

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, September 06, 2012

City 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

1. **Disposition of Absence**

None

2. **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on August 2, 2012

Chairman
Bill Louis

Vice Chairman
Nancy Golden

Member
Greg Loper

Member
Leigh Strickman

Member
Gene Sweeney

Member
Leonard Spraker

Member
Charles Marr

Regular Agenda

New Business

3. **PUBLIC HEARING:** RE: Rezone of approximately 9.25 acres.

PUBLIC HEARING – Z12-0002: Coe and Van Loo Consultants on behalf of DR Horton is requesting to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The property is located at the northwest corner of 75th Avenue and Tierra Buena Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Coe and Van Loo Consultants on behalf of DR Horton to rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential to allow up to 41 residential lots. The property is located at the northwest corner of 75th Avenue and Tierra Buena Road.

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:

Planning and Zoning Commission Meeting Agenda

Thursday, September 6, 2012

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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
AUGUST 2, 2012
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 Bill Louis, Vice Chair Nancy Golden, Commissioners Leonard Spraker, Greg Loper, Charles Marr, Leigh Strickman, and Gene Sweeney.

Members Absent: None

Others Present: Steve Burg – Chief Assistant City Attorney, Chris Jacques – Planning & Community Development Director, Shawn Kreuzwiesner – Engineering Planning Manager, Ed Boik – Planner, Gary Lopez – Associate Engineer, Jamal Rahimi – City Traffic Engineer, Brian Biesemeyer – Deputy Utilities Director, Alan Dulaney – Water Policy Administrator, and Bev Parcels – Planning Assistant.

Opening Statement: Read by Chris Jacques, Planning & Community Development Director.

Call for speaker request forms.

Audience: Thirteen.

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 Commissioners Gene Sweeney and Nancy Golden from the July 5, 2012 Meeting.
- 2C** **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held July 5, 2012.
- 3C** **CU12-0006:** Piazza on behalf of Dutch Bros Coffee requested a Conditional Use Permit to allow for an outdoor dining patio in conjunction with a future coffee shop. The property is located west of the southwest corner of 83rd Avenue & Thunderbird Road.
- 4C** **CU12-0007:** Piazza on behalf of Aprisa Mexican Cuisine requested a Conditional Use Permit to allow for an outdoor dining patio in conjunction with a future Mexican restaurant. The property is located west of the southwest corner of 83rd Avenue & Thunderbird Road

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

REGULAR AGENDA

NEW BUSINESS:

5R PUBLIC HEARING – Z11-0007: Beus Gilbert PLLC requested a Special Use Permit to allow an Inert Land Reclamation Facility for a property zoned Planned Area Development. The approximately 127 acre property is located east of the 115th Avenue alignment between Olive Avenue and Northern Avenue.

STAFF REPORT: Presented by Ed Boik, Planner.

COMMISSION COMMENT: Commission inquiries included -

- What date the property was annexed into the city,
- When the neighboring subdivision was platted,
- If there was a reuse plan in place or would the site remain a mining operation,
- Flooding concerns resulting from berming,
- Ground pollution from the materials being used to infill property,
- Agency responsible for regulating compliance of the site,
- How long current mining operation will continue,
- Clarification on the process of materials being dropped off at infill,
- Explanation of how the crusher operates,
- Clarification on where the water for the site will come from and the schedule for watering down the site,
- Traffic concerns related to stacking of trucks on Northern Avenue,
- The thirty year time limit and removing the Special Use Permit from the property.

PUBLIC COMMENT:

Paul Gilbert, Applicant – Spoke about the stipulations on the property being proposed, discussed the two neighborhood meetings, and gave a detailed explanation on how the process will operate.

COMMISSION ACTION: Commissioner Loper moved to recommend approval of a request from Beus Gilbert PLLC for a Special Use Permit to allow an Inert Land Reclamation Facility for a property zoned Planned Area Development. The motion was seconded by Commissioner Marr and upon vote, carried 7-0.

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

REPORT FROM STAFF: None

REPORTS FROM THE PLANNING AND ZONING COMMISSION: None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:40 p.m.

William Louis, Chair

Date Signed



REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 12-0002
DATE: September 6, 2012
AGENDA ITEM: 3

Applicant: Coe & Van Loo on behalf of D.R. Horton

Request: Rezone approximately 9.25 acres from Planned Area Development (PAD) to R1-6 Single-Family Residential.

Proposed Development: This proposal is for a 41-lot single-family detached residential community.

Location: The property is located at the northwest corner of 75th Avenue and Tierra Buena Lane (APN 200-53-646, 200-53-647, 200-53-648).

Site Acreage: 9.25 gross acres

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

Recommendation: **Approve**, with stipulations.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Residential/Low Density (2-5 du/ac, target 3 du/ac)*	PAD, Multi-Family Residential
North	Auto Body Repair Facility	Residential/Low Density (2-5 du/ac, target 3 du/ac)	C-4, General Commercial
South	Tierra Buena Lane, then Single-Family Residential	Residential/Low Density (2-5 du/ac, target 3 du/ac)	R1-8, Single-Family Residential
East	Vacant	Residential/Low Density (2-5 du/ac, target 3 du/ac)	C-3, Central Commercial
West	75 th Avenue, then Single-Family Residential	Residential/Low Density (2-5 du/ac, target 3 du/ac)	R1-8, Single-Family Residential
* This property is also subject to the North Peoria Redevelopment Plan, which was amended in 2007 to High Density Residential (6.1 du/ac to 15 du/ac).			

