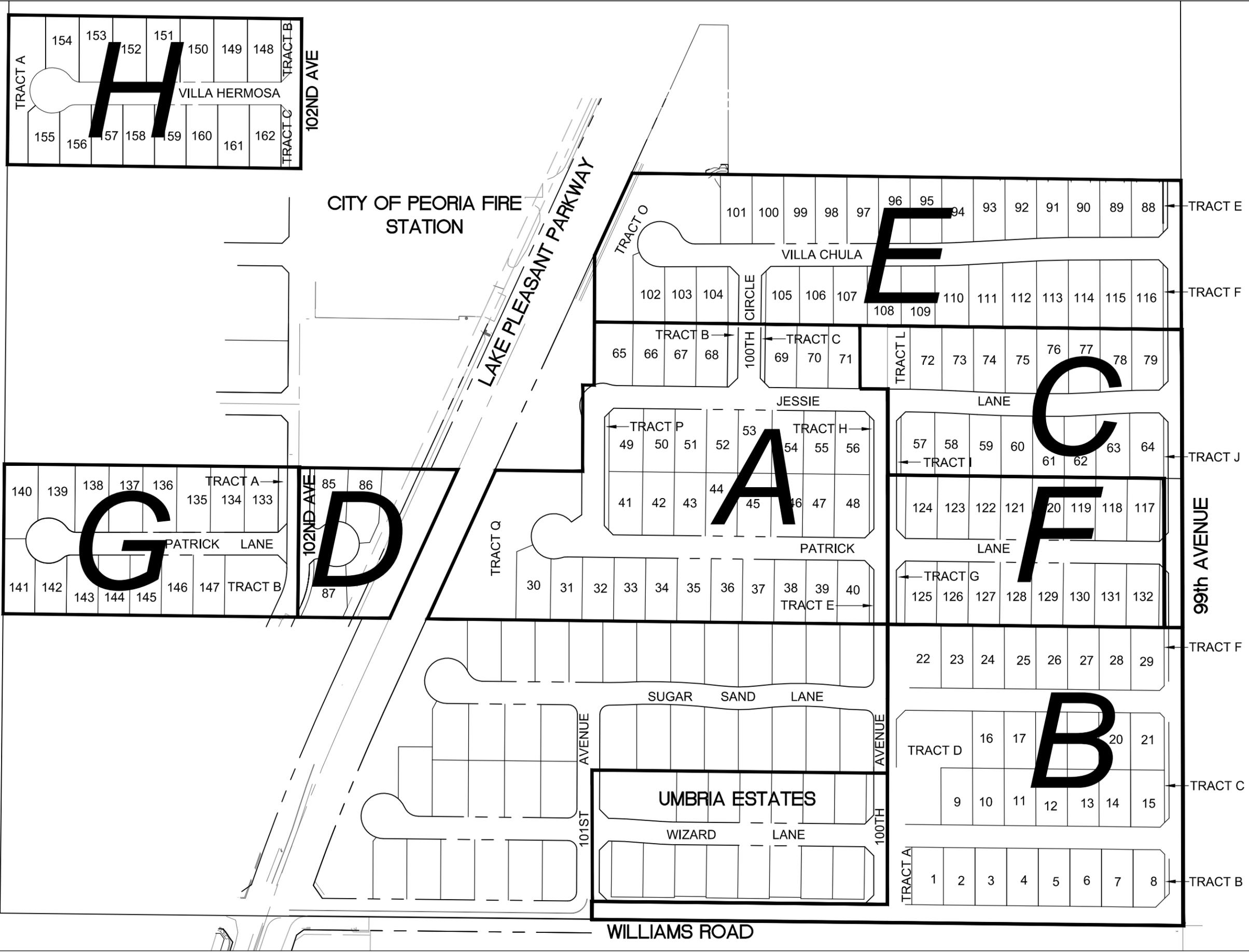


JOB #	9620-01-008
DATE	NOV 2012
SCALE	NONE
DRAWN	AC
SHT	2 OF 2



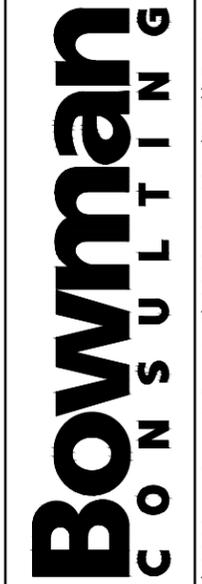
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT 4