Annexation and Case History

1. The site was part of a larger area annexed into the City of Peoria in 1977 under

Ordinance 1977-48. Upon annexation, it was designated with city zoning of General Commercial (C-4). In 2007, this property was rezoned to Planned Area Development (PAD) with case Z06-19 and the North Peoria Redevelopment Plan was amended with case SP06-01 to allow for a 134-unit multi-family residential development.

PROJECT DESCRIPTION

Site and Project Details

2. The subject property is a 9.25-acre parcel located at the northwest corner of 75th Avenue & Tierra Buena Lane and is currently vacant with PAD (multifamily residential) zoning.
3. This request is to rezone the property to R1-6 Single-Family Residential to allow a 41-lot residential development. The R1-6 zoning district requires lot sizes to be no smaller than 6,000 square feet in area with lot depths and widths to be 50 feet and 100 feet, respectively. Through the accompanying Preliminary Plat application P12-0005, the minimum lot size of this proposal is depicted to be 53' x 120' (6,183 square feet) and the maximum proposed lot size is 13,906 square feet. (Exhibit D1-D2)
4. The City's Design Review Manual prescribes, among other elements, the minimum required open space for residential developments. For projects with minimum lot sizes less than 10,000 square feet in size, 9% of the project area is to be usable open space. This proposal provides 1.45 acres or 15.6% total open space, of which .95 acres or 10.3% is usable.
5. It should also be noted that the applicant is aware of an existing grade difference between this property and the existing neighborhood to the west. Currently, portions of this site are approximately four to six feet higher than the surrounding area. As such, the applicant is prepared to re-grade the site to ensure compatibility and effective wall heights while creating adequate site drainage and retention (Exhibit E, see Wall Section A-A).

DISCUSSION AND ANALYSIS

Conformance with the General Plan

6. The underlying General Plan land use designation for the property is Residential/Low (2-5 du/ac, target 3.0 du/ac). This designation allows for single-family detached residential development; however, this property is also subject to the North Peoria Redevelopment Plan (NPRP), which was amended in 2007 to allow a much higher-density residential project. The amendment changed the land use designation from "Residential Low Density 1.1-3.5 du/ac" to "Residential High Density 6.1-15.0 du/ac".

7. After reviewing this request, staff has determined that while the proposed density of 4.17 du/ac is near the upper end of the *General Plan* land use designation range, it is well below the permitted density range stated in the North Peoria Redevelopment Plan. It is also less intense than the multi-family project that was approved for this property in 2006. As such, staff is supportive of this request.

Citizen Participation Plan - Neighborhood Meeting

8. Section 14-39-8.E of the Peoria Zoning Ordinance requires the applicant of a rezoning request to hold at least one neighborhood meeting. The applicant notified property owners within 600 feet of the subject site. Accordingly, the applicant held a neighborhood meeting on May 9, 2012 at Paseo Verde Elementary School. As indicated in Exhibit F, twenty-one property owners attended the meeting and commented on the project.
9. Based on the community input during the neighborhood meeting, staff understands there to be general support for this proposal versus the existing multi-family zoning. This support is not without concerns, however. The underlying theme of the concerns pertain to access from this project on to Tierra Buena Lane, the difference in grade between this site and the surrounding development(s), and the placement of two-story homes along the western property line (Lots 1-9).
10. Access to this site is being provided in the same manner as the surrounding developments. The proposed layout mirrors the Arrowhead Shadows subdivision by facing homes on to Tierra Buena Lane, then providing access to the rest of the subdivision via 76th Avenue, a local street connecting to Tierra Buena Lane (Exhibit A). Primary access to the previously approved multi-family proposal was directly from 75th Avenue; however, that project consisted of 134 residential units and although it was proposed to share certain design elements found throughout the adjacent neighborhood, it was not intended to be fully integrated with the existing development.
11. Secondary to the location of the access were comments regarding the need for a traffic signal at the intersection of 75th Avenue & Tierra Buena Lane. Staff has contacted the City's Traffic Engineering Division and requested an initial signal demand study to determine if a signal is warranted. The traffic counts are not currently high enough to require a signal and the projections provided by the traffic impact analysis make no indications that this development will increase traffic beyond the threshold of requiring a signal.
12. Both the applicant and staff concur with the adjacent property owner's concerns regarding the grade differences between the subject site and the existing residences to the west. As depicted in Exhibit E, Wall Section A-A, the grade differences will be removed in order to match the grade of the lots located along

this site's western property line and ensure compatibility between the adjacent developments.