Sunset Ranch II
 Peoria, Arizona
DEVELOPMENT PLAN

3010 South Priest Drive Ste 101
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	9620
DATE	5/11/12
SCALE	N.T.S.
DRAWN	skf
SHT 1 OF 1	



**ALTA SURVEY AND
LEGAL DESCRIPTION**

EXHIBIT 5



EXHIBIT A

LEGAL DESCRIPTION

SUNSET RANCH II

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 25.00 FEET THEREOF AS DESCRIBED IN DOCKET 3362, PAGE 406, RECORDS OF MARICOPA COUNTY.

MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17 BEING A CITY OF PEORIA BRASS CAP IN A HANDHOLE, FROM WHICH THE EAST QUARTER CORNER THEREOF BEARS SOUTH 00°08'38" EAST, A DISTANCE OF 2633.22 FEET;

THENCE SOUTH 00°08'38" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 658.31 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 17;

THENCE NORTH 89°11'17" WEST, ALONG SAID NORTH LINE A DISTANCE OF 1971.57 FEET TO A POINT ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°22'47" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 330.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE NORTH 89°13'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 624.85 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;

Page 1 of 2

Title: "SUNSET RANCH II - PARCEL H"

Preparing Firm: BOWMAN CONSULTING GROUP

Address: 3010 SOUTH PRIEST DR, #103, TEMPE, AZ 85282

Phone: 480-629-8830

Fax: 480-629-8841

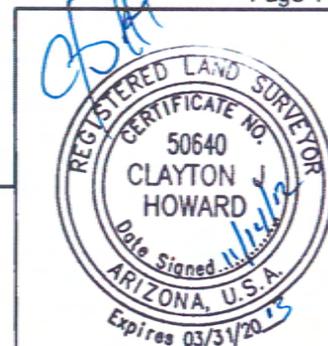




EXHIBIT A

LEGAL DESCRIPTION

SUNSET RANCH II

THENCE NORTH 00°33'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 330.67 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17;

THENCE SOUTH 89°11'17" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 623.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 206,334 SQUARE FEET OR 4.7368 ACRES, MORE OR LESS

Page 1 of 2

Title: "SUNSET RANCH II - PARCEL H"

Preparing Firm: BOWMAN CONSULTING GROUP

Address: 3010 SOUTH PRIEST DR, #103, TEMPE, AZ 85282

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Fax: 480-629-8841

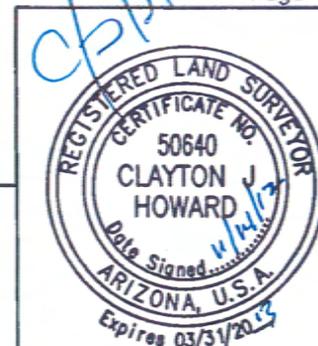
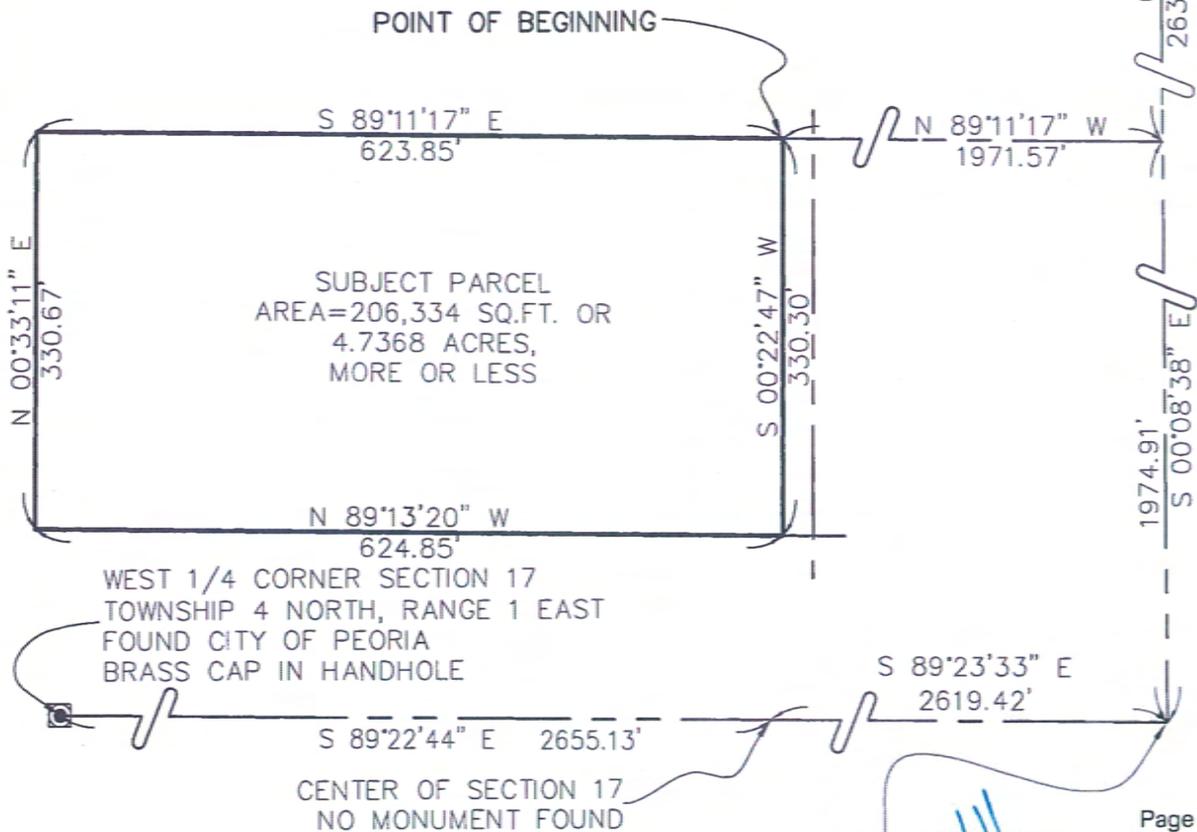




EXHIBIT A SKETCH

NORTHEAST CORNER SECTION 17
TOWNSHIP 4 NORTH, RANGE 1 EAST,
FOUND CITY OF PEORIA
BRASS CAP IN HAND HOLE
POINT OF COMMENCEMENT



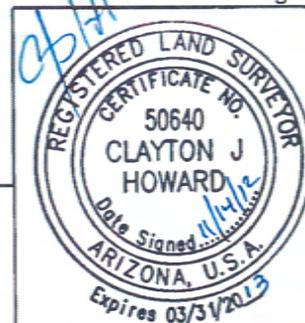
Title: "SUNSET RANCH II - PARCEL H"

Preparing Firm: BOWMAN CONSULTING GROUP

Address: 3010 SOUTH PRIEST DR, #103, TEMPE, AZ 85282

Phone: 480-629-8830

Fax: 480-629-8841



CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

SAID PARCEL CONTAINS 214,592 SQUARE FEET, OR 4.9263 ACRES, MORE OR LESS.

TITLE COMMITMENT SCHEDULE B – SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY STEWARD TITLE GUARANTY COMPANY FILE NO.12210383, EFFECTIVE DATE: APRIL 10, 2012 AT 5:00 PM. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B – SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

- (g) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1-4, AND 8.
- (b) ITEM 3 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA. NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBENOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.
- (c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- (d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:

- 5) ITEM 5 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO EASEMENTS FOR ROADWAY AND PUBLIC UTILITIES AND RIGHTS INCIDENT THERETO AS SET FORTH IN MCR DOCKET 3362, PAGE 406. (ITEM IS SHOWN HEREON)
- ITEM 6 PROPERTY IS SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY MARICOPA COUNTY FLOOD CONTROL DISTRICT TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY INSTRUMENT RECORDED IN MCR DOCUMENT NO 2002-541312 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON)
- ITEM 7 PROPERTY MAY BE SUBJECT TO LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN REPAYMENT ZONE – LAKE PLEASANT PARKWAY AS DISCLOSED BY INSTRUMENT RECORDED IN MCR DOCUMENT NO. 2005-424779 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON)

NOTES

1. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

2. THE LOCATION OF UNDERGROUND UTILITIES AS DEPICTED HEREON IS BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR BY LOCAL AGENCIES OF JURISDICTION AND ON RECOVERABLE FIELD LOCATED SURFACE FEATURES OF THOSE UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE AND POSSIBLY INCOMPLETE. NO EXCAVATIONS WERE MADE TO LOCATE BURIED UTILITIES DURING THE PROGRESS OF OR FOR THE PURPOSE OF THIS SURVEY.

AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.

3. PURSUANT TO TABLE "A", ITEM 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

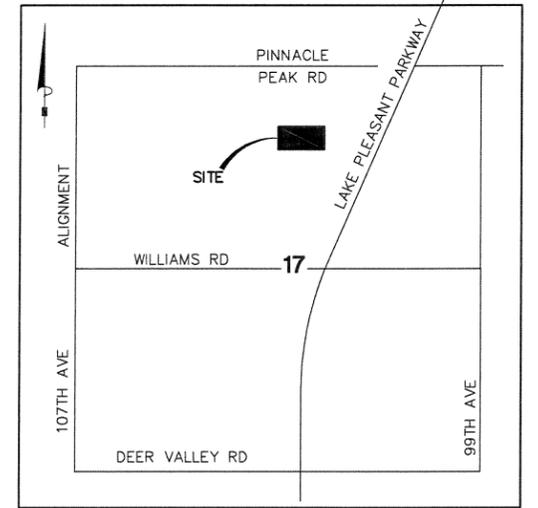
4. PURSUANT TO TABLE "A", ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY BY TITLE INFORMATION OR CLIENT KNOWLEDGE ON WHICH THIS SURVEY IS BASED. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION. THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

5. PURSUANT TO TABLE "A", ITEM 20(a), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

6. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.



VICINITY MAP
NTS

SHEET INDEX

- 1 COVER, NOTES, SCHEDULE 'B' ITEMS
- 2 SITE DETAIL & EASEMENTS

BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 07 MINUTES 08 SECONDS WEST

ADDRESS

ADDRESS OF SUBJECT PROPERTY IS NOT KNOWN.

SURVEYOR'S CERTIFICATE

TO: STEWARD TITLE GUARANTY COMPANY, A TEXAS CORPORATION
STEWART TITLE & TRUST OF PHOENIX, INC
WOODSIDE AT SUNSET RANCH, LLC
HARRY ONG AND JEAN K. ONG, AS TRUSTEES OF THE HARRY ONG FAMILY TRUST (10/02/2001)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11(a), 11(b), 13, 16, 17, AND 20(a) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 30, 2012.

J.R.K.
JASON R. KACK R.L.S. #33315 05-08-2012 DATE
jkack@bawmanag.com



ALTA/ACSM LAND TITLE SURVEY
OF
ONG NORTH PARCEL
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA

DATE: MAY 08, 2012

SCALE: N.T.S.

REVISION	CLIENT COMMENTS
05.08.12	

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (480) 829-8830
3010 S. Priest Dr. Suite 101 Fax: (480) 639-8841
Tempe, Arizona 85282 www.bowmanconsulting.com

DWG:	BY: LB	CHK: CH	QC:
BCG PROJECT NO: 9620-01	TASK: 003	COUNTY REF NO:	SHEET 1 OF 2

PINNACLE PEAK ROAD ALIGNMENT
 NORTH QUARTER CORNER SECTION 17, NOT FOUND
 2587.43'
 N 89°07'08" W
 BASIS OF BEARING

NORTHEAST CORNER SECTION 17
 FOUND BRASS CAP IN HAND HOLE

S 00°33'11" W
 661.34'

MCR 2012-0186108
 (MARICOPA COUNTY FLOOD CONTROL DISTRICT)