13. Lastly, concerning the prohibition of two-story homes on lots 1-9 along the western property line, this is not a request that staff typically supports, though it has been done in the past. All of the City's single-family residential zoning districts allow two-story homes, regardless of the order in which development occurs. Of the nine existing homes along this property's west property line, two are two-story homes. The Zoning Ordinance requires uniform application of the development standards within each zoning district, meaning for example, that all R1-6 or all R1-8 districts should be developed as prescribed in the ordinance. The Planning & Zoning Commission and City Council do have the authority, however, to place certain restrictions on a development by way of conditions. In the case of this rezoning request, if it pleases the Commission, a stipulation may be added that permits only single-story homes along the west property line (lots 1-9).

City Review

14. 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.

Public Notice

15. 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.

FINDINGS AND RECOMMENDATION

16. Based on the following findings:
 - The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan.
 - This rezoning request is consistent with General Plan Residential / Low Density (2-5 du/ac, target of 3 du/ac) land use designation and is less intense than the permitted density range provided in the North Peoria Redevelopment Plan (6.1–15.0 du/ac).
 - This rezoning request will result in a residential development that is compatible with the existing adjacent neighborhood(s).

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

Recommend to the City Council approval of Z 12-0002 subject to the following conditions:

1. The development shall be limited to 43 units.
2. A Final Drainage Report shall be submitted with the improvement plans.
3. The developer shall provide a certified letter to the property owner to the north acknowledging the construction of the sewer line and addressing potential conflicts with daily site activities during construction.
4. Due to the multiple water and sewer taps within Tierra Buena for the 9 lots along the frontage, a complete mill and overlay of the street will be required from the existing northern curb line to the extent of the taps to the south.
5. A Traffic Impact Analysis (TIA) for the site shall be approved prior to final plan approval.
6. A 30'x30' chamfer is required at NWC of 75th and Tierra Buena. A 6-foot screen wall will be required around the perimeter. The proposed grading will need to take into account the grade difference of this lot with respect to the adjacent lots to the west. The finish pad elevation shall be designed to maximize privacy to the west.
7. Two access roads are required and shall be located a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The design of a secondary / emergency access road shall be subject to review by the Fire Safety Division during the Preliminary Plat review process.
8. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

- Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.3, access from two directions shall not be required.
- The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D1-D2	Proposed Site Plan
Exhibit E	Proposed Landscape Plan
Exhibit F	Public Participation Meeting Comments