MCR BOOK 483, PAGE 26
 IRONWOOD - PHASE 4A

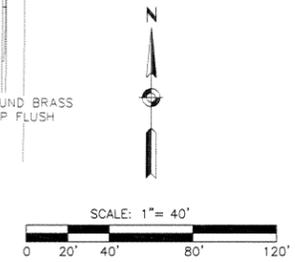
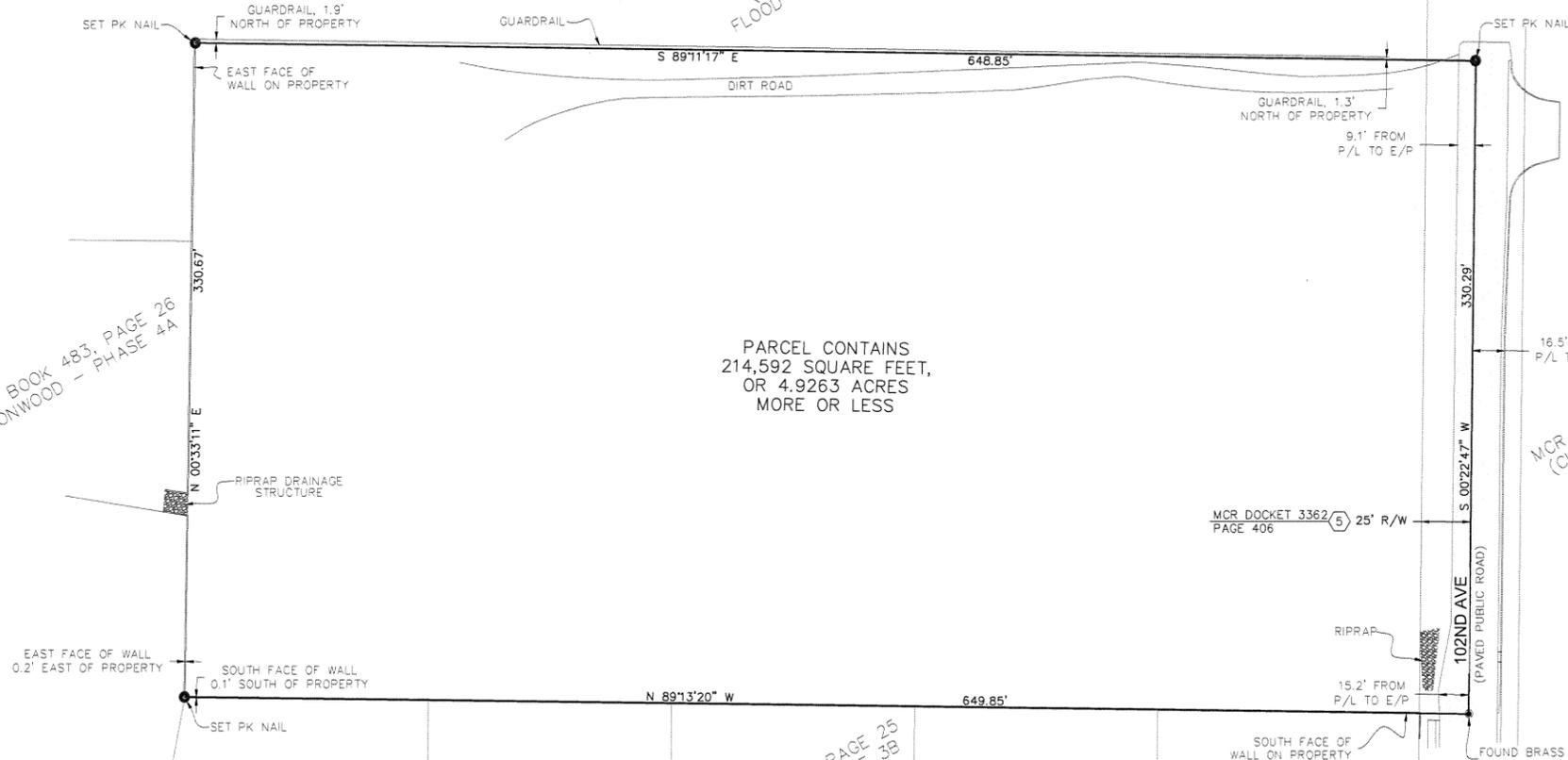
PARCEL CONTAINS
 214,592 SQUARE FEET,
 OR 4.9263 ACRES
 MORE OR LESS

MCR 2007-0201371
 (CITY OF PEORIA)

MCR DOCKET 3362
 PAGE 406

MCR BOOK 483, PAGE 25
 IRONWOOD - PHASE 3B

- LEGEND**
- BRASS CAP IN HAND HOLE
 - BRASS CAP FLUSH
 - SET PK NAIL
 - ▨ RIPRAP GROUND COVER
- B/C BACK OF CURB
 E/P EDGE OF PAVEMENT
 P/L PROPERTY LINE
 R/W RIGHT-OF-WAY
 MCR MARICOPA COUNTY RECORDER



ALTA/ACSM LAND TITLE SURVEY
 OF
ONG NORTH PARCEL
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 4 NORTH, RANGE 1 EAST,
 OF THE GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

PHOENIX, ARIZONA DATE: MAY 08, 2012

REVISION		CLIENT COMMENTS	
05.08.12			

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (480) 629-8830
 3010 S. Priest Dr. Suite 101 Fax: (480) 629-8841
 Tempe, Arizona 85282 www.bowmanconsulting.com

DWG: BY: LB CHK: CH QC:
 BCG PROJECT NO: 9620-01 TASK: 003 COUNTY REF NO: SHEET 2 OF 2

P:\9620 - Summit Ranch\119620-01-004 (SIB) - Orig\Survey\Draw\9620-01-004_Ong2_ALTA_v2.dwg 12/03/2012

9620-01-004_Ong2_ALTA_v2.dwg



CONCEPTUAL LANDSCAPE PLAN/STANDARDS & WALL DETAILS

EXHIBIT 6



PRELIMINARY PLAT

EXHIBIT 7



SCHOOL DISTRICT CONTACT COORDINATION

EXHIBIT 8



December 6, 2012

Peoria Unified School District
Attn: Christian Williams
6330 West Thunderbird Road
Glendale, AZ 85306

Dear Mr. Williams:

This letter is being sent to you pursuant to the City of Peoria Planning Division School District Notification Policy for General Plan designation and zoning classification changes. Please be advised that we are applying for a zoning change and an amendment to the General Plan that changes the zoning designation of a 4.93 acre site from General Agricultural (AG) to PAD resulting in greater residential densities on the subject property. The property will currently allow approximately five residential units; and our application(s) will result in a total of fifteen units allowed, an increase of 300%.

We have attached a Proposed Land Use Plan for Sunset Ranch II Parcel H for your reference. The subject property is only Parcel H, the other parcels are shown for reference only. You are requested to respond to the City of Peoria Planning Division at 9875 N. 85th Ave, Peoria and reference Zoning Application #Z05-25A.4 and GPA# 12-0007 if you have any information you feel is necessary for their review.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at **602.679.4438**.

Sincerely,

ShelbyJM Duplessis, PE, LEED AP
Senior Project Manager

DEVELOPER ASSISTANCE AGREEMENT

This Agreement is entered into on _____, 2013, between the following parties:

PEORIA UNIFIED SCHOOL DISTRICT NO. 11

(hereafter "PUSD")
6330 West Thunderbird Road
Glendale, Arizona 85306

and

Woodside Encore at Sunset Ranch LLC

(hereafter "Developer")
1811 S Alma School Rd.
Mesa, AZ 85210

Developer and PUSD may be collectively referred to herein as "Parties."

I. RECITALS

The purpose of this Agreement is to provide PUSD students with greater opportunities to learn based on enhanced resources provided by the Developer and to foster and improve communication and cooperation between PUSD and Developer in developing the residential community to be known as Sunset Ranch 2 and the schools that serve that community.

II. COVENANTS

A. PUSD's Obligations: PUSD will provide a statement to the Cities, Towns, and/or County of Peoria, Glendale, Surprise, Youngtown and/or Maricopa upon Developer's request and will work collaboratively with Developer to accomplish the Parties' mutual objective of providing high quality educational opportunities for the children of Sunset Ranch 2 and of the District.

B. Developer's Obligations: Developer shall pay to PUSD \$1,000 per house constructed in the Sunset Ranch 2, Parcel H PAD amendment area to be used by PUSD for capital facilities and/or general maintenance and operations expenses. Such payment shall be made by Developer to PUSD no later than at the time each house closes escrow with a third party buyer. That specific consideration is detailed in Exhibit "A" attached herto. Under no circumstances shall this Agreement have any legal effect without the PUSD Governing Board approving the contents of Exhibit "A".

C. Default:

1. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of consideration for this Agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

III. TERM

This Agreement shall begin immediately upon signature by both parties and, except as provided herein, shall terminate upon close of escrow of the last remaining house, or lot or as otherwise terminated sooner by the parties. This Agreement may be renewed by the Parties consistent with Arizona law.

IV. MISCELLANEOUS

A. Successors and Assigns:

1. The terms and conditions of this Agreement shall inure to the benefit and be binding upon the heirs, personal representatives, successors in interest, assigns, and legal representatives of each party with respect to all provisions of this Agreement. No party shall assign, sublet, transfer or convey its interest in this Agreement without the prior written consent of the other party.
2. Both parties fully represent that their signatures hereto fully bind themselves, their partners, corporations, parent corporations, owners, successors, assigns, legal representatives and all others to whom the benefits of this Agreement inure. The signators hereto represent and affirm that they have the appropriate authority by and which to bind the above.
3. The provisions, conditions, obligations and covenants stated in this agreement and the attached Exhibits shall be covenant running with the land.