Prepared by: Adam D. Pruett, AICP, LEED Green Associate
Senior Planner

Z12-0002 Vicinity Map



Z12-0002 Rezoning

Applicant: Coe & Van Loo / D.R. Horton

Request: Rezoning 9.25 acres from PAD to R1-6

Location: Northwest corner of 75th Avenue & Tierra Buena Lane

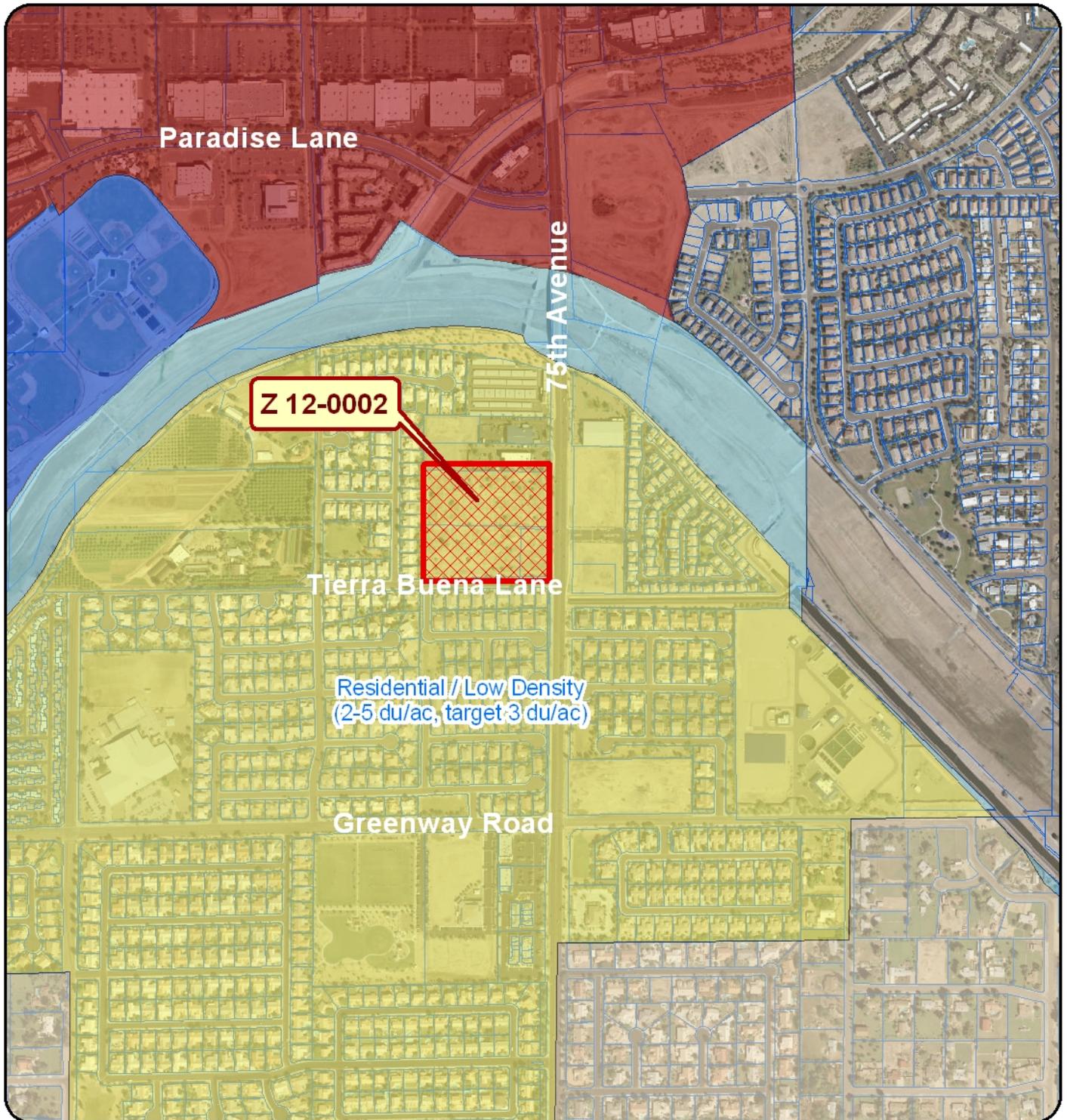
N



Not to Scale

EXHIBIT A

Z12-0002 General Plan Land Use Map



Z12-0002 Rezoning

Applicant: Coe & Van Loo / D.R. Horton

Request: Rezoning 9.25 acres from PAD to R1-6

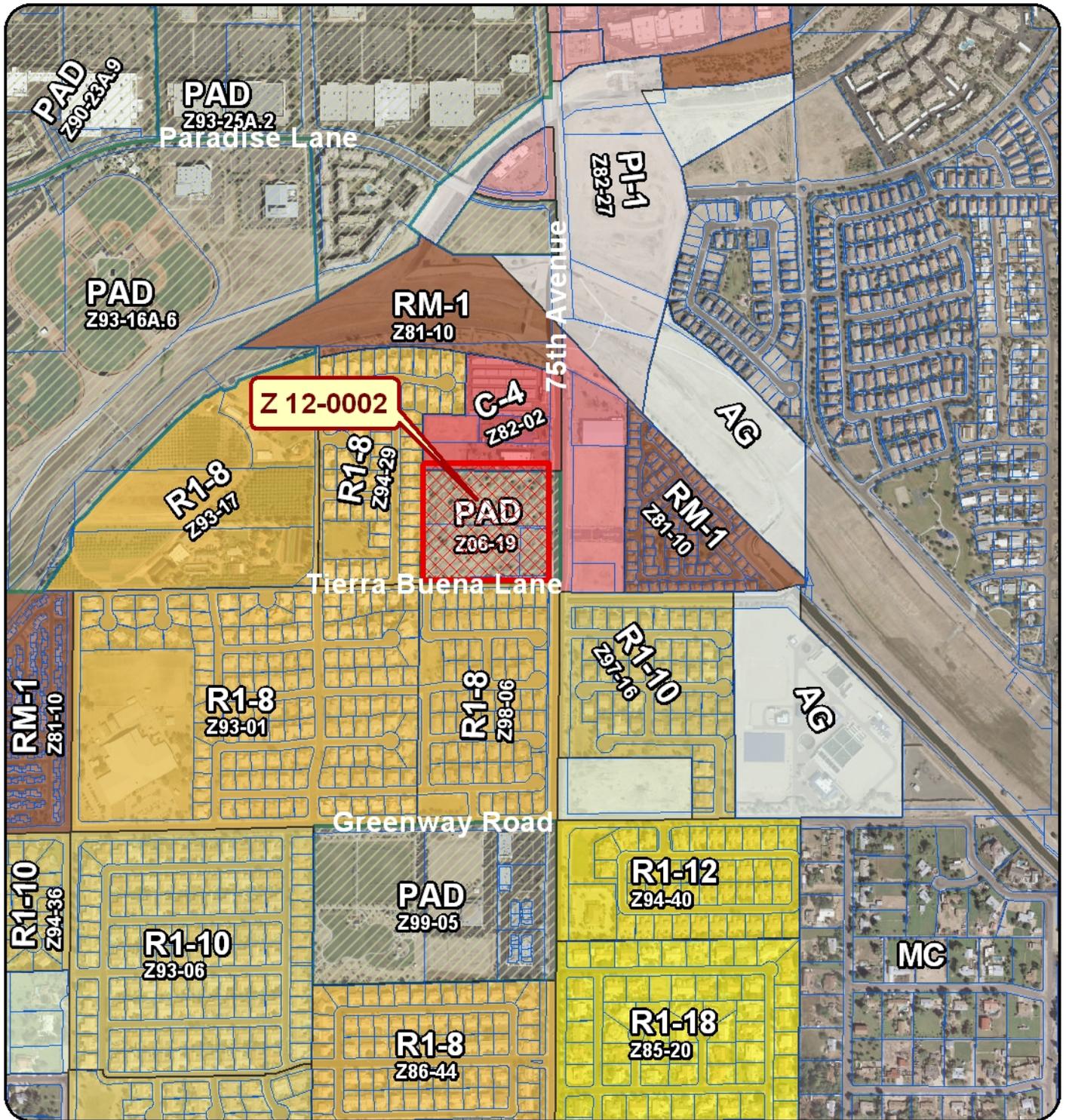
Location: Northwest corner of 75th Avenue & Tierra Buena Lane



Not to Scale

EXHIBIT B

Z12-0002 Zoning Map



Z12-0002 Rezoning

Applicant: Coe & Van Loo / D.R. Horton

Request: Rezoning 9.25 acres from PAD to R1-6

Location: Northwest corner of 75th Avenue & Tierra Buena Lane

N



Not to Scale



EXHIBIT C

NOTES:

- (1) CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD WIRE OR REMOVABLE SECTION TYPE FENCING. ALL OTHERS SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
- (2) ALL EASEMENTS ARE SUBORDINATE TO DRAINAGE EASEMENTS.
- (3) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- (4) AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPED AREAS, LANDSCAPING IN THE RIGHT-OF-WAY ADJACENT TO THE BACK OF REVERSE FRONTAGE LOTS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- (5) STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF STREET RIGHT-OF-WAY WILL BE MAINTAINED AT 3" MAXIMUM IN HEIGHT WITHIN A TRIANGLE MEASURED 3' ALONG A MAJOR STREET AND 16' ALONG A LOCAL STREET.
- (6) ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO MOISE ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF MOISE ODOR OR VIBRATION EXISTING BY USES OUTSIDE OF THE SITE.
- (7) OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY (EXCEPT FOR REVERSE FRONTAGE LOTS) WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- (8) TWO PARKING SPACES WILL BE PROVIDED PER DWELLING UNIT.
- (9) DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- (10) EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 41 DWELLINGS (WITHIN THE ENTIRE SUBDIVISION).
- (11) ALL SEWER LINES TO BE 8" UNLESS OTHERWISE NOTED.
- (12) ALL WATER LINES TO BE 8".

BENCHMARK:

0240 - #47089-1
EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 NORTH,
RANGE 1 EAST, FOUND CHISEL & IN CONCRETE BRIDGE DECK.
ELEVATION = 1214.79 CITY OF PEORIA DATUM

BASIC OF BEARINGS:

N07°24'31" E ALONG THE EAST LINE OF THE SOUTHEAST
QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE
1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING
TO BOOK 881 OF MAPS, PAGE 13, RECORDS OF MARICOPA
COUNTY, ARIZONA.

FLOOD ZONE INFORMATION:

THE MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE
RATE MAP (FIRM), PANEL NUMBERS 010311918H, MAP REVISED SEPTEMBER 30, 2006
(REF #) INDICATED THE SUBJECT SITE FALLS WITHIN ZONE "X".

ZONE "X" IS DEFINED BY FEMA AS:
"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVG. DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA LESS THAN 1
SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LAND USE TABLE

SUBDIVISION NAME	TOTAL SF OF LOTS	ROW SF	LANDSCAPE AREAS (SF)	TOTAL ACRES	TOTAL SF
TIERRA BUENA	279,751 SF	60,346 SF	63,027	9.25 AC	403,124 SF

SITE DATA TABLE

APN #	200-53-646
	200-53-647
	200-53-648
GROSS AREA	9.25 AC
NET AREA	9.25 AC
CURRENT ZONING	PAD
PROPOSED ZONING	R1-6
UNITS	41
DENSITY	4.17 DU/AC
REQUIRED OPEN SPACE	0.83 AC/ 9%
PROPOSED OPEN SPACE*	1.45 AC/ 15.6%
USEABLE OPEN SPACE*	0.95 AC/ 10.3%
PUBLIC R.O.W	1.39 AC
MINIMUM LOT WIDTH REQUIRED	50'
MINIMUM LOT DEPTH/REQUIRED	100'

TRACT TABLE

TRACT	AREA (AC)	SQUARE FT	DESCRIPTION
A	0.07	3053.56	8' REQUIRED STREET FRONTAGE AREA (COLLECTOR)
B*	1.08	47001.24	LANDSCAPE/RETENTION/ACTIVE OPEN SPACE/AMENITIES
C*	0.23	10044.94	10' FOOT REQUIRED STREET FRONTAGE AREA (ARTERIAL), PEDESTRIAN ACCESS AND FIRE EMERGENCY ACCESS
D	0.03	1158.70	8' FOOT REQUIRED STREET FRONTAGE AREA (LOCAL)
E	0.04	1768.54	RETENTION/DRAINAGE
TOTAL	1.45	63026.96	

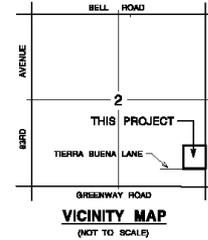
* USED TO CALCULATE OPEN SPACE

LOT AREA DATA TABLE

LOT #	AREA SF	LOT WIDTH	LOT DEPTH
1	6360	53'	120'
2	6360	53'	120'
3	6360	53'	120'
4	6360	53'	120'
5	6360	53'	120'
6	6360	53'	120'
7	6359	53'	120'
8	7739	53'	120'
9	13906	53'	143'
10	9138	53'	120'
11	6359	53'	120'
12	6360	53'	120'
13	6360	53'	120'
14	6360	53'	120'
15	6360	53'	120'
16	6258	53'	120'
17	6183	53'	120'
18	7411	53'	120'
19	10402	60'	120'
20	6266	53'	120'
21	6360	53'	120'
22	6360	53'	120'
23	6360	53'	120'
24	7081	53'	120'
25	7795	65'	120'
26	6360	53'	120'
27	6360	53'	120'
28	6360	53'	120'
29	6360	53'	120'
30	6360	53'	120'
31	6360	53'	120'
32	6360	53'	120'
33	6360	53'	120'
34	6360	53'	120'
35	6360	53'	120'
36	6320	53'	120'
37	6360	53'	120'
38	6360	53'	120'
39	6360	53'	120'
40	6360	53'	120'
41	6320	53'	120'

LOT AREAS

MINIMUM LOT AREA	MAXIMUM LOT AREA	AVERAGE LOT AREA	LOT SIZE
6,183 SF	13,906 SF	6,823 SF	53' X 120'



**PRELIMINARY PLAT
FOR
TIERRA BUENA**

PROPERTY OWNER:

DR. HORTON
16430 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
PHONE: (480) 483-0069
CONTACT: HOLLY JAMES

PREPARED BY:

COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 295-4752
FAX: (602) 295-4753
CONTACT: DAVE GOBLE

PROJECT DESCRIPTION:

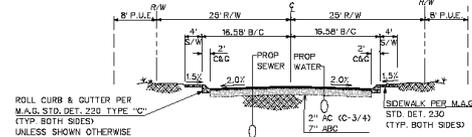
THIS SITE IS A PROPOSED SINGLE-FAMILY
DETACHED RESIDENTIAL DEVELOPMENT UNDER
THE R1-6 ZONING DISTRICT.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

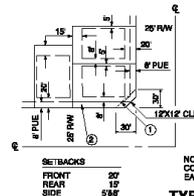
LEGEND

- EXISTING CONTOUR --- 1000 ---
- EXISTING WATER --- EX, S ---
- EXISTING SEWER --- EX, S ---
- PROPOSED WATER --- W ---
- PROPOSED SEWER --- S ---
- PROPOSED ROW --- ---
- PROPOSED CENTER LINE (ROW) --- ---
- PROPOSED MANHOLE --- ○ ---
- FIRE HYDRANT --- ● ---
- SURFACE DRAINAGE --- ---
- SIGHT VISIBILITY LINE --- ---
- INDICATES VEHICULAR NON-ACCESS EASEMENT --- V.N.A.E. ---
- INDICATES PUBLIC UTILITY EASEMENT --- P.U.E. ---



TYPICAL INTERIOR SECTION

N.T.S.



- LIVING AREA TO BE WITHIN BUILDING SETBACKS
- ① LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 30' X 30' UNOBSTRUCTED VIEW EASEMENT
- ② 8' LOCAL & COLLECTORIAL/ARTERIAL
- NO OBJECT WITH VISIBILITY TRIANGLES MAY EXCEED 30' IN HEIGHT.
- NOTE: CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT

TYPICAL LOT LAYOUT AND BUILDING SETBACKS

(NOT TO SCALE)



CVL SHEET
1 OF 2
CVL# 1-01-0215501
DATE: 07/12/2012

PRELIMINARY PLAT FOR TIERRA BUENA

PROPERTY OWNER:

DR. NORTON
16430 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85254
PHONE: (480) 483-0036
CONTACT: HOLLY JAMES

PREPARED BY:

COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 295-4752
FAX: (602) 295-4753
CONTACT: DAVE GOBLE

PROJECT DESCRIPTION:

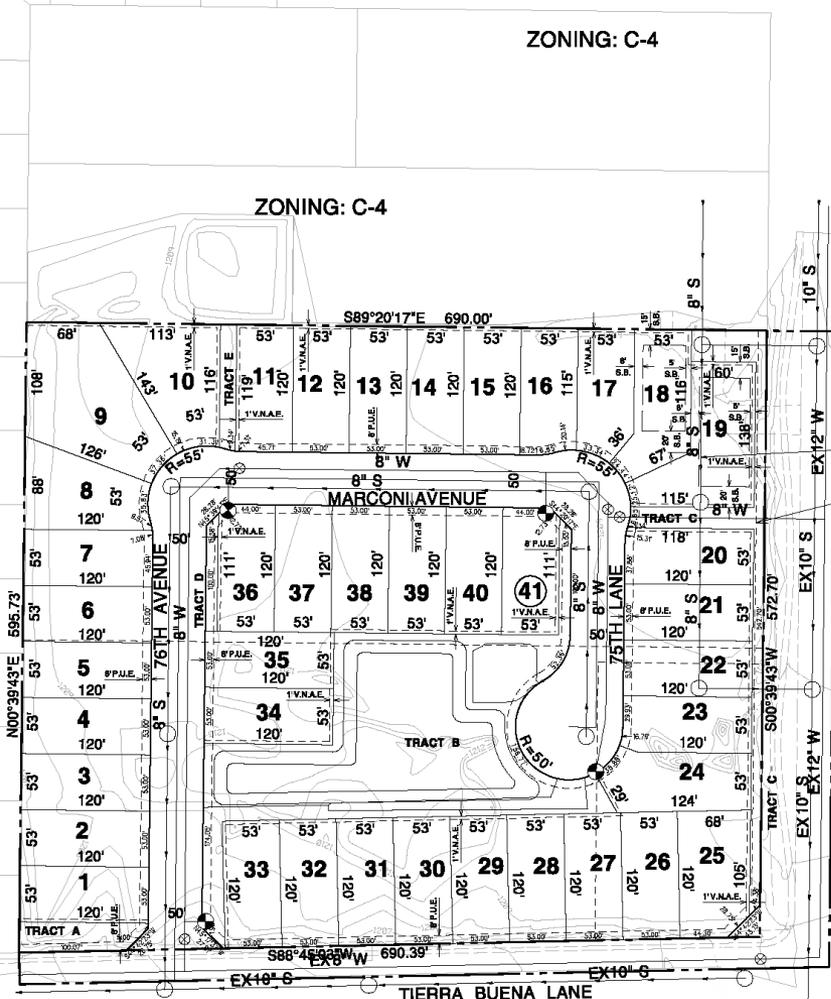
THIS SITE IS A PROPOSED SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT UNDER THE R1-8 ZONING DISTRICT.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

EXISTING CONTOUR		1000'
EXISTING WATER		EX W
EXISTING SEWER		EX S
PROPOSED WATER		W
PROPOSED SEWER		S
PROPOSED ROW		R
PROPOSED CENTER LINE (ROW)		C
PROPOSED VALVE		V
PROPOSED MANHOLE		M
FIRE HYDRANT		H
SURFACE DRAINAGE		D
SIGHT VISIBILITY LINE		V.N.A.E.
INDICATES VEHICULAR NON-ACCESS EASEMENT		V.N.A.E.
INDICATES PUBLIC UTILITY EASEMENT		P.U.E.



LEGACY PLACE
SUBDIVISION
ZONING: R1-8

PASEO VERDE
ESTATES
SUBDIVISION
ZONING: R1-8

ARROWHEAD SHADOWS
SUBDIVISION
ZONING: R1-8

ZONING: C-3

ZONING: C-3







SHEET
2 OF 2
CVL# 1-01-0215501
DATE: 07/12/2012

EXHIBIT D2

PUBLIC PARTICIPATION MEETING COMMENTS



April 25, 2012

Re: Tierra Buena Rezone and Preliminary Plat

Dear Property Owner:

You are invited to participate in a neighborhood meeting. The purpose of the meeting is to discuss the proposed rezone and preliminary plat for Tierra Buena that will be submitted to the City of Peoria Planning and Community Development Department for review. The site is at the northwest corner of 75th Avenue and Tierra Buena Lane (see attached land use map). The meeting will be held at:

**Paseo Verde Elementary School
Cafeteria/Multi-Purpose Room
(Enter Building at Main Entrance)
7880 W. Greenway Road
Peoria, AZ 85381**

May 9, 2012, at 6:30 P.M.

If you cannot attend this meeting, but would like more information or provide input on the project, please contact [REDACTED] or email at [REDACTED]

Sincerely,

COE & VAN LOO
Consultants, Inc.

David B. Coble
Associate, Project Manager

Enclosure

NEIGHBORHOOD MEETING SIGN-IN SHEET

TIERRA BUENA REZONE

DATE: MAY 9, 2012

TIME: 6:30 PM

PLACE: Paseo Verde Elementary School - Cafeteria/multi-purpose room
7880 W. Greenway Road, Peoria, AZ 85381

NAME	ADDRESS	PHONE	EMAIL
Alexandra Jacob	[REDACTED]	[REDACTED]	[REDACTED]
LISA RODRIGUEZ	[REDACTED]	[REDACTED]	[REDACTED]
LAREN SPENCER	[REDACTED]	[REDACTED]	[REDACTED]
CAROL & ROY McKEY	[REDACTED]	[REDACTED]	[REDACTED]
DAVID FICHTENAMP	[REDACTED]	[REDACTED]	[REDACTED]
WES HAFF	[REDACTED]	[REDACTED]	[REDACTED]
JAMEN & BILL HORTON	[REDACTED]	[REDACTED]	[REDACTED]
MARY + GARY SUNDH	[REDACTED]	[REDACTED]	[REDACTED]
Approved & Esquivel (Paco)	[REDACTED]	[REDACTED]	[REDACTED]
ROSE HUFF	[REDACTED]	[REDACTED]	[REDACTED]
MARY BIRNEY	[REDACTED]	[REDACTED]	[REDACTED]
Mary Coughlin	[REDACTED]	[REDACTED]	[REDACTED]
George Coughlin	[REDACTED]	[REDACTED]	[REDACTED]
Buck & Sheline Thompson	[REDACTED]	[REDACTED]	[REDACTED]
Doug & Kayda Koudachuk	[REDACTED]	[REDACTED]	[REDACTED]
Melinda Cron	[REDACTED]	[REDACTED]	[REDACTED]
Curtis Boldron	[REDACTED]	[REDACTED]	[REDACTED]
Esmeralda Saiki	[REDACTED]	[REDACTED]	[REDACTED]
Kathleen Birney	[REDACTED]	[REDACTED]	[REDACTED]
Dan Hutchens	[REDACTED]	[REDACTED]	[REDACTED]
Tim Scheierman	[REDACTED]	[REDACTED]	[REDACTED]

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: RICK THOMPSON

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Comments: SUGGESTED
EXIT 75th AVE

EXTRA TRAFFIC CONCERNS T.B.
ELEVATION

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: Robert Vonderhaar

Address:

Phone:

Email:

Comments:

1. Access to Housing OFF 75th Ave ONLY
2. Same Level Homes ON Lots 1-8
3. Low shrubs along 75th NORTH OF TIERRA BUENA
4. If Access is TO TIERRA BUENA FROM THE HOMES
make it LEFT TURN ONLY.
5. Make Lots 1-8 & 25-33 SAME SIZE AS
Existing homes ACROSS THE STREET.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: WESLEY HUFF

Address:

Phone:

Email:



Comments:

ANOTHER OUTLET ON THE AVE
WHERE WILL THE WATER DRAIN. WE HAVE
A PROBLEM NOW ON J. BUENA.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: Esmeralda Saiki

Address:

Phone:

Email: e

Comments:

Concerned about entrance on Tierra Buena, square footage of homes - would prefer mid-size vs. 1500sq ft. homes, and multifamily homes. Appreciate that it's a small community and HOA.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: MARY BIRNEY

Address:

Phone:

Email:

Comments: 1- AWKWARD LOOKING PLAN / SEEMS CRAMPED
2- PRICE CONCERN + UNSYMMETRICAL
3- GRADING CONCERN
4- BACK ONTO FENCE SO WOULD NOT
WANT 2 STORIES LOTS 1-8

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: Dan Hetchens

Address:

Phone:

Email:

Comments:

Concerned about Additional traffic onto Tierra B. during busy times. Concerned about two story home backing up to our subdivision. Also smaller cheaper homes bringing down our comps.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: Tim Scheienman

Address:

Phone:

Email:

Comments: Strongly oppose access road location & prefer 75th Avenue access point. I was pleased to hear there is potential to build homes in this area but I'm strongly opposed to the access point on the southwest side of the development due to the number cars this would add to street congestion on Tierra Buena & the access road would be pointing directly at my home & adding a 3rd North-South street linking to Tierra Buena all ^{3 of which} within ~~less~~ ^{would be} less than 250 feet of one another & this would be a terrible traffic congestion & safety issue.

PROJECT COMMENTS

Please provide the informat. ... outlined below, as well as any comments about the project.

Name: CURTIS BOLDMAN

Address:

Phone:

Email:

Comments: 2 stories behind 70th LN.
Entrance on TIERRA BUENA
DRAINAGE

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: *Aleyamma Jacob*

Address:

Phone: (

Email: *h*

Comments: Needs a new exit to 75th due to traffic congestion.

Elevation given to several houses can't be given due to overlooking houses.

Huge traffic disadvantage for people right off of 75th and Tierra Buena.

Traffic hazard for kids. Single level housing face to face. Sports events and July 4th will be the biggest amount of traffic and it already is.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: MARY + GARY Sundberg

Address: 

Phone:

Email: 

Comments: cost per unit
access to Tierra Buena only ??
Traffic control —
% homeowner vs rental ?

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: *Amparo B Pérez # Ezequiel*

Address:

Phone:

Email:

Comments: *Do not agree with only one entrance & exit. There needs to be another that I will exit right into 75th. In case of an emergency one exit is not enough, too many cars exiting.*

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: CARMEN HORTON

Address: [REDACTED]

Phone: [REDACTED]

Email:

Comments: Concern with only one exit out of the Complex. It will create too much traffic on Juana Buena. Also, for safety reasons for that complex/home owners there should be another exit off/into 75th directly

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: William & CARMEN HORTON

Address:

Phone: 6

Email: c

Comments: A TRAFFIC LIGHT NEEDS TO BE INSTALLED AT
75TH AVE. AND TIERRA BUENA
NEEDS MORE THAN ONE ENTRANCE/EXIT

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: George Vaughn

Address:

Phone:

Email:

Comments: No mention of parking for visitors or guests - Does not appear to be any available in the project.

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: VAUGHN, PATRICK

Address:



Phone: —

Email: —

Comments: Concerns over traffic as access to 75th has no stop light -

PROJECT COMMENTS

Please provide the information outlined below, as well as any comments about the project.

Name: Ron Miller

Address:

Phone:

Email:



Comments: 1. Elevation of property is much higher than existing lots on west side. Elevation of lots backing up to existing houses needs to be the same. Also only put one story houses along west wall.

2. Would be much better to have entrance on 75th Ave. Too much traffic in Tierra Buena already. ^{Already} Very difficult to make a left turn from Tierra Buena to 75th Ave.

3. Support lots 1-8 being restricted to one story.

4. Bushes along 75th Ave obstruct view when making a left turn. City needs to remove plants

(OVER)

5. Prefer single family homes. • Support this project.