B. Sudan and Iran: Developer represents and warrants that it does not do any business with or in Sudan or Iran, and warrants that the provisions of Title 35, Ch. 2, art. 7 and 9, A.R.S., are not invoked in any way by this Agreement.

C. Extent of Agreement: The Agreement supersedes and replaces any oral or written agreement not incorporated herein, relating to the subject matter hereof entered into by the parties prior to the date of this Agreement. This Agreement contains and sets forth the entire Agreement between the parties. No modifications, deletions or additions to this Agreement will be binding unless in writing and signed by both parties except as herein otherwise provided. The waiver of any breach of this Agreement by any party hereto shall not constitute the same continuing waiver or waiver of any subsequent breach either of the same or of another provision of the Agreement. All promises, covenants and provisions contained in this Agreement are severable, and in the event that such covenant, promise or provision is held or adjudicated invalid by a court of competent jurisdiction, the remainder of this Agreement shall be of operative and binding effect.

D. Indemnification: PUSD and Developer shall be responsible for their own acts and omissions. To the extent permissible by Arizona law, and the extent not covered by insurance, each party agrees to defend, indemnify and save harmless the other and its Permittees (and when the indemnified party is PUSD, its elected officials, boards, commissions, employees, students, and volunteers) from, for and against all suits, including attorneys' fees and costs of litigation, actions, loss, damage, expense, costs or claims, of any character or any nature arising out of or in connection with the acts or omissions of the indemnifying party, its Permittees and/or any of its subcontractors in the course of performance or non-performance of any work incident to this Agreement. No party shall be deemed the agent of another party. The terms and provisions of this paragraph shall survive the termination or cancellation of this Agreement and the closings.

E. Applicable Law: This Agreement, and the rights and duties hereunder, shall be interpreted in accordance with the internal laws of the State of Arizona without regard to conflicts of laws principles. The situs of all litigation shall be exclusively the Arizona Superior Court in and for Maricopa County unless mutually determined otherwise in writing. By signing this Agreement, the parties acknowledge that this exclusive means of adjudication is entered into under the free will of both parties and in consideration of this Agreement.

- F. No Partnership and Third Parties: It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between PUSD and the Developer. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.
- G. Attorneys' Fees: In the event any of the parties to this Agreement take legal action or other steps to enforce the terms of this Agreement, the prevailing party or parties shall be entitled to recover their expenditures, including by not limited to, reasonable attorneys' fees, costs of tests, inspections and reports by experts, costs of exhibit preparation, expert witness fees and court costs from the party or parties at fault.

DATED AND SIGNED BY:

THE PEORIA UNIFIED SCHOOL DISTRICT NO. 11

Its President
On behalf of the PUSD Governing Board

Date

Please print name

DEVELOPER

Its President
On behalf of Developer

Date

Please print name

EXHIBIT "A"

Developer's Consideration To Be Made To The District

Project Name: Sunset Ranch 2, Parcel H PAD Amendment

Project Location: Approximately 5 acres near the NWC of 102nd Ave and Villa Chula, Peoria, AZ

Description of Consideration:

Developer hereby agrees to payment of a contribution for capital facilities and/or general maintenance and operations expenses to PUSD equal to the sum of \$1,000 per house for an estimated total of 15 homes in the Parcel H PAD amended area of the subdivision. The total amount of the Contribution shall be adjusted at the rate of \$1,000 per home based on the actual number of homes constructed. The Contribution shall be payable no later than at the time each house closes escrow with a third party buyer and is to be used specifically to assist the current shortfall in funding for capital facilities in the Peoria Unified School District.

Notwithstanding any obligation to the contrary, PUSD shall release Developer from the voluntary assistance payment set forth under this Agreement in the event Developer is subject to any mandatory school related municipal impact fee, excluding taxes. Developer shall, however, remain liable to PUSD for the difference between any mandatory impact fee amount and the amount due PUSD under the terms of this Agreement, should the mandatory impact fee obligation be less than the amount due herein.

EXHIBIT "B"

Legal Description of the Property

Parcel H:

APN: 200-10-043

The North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian.