

Planning and Zoning Commission Meeting Notice & Agenda



Thursday, September 13, 2012

City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345

Special 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**

None

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: Conditional Use Permit.

PUBLIC HEARING - CU12-0009: Whitley Morris PLC on behalf of Goodwill Industries is requesting a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD). The approximately 17.5 acre property is located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Whitley Morris PLC on behalf of Goodwill Industries for a Conditional Use Permit to allow the development of a donation center at an existing Goodwill Store on property zoned Planned Area Development (PAD).

4. **PUBLIC HEARING:** RE: PAD Amendment.

PUBLIC HEARING – Z93-10A.7: Whitley Morris PLC on behalf of Goodwill Industries is requesting to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD. Parcel 14 is approximately 17 acres and located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Whitley Morris PLC on behalf of Goodwill Industries to amend the Fletcher Heights Planned Area Development (PAD) to permit donation center drop-off as a conditional use. The proposed changes generally apply to Parcel 14 within the approximately 793 acre PAD.

5. **PUBLIC HEARING:** RE: General Plan Amendment.

PUBLIC HEARING – GPA12-0006: Silver Fern Management, LLC on behalf of Woodside Homes is requesting to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3

du/ac) to facilitate the expansion of the Sunset Ranch II residential development. The subject properties are located north of the northeast 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 from Silver Fern Management, LLC on behalf of Woodside Homes to amend the General Plan Land Use Map for approximately 9.67 acres from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac) to facilitate the expansion of the Sunset Ranch II residential development.

6. **PUBLIC HEARING:** RE: Rezone of approximately 19.72 acres.

PUBLIC HEARING – Z05-25A.3: Silver Fern Management, LLC on behalf of Woodside Homes is requesting to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams Road.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action: Discussion and possible action to recommend approval of a request from Silver Fern Management, LLC on behalf of Woodside Homes to amend the Sunset Ranch II Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area that will allow for future residential lots. The subject properties are located on either side of Lake Pleasant Parkway, north of Williams 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

Planning and Zoning Commission Meeting Agenda

Thursday, September 13, 2012

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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>.



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 12-0009
DATE: September 13, 2012
AGENDA ITEM: 3

Applicant: Withey Morris, PLC, on behalf of Goodwill Industries of Central Arizona
Request: Obtain a Conditional Use Permit (CUP) to permit a donation center drop-off.
Proposed Development: Goodwill Store donation center drop-off
Location: NEC of 83rd Avenue and Lake Pleasant Parkway
Support / Opposition: As of the date of this printing, Staff has one email in opposition and none in favor of the request.
Recommendation: **Approve**, with conditions.

LAND USE CONTEXT

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

	EXISTING LAND USE	GENERAL PLAN	ZONING
Subject Property	Commercial Shopping Center	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
North	Single Family Residential	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
South	Commercial / Retail Uses	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
East	Self-Storage Facility	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
West	Single Family Residential	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)

PROJECT DESCRIPTION

1. The applicant is requesting issuance of a Conditional Use Permit (CUP) to allow for donation drop-off at an existing Goodwill Store.

2. No significant changes will occur on site. Minor changes will include signage in the rear of the property to instruct drivers on donation procedure and the prohibition on after-hours donations.
3. The proposed hours of operation for the donation center and drop-off is Monday to Saturday 9 AM to 9PM and Sunday 10 AM to 6 PM. This corresponds with the Goodwill Store hours.
4. There will be 24-hour surveillance of the drop-off area to prevent after hour drop-offs. If after hours drop offs are attempted, a speaker system will allow for vocal warnings. If the drop-off occurs, a team will be dispatched within 2 hours to pick up the materials and keep the site in clean condition.
5. As part of the request, Goodwill will remove and prohibit all existing donation boxes from the site.
6. A companion Major PAD amendment (Z93-10A.7) case has been submitted alongside this application. The Major PAD amendment amends the permitted and conditional use list for Parcel 14 to allow donation center drop-off as a conditional use. This case cannot be approved unless the Major PAD amendment is approved. Should the Planning and Zoning commission approve this CUP request, it would not be valid until City Council has approved the corresponding Major PAD amendment (Z93-10A.7)

FINDINGS AND ANALYSIS

7. Section 14-39-12.E of the Zoning Ordinance outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate 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.
8. Section 14-39-12.I outlines the Planning Manger's authority to revoke, modify or suspend any CUP which was approved by misrepresentation, violates conditions of approval, or operates in a manner which is impactful or harmful to adjacent neighboring properties.
9. The applicant has provided staff with a narrative that describes the nature of the business, which appears to be typical for donation center drop offs.
10. According to Section 14-9-5.E, a donation center is limited to business hours, the drop-off must be in the rear of the building and screened from view, and no drop-off items shall be stored outside the screened area.

The applicant has committed to immediately locating dropped-off items within the Goodwill store and limiting drop-off times to the business hours. The existing layout of the site, the existing landscaping and the adjacent self-storage units provides screening from the nearby streets and residential properties. The drop-off location is located over 300 feet from the nearest residential property line.

11. In staff's judgment, the proposed use is an appropriate, ancillary function to the Goodwill Store. The use is consistent with surrounding land uses and the context of the area in question and will not generate adverse visual or acoustic impacts.
12. Pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, notice was forwarded to all property owners within 600 feet of the proposal and all registered Homeowners Associations within 1 mile of the proposal. As of this writing, one email has been received which objected to the proposal due to the potential for outdoor storage of donations, dumping of junk in the neighborhood and the likelihood that Goodwill will invite undesirable land uses and lower property values. Staff believes that the conditions and limitations of operation will adequately address the resident's concerns.

Citizen Participation Plan - Neighborhood Meeting

13. Section 14-39-8.E of the Peoria Zoning Ordinance requires the applicant of a conditional use request to hold a neighborhood meeting if a letter of objection is received within the first 21 days of application. Because the applicant filed a companion Major PAD amendment request (Z93-10A.7), the applicant preemptively held a neighborhood meeting for both the Major PAD amendment and the Conditional Use Permit request. The applicant notified property owners within 600 feet of the subject site. Accordingly, the applicant held a neighborhood meeting on July 16, 2012 at Mt. Zion Lutheran Church. No residents attended the meeting.

Proposition 207

14. The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

15. Based on the following findings:
 - The proposal is limited in scope and is an appropriately mitigated function of a Goodwill Store;

- Adequate screening and separation will mitigate any visual, proximity, or acoustic impacts;
- Visual blight generated by on-site donation boxes will be removed;
- The use will be located and will operate in a manner that protects the neighborhood from nuisances and other disturbances and is consistent with a neighborhood-serving commercial establishment.

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

Approve the request for a Conditional Use Permit under Case CU12-0009, subject to the following conditions:

1. The use shall substantially conform to the project Site Plan (Exhibit D) and Narrative (Exhibit E) as contained in the staff report to the September 13, 2012 Planning & Zoning Commission, except where modified herein.
2. All donation boxes shall be removed and prohibited from the premises.
3. The donation area and all donations shall be fully screened from view.
4. All donations shall occur at the designated location in the rear of the property and be promptly brought into the building for storage and processing.
5. Illegal donations 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.
7. This conditional use permit shall not be valid until final approval of case Z93-10A.7.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	Existing Land Use
Exhibit C	Existing Zoning
Exhibit D.1-D.2	Site Plan / Floor Plan
Exhibit E	Narrative
Exhibit F	Citizen Participation Plan
Exhibit G	Letter of Opposition

Prepared by: Ed Boik, AICP, LEED Green Associate
Planner

CU12-0009 Vicinity Map



CU12-0009 Conditional Use Permit

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

Request: Conditional Use Permit to allow donation center drop-off

Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy

3



Not to Scale

EXHIBIT A

CU12-0009 Land Use Map



CU12-0009 Conditional Use Permit

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

Request: Conditional Use Permit to allow donation center drop-off

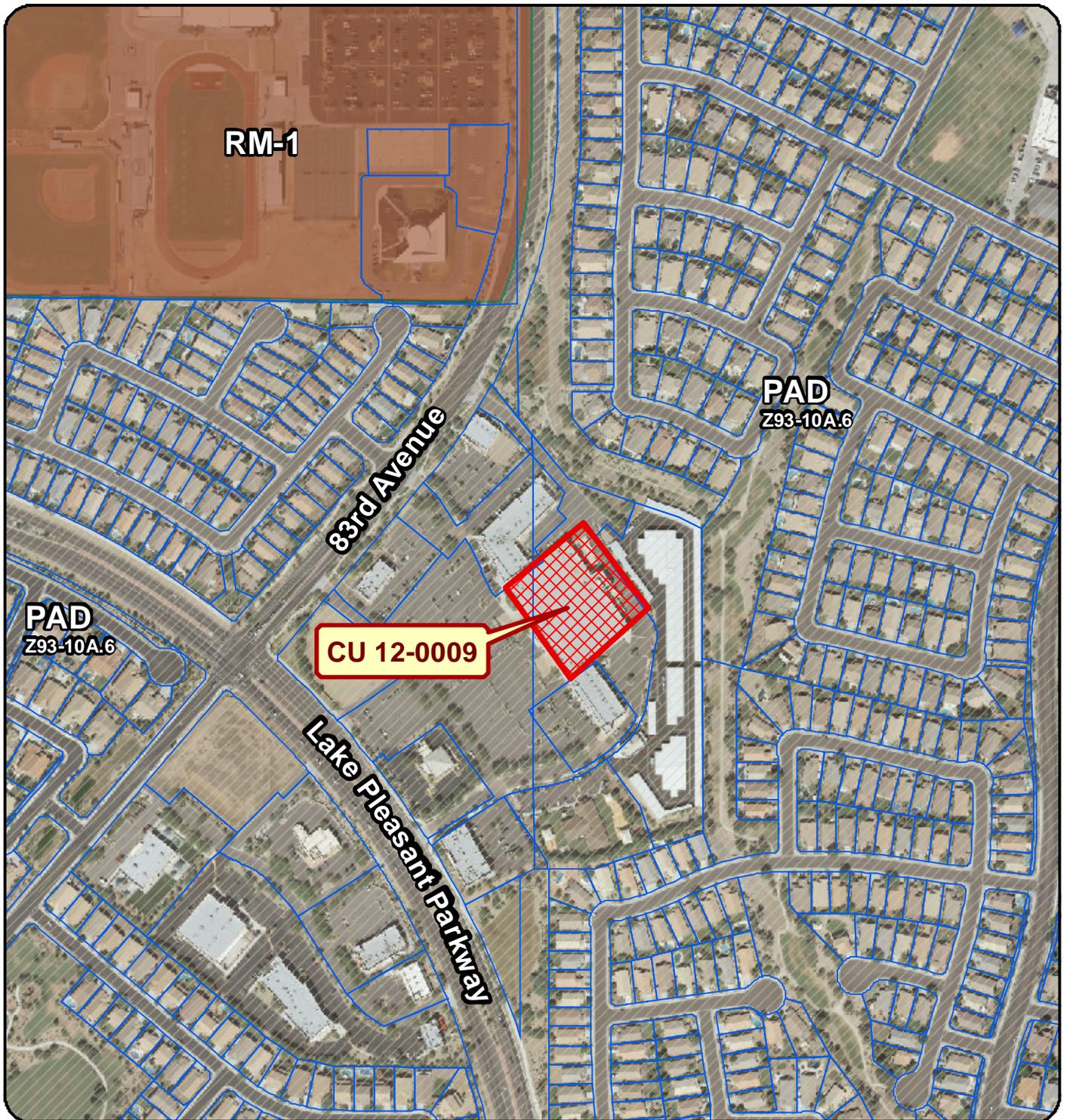
Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy



Not to Scale

EXHIBIT B

CU12-0009 Zoning Map



CU12-0009 Conditional Use Permit

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

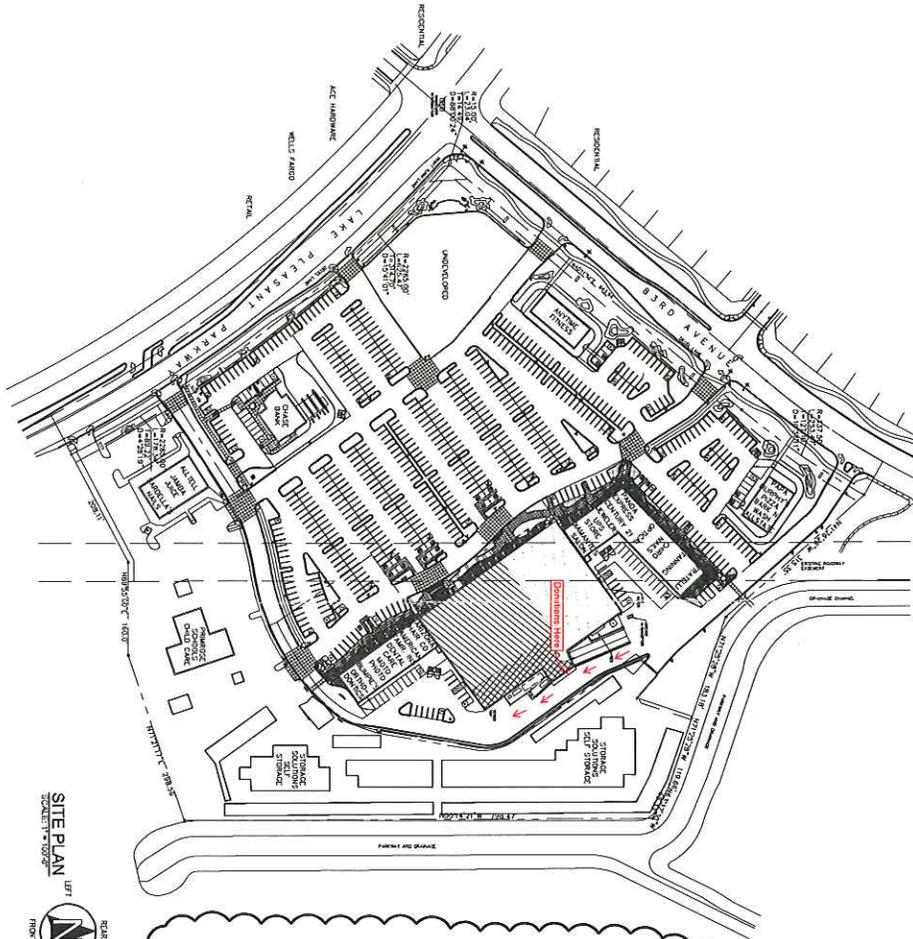
Request: Conditional Use Permit to allow donation center drop-off

Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy



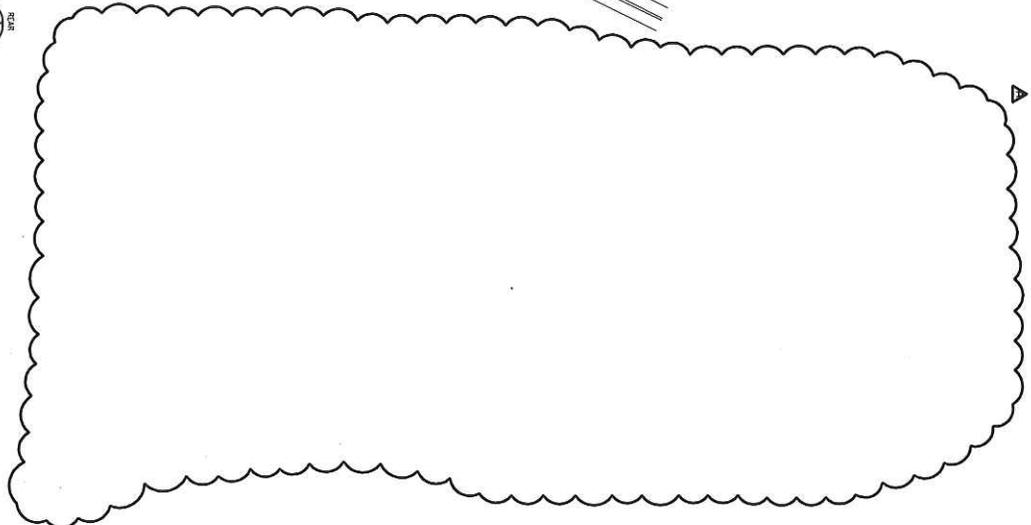
Not to Scale

EXHIBIT C



SITE PLAN
 NORTH
 SOUTH

LEGEND	
	PROPERTY LINE
	AREAS OF BUILDING WITH NO INTERIOR MODIFICATIONS: 22,524 SQ. FT.
	AREAS OF BUILDING WITH INTERIOR MODIFICATIONS: 8,104 SQ. FT. (SEE SHEET SP-1)
	AREAS OF BUILDING WITH INTERIOR MODIFICATIONS (SEE GROUP: M, 2008 SQ. FT.)



DATE	5/17/11
BY	AS SHOWN
SCALE	1" = 10'
PROJECT	SL
SHEET	SP-1

GOODWILL STORE
 20713 N. 83RD AVE, SUITE 101
 PEORIA, AZ 85382

REVISIONS:
 1/21/11 -
 REMOVED DETAILS

COCCA DEVELOPMENT LTD.
 100 DEBARTOLO PLACE, SUITE 400
 BOARDMAN, OH 44512
 PHONE : 330-729-1010
 FAX: 330-729-1008

**Fletcher Heights Major PAD Amendment & Conditional Use Permit
for a Goodwill Donation Center**

NEC of Lake Pleasant Parkway & 83rd Avenue

Project Narrative

I. The Applicant

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. Property Description

In March 2012, Goodwill opened a new store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway in the City of Peoria (the "Property"). An aerial map of the existing store is attached at **Tab A**. The subject Property is located within an existing commercial shopping center in the approved Fletcher Heights PAD.

III. PAD Amendment Request

The Fletcher Heights PAD is roughly bound by 75th Avenue to the west, 87th Avenue to the east, ½ mile south of Beardsley to the south and ½ mile north of Deer Valley Road to the north. It encompasses approximately 793 acres of mixed-use planned area development. The existing PAD plan allows for several commercial parcels. See Existing PAD Plan attached at **Tab B**. The Development Standards for the commercial parcels outlines the allowed uses within the commercial designations. It states that "any principal use permitted in the PC-2 district" shall be allowed. See Development Standards attached at **Tab C**. Although the PC-2 district allows for "retail sales of new and used merchandise", it does not allow the accessory donation center component that is typically found within a Goodwill retail store. See Article 14-9 attached at **Tab D**. The donation center use is allowed within other commercial districts only upon approval of a Conditional Use Permit. It is the request of this application that a "donation center" be permitted on Parcel 14 within the Fletcher Heights PAD commercial districts subject to approval of a Conditional Use Permit. A copy of the revised PAD language is attached at **Tab E**.

This proposal does not alter the existing land use plan or status quo of the Property. The site and the overall PAD will remain the same, and thus, the proposal remains consistent with the Land Use Plan and goals, policies, and objectives of the General Plan identical to when the PAD was originally approved.

IV. Conditional Use Permit Request

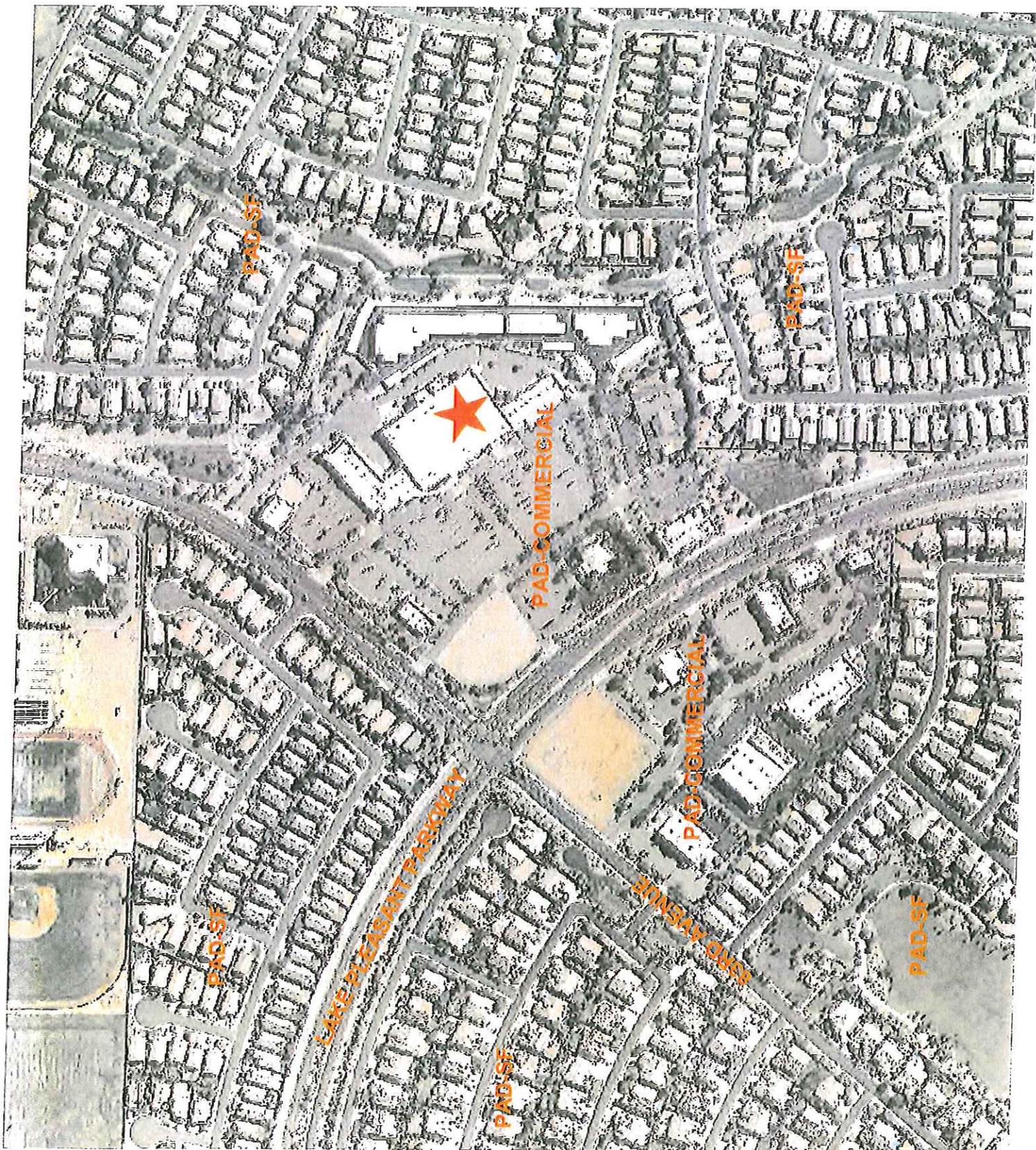
Concurrent with this application is a request for a Conditional Use Permit to allow a "donation center" within the proposed Goodwill retail store within the commercial shopping center located at the Property. The Property is currently used for commercial purposes and encompasses over seventeen (17) acres. The applicant has operated a Goodwill store as a tenant in this shopping center since 2012 without incident. 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 attached at **Tab F**. The donation area is located behind the store and is adequately buffered by the storage unit complex directly east of the Goodwill location. 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.

V. 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. 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, Maricopa County, the State of Arizona and the United States of America.



DEVELOPMENT STANDARDS — COMMERCIAL

Permitted principal uses shall be as follows:

Any principal use permitted in the PC-2 district with the addition of the following:

- A. Gas service stations, including automatic car washes, such as lubrication facilities; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement provided:
 - 1. No outdoor displays other than of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.
 - 2. All yard requirements for principal building and exterior design shall be compatible with that of other buildings in any complex within which said building is located.

Permitted, Permitted Conditional, Accessory Uses and General Regulation will be in accordance with the existing City of Peoria Zoning Ordinance for the PC-2 Planned Neighborhood Commercial District, with the exception of Parcel 1B. Veterinarian Clinics will be allowed as a Conditional use only to correspond with the requirements of the C-2 Zoning District. A Donation Center will be allowed as an accessory use to a Used Merchandise Retail store located only on Parcel 14, subject to obtaining a Conditional Use Permit. A Donation Center is subject to the use limitations within Section 14-9-5 of the Zoning Ordinance.

Buildings located on Parcel 1B shall not exceed a maximum height of 25' per the City of Peoria General Plan.

Minimum Setback and other property development standards required within this district will correspond with the C-2 district.

The P.A.D. district requires that building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20'.

SIGNAGE STANDARDS

All signage shall follow the current City of Peoria Zoning Ordinance, except for modifications as follows:

A. Commercial Parcel #14

- 1. Free-standing monument signage shall be permitted as follows:
 - a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B — SIGNAGE.

ARTICLE 14-9

NON-RESIDENTIAL DISTRICTS

LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
GENERAL RETAIL - CONTINUED												
Candy and Ice Cream Store	P	P	P	P	P	P	P	P	-	-	-	-
Carpet and Floor Covering Store	-	-	-	-	P	P	P	P	-	-	-	-
Copy Center	P	P	P	P	P	P	P	P	P	P	P	P
Donation Center [#] (Ord. No. 03-171)	-	-	-	-	C	-	C	C	P	P	P	P
Florist	P	P	P	P	P	P	P	P	-	-	-	-
Gift, Novelty and Souvenir Shop	P	P	P	P	P	P	P	P	-	-	-	-
Hobby, Stamp and Coin Shop	P	P	P	P	P	P	P	P	-	-	-	-
Newsstand (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	A	A	A
Pawn Shop [#]	-	-	-	-	C	-	C	C	-	-	-	-
Pet Shop [#] (Ord. No. 05-51)	-	-	P	P	P	P	P	P	-	-	-	-
Plumbing, Heating & Air-conditioning Sales and Service	-	-	-	-	-	-	P	-	-	P	P	P
Retail Decorative Rock Sales	-	-	-	-	C	-	P	-	-	P	P	P
Retail Sales of New & Used Merchandise, Indoor, excluding Sale of Automobile, Boats RVs and Motorcycles (Ord. No. 05-36)	-	P	P	P	P	P	P	P	A [#]	-	-	-
Retail Liquor Store [#]	-	-	-	-	C	-	C	C	-	-	-	-
Small Merchandise Vendor Carts [#] (Ord. No. 05-36)	A	A	A	A	A	A	A	A	A	A	A	A
Video Rental Store	P	P	P	P	P	P	P	P	-	-	-	-
Water and Ice Store	-	P	P	P	P	P	P	P	-	-	-	-
INSTITUTIONAL												
Art Gallery	P	P	P	P	P	P	P	P	-	-	-	-
Cultural Institutions	P	P	P	P	P	P	P	P	P	-	-	-
Day Care Centers or Pre-school Centers [#]	P	P	P	P	P	P	P	-	-	-	-	-
Group Care Facility or Community Residential Facility [#] (Ord. No. 05-58A)	-	-	-	-	C	-	P	P	-	-	-	-
Homeless Shelter & similar uses	-	-	-	-	-	-	-	-	-	-	P	P
Libraries and Museums	P	P	P	P	P	P	P	P	-	-	-	-
Non-profit Social services [#]	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or Convalescent Home, Long term Care Facility [#]	P*	P*	-	-	C	-	P	P	-	-	-	-
Public Buildings [#]	P	P	P	P	P	P	P	P	P	P	P	P
Public/Private Schools, College and University Facilities excluding College & University Campuses [#] (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment [#]	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions & similar places of worship [#]	P	P	P	P	P	P	P	-	-	-	-	-
Substance Abuse Detoxification & Treatment Centers	-	-	-	-	-	-	C	-	-	P	P	P

- P = Permitted Use
- C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39-10.
- A = Accessory use
- * = Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit (Ord. No. 05-58A)
- # = Subject to special limitations (see the following section 14-9-5)
- = Not Permitted

DEVELOPMENT STANDARDS — COMMERCIAL

Permitted principal uses shall be as follows:

Any principal use permitted in the PC-2 district with the addition of the following:

- A. Gas service stations, including automatic car washes, such as lubrication facilities; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement provided:
 1. No outdoor displays other than of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.
 2. All yard requirements for principal building and exterior design shall be compatible with that of other buildings in any complex within which said building is located.

Permitted, Permitted Conditional, Accessory Uses and General Regulation will be in accordance with the existing City of Peoria Zoning Ordinance for the PC-2 Planned Neighborhood Commercial District, with the exception of Parcel 1B. Veterinarian Clinics will be allowed as a Conditional use only to correspond with the requirements of the C-2 Zoning District. A Donation Center will be allowed as an accessory use to a Used Merchandise Retail store located only on Parcel 14, subject to obtaining a Conditional Use Permit. A Donation Center is subject to the use limitations within Section 14-9-5 of the Zoning Ordinance.

Buildings located on Parcel 1B shall not exceed a maximum height of 25' per the City of Peoria General Plan.

Minimum Setback and other property development standards required within this district will correspond with the C-2 district.

The P.A.D. district requires that building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20'.

SIGNAGE STANDARDS

All signage shall follow the current City of Peoria Zoning Ordinance, except for modifications as follows:

A. Commercial Parcel #14

1. Free-standing monument signage shall be permitted as follows:
 - a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B — SIGNAGE.

wall or structure consisting of a minimum height of ten (10) feet, or as otherwise approved by the Planning and Zoning Commission. Additional screening from elevated roadways may be required, such as canopies, berming, or other design solutions.

- b. Doors of the storage areas shall not front on any public street.
 - c. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.
 - d. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such facility.
 - e. The City may exempt any structure from side and rear yard setbacks, except in circumstances where the site devoted to such use abuts a residential use or residentially-zoned vacant property. In such cases, the setback for the site boundary abutting the residential district shall be no less than thirty (30) feet.
 - f. All direct vehicular access shall be from an abutting arterial street.
 - g. The locations of the driveways, wall, landscaping, and buildings shall be so arranged as to minimize traffic disruptions.
 - h. A wall with a minimum height of six (6) feet and a landscaping buffer in accordance with Section 14-35-4.A.3, or as approved by the Planning and Zoning Commission, shall be constructed along the site boundary devoted to such use where abutting a residential use or residentially-zoned vacant property.
 - i. All vehicle storage shall be limited to hard surfaced areas.
 - j. Lighting shall be directed toward the site and shall not cause undesirable glare to nearby residential properties.
2. Recycling Collection Facility and similar establishments shall not be engaged in any processing or compounding to reform materials into a useable state. The Planning and Zoning Commission may require screening, landscaping, and the restriction of use/materials to enclosed structures.
 3. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.
- E. General Retail (Ord. No. 03-171 & 11-03)
1. Donation Centers shall be subject to the following conditions:

ARTICLE 14-9

NON-RESIDENTIAL DISTRICTS

- a. Donation drop off shall be limited to business hours only.
 - b. Drop off location shall be at the rear of the building and shall be fully screened from view.
 - c. No drop off items shall be stored outside the screened area.
2. Pet Shops, including commonly associated accessory uses such as grooming, veterinary care, training, pet day camp services and the boarding of household pets, shall be subject to the following conditions: (Ord. No. 06-16)
- a. Veterinarian and grooming services shall be restricted to the care and treatment of small animals during regular business hours.
 - b. The commercial breeding of animals shall be prohibited. (Ord. No. 06-16)
 - c. All activities shall be completely contained within enclosed buildings; the building shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater.
 - d. All refuse shall be stored within a completely enclosed building.
 - e. Outdoor runs or exercise pens shall be prohibited.
 - f. Overnight boarding services for household pets may be operated as an accessory use, provided no more than twenty-five percent (25%) of the total square footage of the establishment may be used as sleeping quarters for the boarded pets; and the area shall be constructed, maintained or operated so that the smell of the boarded animals does not create a nuisance off-site. (Ord. No. 06-16)
3. Indoor retail sales of new and used merchandise excluding sale of automobiles, boats, RVs, and motorcycles as an Accessory Use within the BPI Zoning District shall be no greater than 20% of the overall gross floor area (G.F.A.) of the establishment and shall not exceed 1,000 square feet in area.
4. Permissible consumer Fireworks Sales shall be subject to the following conditions: (Ord. No. 2011-03)
- a. Signage shall be displayed at the point-of-sale in accordance with Peoria City Code Section 9-49.
 - b. Sales may only occur in buildings classified with a mercantile building occupancy code.

F. Institutional Uses

1. Day Care Centers or Pre-school Centers shall be permitted in accordance with State Department of Health Care Services regulations. (Ord. No. 83-16)

Citizen Participation Final Report

**Z12-0003 &
CU12-0009**

Goodwill Store

Northeast Corner of
83rd Avenue and Lake Pleasant Parkway

Prepared by:

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016

Submitted on:
July 19, 2012



1. Project Description

In March 2012, Goodwill opened a new store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway in the City of Peoria (the "Property") located within an existing commercial shopping center in the approved Fletcher Heights PAD. Goodwill desires to have a donation area to accept donations. For this purpose, a PAD amendment was filed to permit a donation center as an accessory use in the PC-2 district within the Fletcher Heights PAD subject to approval of a Conditional Use Permit. It is the request of this application that a "donation center" be permitted on Parcel 14 within the Fletcher Heights PAD commercial districts subject to approval of a Conditional Use Permit.

Concurrent with this application is a request for a Conditional Use Permit to allow a "donation center" within the proposed Goodwill retail store. The Property is currently used for commercial purposes and encompasses over seventeen (17) acres. The applicant has operated a Goodwill store as a tenant in this shopping center since 2012 without incident. 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 behind the store and is adequately buffered by the storage unit complex directly east of the Goodwill location. 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 2 hours to maintain a clean and orderly site. All donation boxes owned by other companies will be removed from the parcel occupied by Goodwill.

2. Citizen Participation Plan Overview

For this request, the Planning Department determined that a notification letter and a neighborhood meeting would be the most appropriate public notification technique for this proposal. A notification letter describing the application and inviting the recipient to a neighborhood meeting was mailed out. The notification letter was sent to Homeowners Associations within 1 mile and all property owners within 600' of the Property. A copy of the Notification Letter is attached at **Exhibit 1**. The Notification letter was mailed June 30, 2012.

An outlined map of the notification area is attached as **Exhibit 2**. The map meets the City of Peoria ordinance requirements since it includes all property owners within 600' of the shopping complex property – not just from the subject parcel. In addition all neighborhood associations and community associations within one mile were notified. In total, 202 individual letters were mailed. See Mailing List attached as **Exhibit 3**.

All persons listed on the mailing list received a letter prepared by the applicant describing the project and the proposed donation drive thru use sent by first class mail. The letter included a general explanation of the desired use of the donation area and the name and contact information for the applicant if the public had any questions or comments.

The letter also invited members of the public to attend an open house meeting to obtain additional information. The open house was held on July 16, 2012 at the Mt. Zion Lutheran Church located at 8902 West Deer Valley Road, in Peoria. The meeting began at 6:00 p.m. Present at the open house was the applicant and various Goodwill representatives. No members of the public attended the open house.

3. Public Response

The applicant received two phone calls about the project when the City mailed postcards immediately after the application filing in June. The two callers had misinformation about Goodwill. The applicant informed them that a Goodwill store is an existing use which is permitted by right, and that the purpose of the request was to simply permit a donation area as part of the use. The applicant explained the operations and that there would be no outdoor storage or processing. The callers obtained a better understanding about the project.

The applicant did not receive a single inquiry, phone call or email when the notice letters were mailed out inviting neighbors to attend the open house meeting. Again, 202 letters were mailed which did not generate any applicant inquiry.

The staff Planner received one email from a resident who was opposed to second hand stores in general. The resident felt that second hand stores should not be permitted in the City of Peoria and not close to his neighborhood. Staff did not provide the contact information and the applicant was unable to contact the resident to clarify any confusion or misperception they may have about Goodwill.

The applicant regularly updated representatives from the Fletcher Heights HOA about the proposal and the status of the project. The Fletcher Heights HOA is not opposed to the application. The applicant has also spoken with multiple residents at the store location who have expressed an interest in donating goods and identified a clear demand by area residents.

4. Summary

It is not surprising that there was minimal response from the public about the application. The existing use has operated at this location for nearly five months and the request merely allows the store to collect donations in the back of the building, in an area buffered by the adjacent mini storage center. It is also important to note that the site currently has multiple donation boxes in the parking lot fronting the roadways. These donation boxes are owned by private, for-profit companies, and are not associated with Goodwill. On many occasions, the donations are left outside and next to the boxes for many days.

Unlike the other donation boxes, the approval of this request for Goodwill will provide a better donation area than what is currently on site. The use is constantly monitored, cleaned, and attended unlike the donation boxes in the parking lot. All items are stored and processed indoors. Lastly, the approval of the Goodwill donation area will include stipulations that the other existing donation boxes must be removed from the Goodwill parcel.



June 30, 2012

Re: Goodwill store at the northeast corner of Lake Pleasant Parkway and 83rd Avenue

Dear Property Owner and/or Neighborhood Organization:

Our firm represents Goodwill of Central Arizona in connection with the Goodwill store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway as shown on the enclosed map. As you are aware, Goodwill recently filed a PAD amendment and Conditional Use Permit application with the City of Peoria in order to permit a donation center at this location. The purpose of this letter is to introduce ourselves and let you know our plans for store.

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.

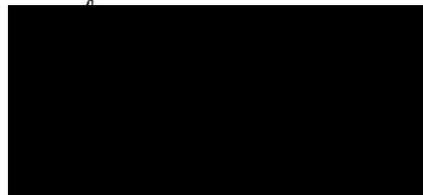
Like all other Goodwill stores, a donation center is an important accessory use as part of the overall store operations. Individuals will be able to drop off used household items. The Goodwill Retail Store model allows staff members to come to the donor's vehicle within 30 seconds, collect the donations, and take all donations into the stores immediately. This Goodwill location will offer 24-hour video surveillance of both the interior and exterior of the store. The Goodwill donation center will provide a neighborhood use within the existing retail center that will be beneficial to and convenient for the area residents.

In order to more fully explain this proposal, we have scheduled an open house for all property owners who live in the immediate area.

Date: July 16, 2012
Time: Drop by anytime between 6:00 p.m. - 7:00 p.m.
Place: Mt. Zion Lutheran Church
Location: 8902 West Deer Valley Road, Peoria, AZ

If you cannot attend for any reason we would be happy to meet with you or a small group of your neighbors separately at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@withey.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS PLC



Enclosure



Goodwill

Ed Boik

From:
Sent:
To:
Subject:

Dear Mr. Boik,

As a resident of the nearby Goodwill, I wanted to let you know I am strongly opposed to the idea of a "donation drop off" at the Goodwill store for a variety of reasons.

- 1) I used to live in a neighborhood that was doing fine, and then a Savers moved in. You can drive by 35th and Bell and see the Savers "drop off area" is nothing more than a dump. While the Goodwill store is proposing it will be in back of the store, it will still lead to people dumping junk in our neighborhood.
- 2) The idea of a Goodwill store being in our neighborhood is embarrassing. I understand they are trying to change their image, but unfortunately they will drag down property values and attract pay day lenders.
- 3) While this request may be commercially beneficial to Goodwill Enterprises, I cannot fathom how it will benefit this fine Peoria community.

I don't like the idea of Goodwill being in our neighborhood, but we didn't get to vote on that. The last thing I want is a Goodwill dump in our neighborhood.

Sincerely,





REZONING

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 93-10A.7
DATE: September 13, 2012
AGENDA ITEM: 4

Applicant: Withey Morris, PLC, on behalf of Goodwill Industries of Central Arizona

Request: Amend a Planned Area Development (PAD) to permit donation center drop-off as a conditional use for approximately 17 acres within the Fletcher Heights PAD.

Proposed Development: Goodwill Store donation center drop-off

Location: NEC of 83rd Avenue and Lake Pleasant Parkway

Site Acreage: Approximately 17 gross acres

Support / Opposition: As of the date of this printing, Staff has one email in opposition and none in favor of the request..

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	Commercial Shopping Center	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
North	Single Family Residential	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
South	Commercial / Retail Uses	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
East	Self-Storage Facility	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)
West	Single Family Residential	Low-Density Residential (2-5 du/ac, target 3 du/ac)	PAD, (Z93-10A.6, Fletcher Heights)

Annexation and Zoning History

1. The site was part of a series of annexations to the City. The majority of the site was annexed in 1978 under *Ordinance 78-12* and in 1982 under *Ordinance 82-21*. In 1995, this property was rezoned to Planned Area Development (PAD). The Fletcher

Heights PAD encompasses approximately 793 acres and includes single-family residential and commercial parcels. The PAD is generally bound by 75th Avenue (west), 87th Avenue (east), half-mile south of Bearsley (south) and one-half mile north of Deer Valley Road (north).

PROJECT DESCRIPTION

Site and Project Details

2. The applicant is requesting a major amendment to the Fletcher Heights PAD (Z93-10A.6) to allow donation center drop-off as a conditional use. The Fletcher Heights PAD currently permits PC-2 ('Planned Community Commercial District') uses pursuant to the Zoning Ordinance with one exception to allow Veterinarian Clinics as Conditional Uses.
3. The proposed amendment relates to a development parcel encompassing approximately 17 acres located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway. The parcel is currently developed with a shopping center within the Fletcher Heights PAD. Goodwill has operated as a tenant in this center since March, 2012 and occupies space that was previously part of a Safeway grocery store.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

4. The underlying General Plan land use designation for the property is Residential/Low (2.0-5.0 du/ac, target 3.0 du/ac). This designation allows for single-family detached residential development. Since the site is zoned PAD, there are opportunities for arterial corners, such as the subject site, to be designated for community serving commercial uses.
5. As identified above, the development parcel in question is subject to the standards of the PC-2 District, with modifications. The PC-2 has not been a widely-utilized district in the City; however, it is very similar in scale and character to the more widely utilized C-2 ('Intermediate Commercial') zoning district which is typically found at major arterial corners. Both 83rd Avenue and Lake Pleasant Parkway are designated as major arterial streets on the General Plan. Additionally, donation center drop-off uses are permitted with the issuance of a conditional use permit (CUP) in the C-2 district.
6. Pursuant to (14-9-2.D), the PC-2 District is intended is intended to "accommodate large-scale planned commercial complexes providing comparison shopping goods and services to a community wide and regional trade area. It is further intended that such commercial centers shall be planned, developed and managed as integrated complexes under unified or condominium ownership."

7. Accordingly, after reviewing this request, staff has determined that including donation center drop-off as a conditional use is not incompatible with other potential uses for this commercial site within the PAD. Other uses which require conditional uses, such as bars or taverns, are conditional uses within this PAD. Coupled with appropriate use standards as listed in Section 14-9-5 and conditional use stipulations, donation centers have the potential to be compatible uses within the shopping center and larger neighborhood area.
8. Pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, notice was forwarded to all property owners within 600 feet of the proposal and all registered Homeowners Associations within 1 mile of the proposal. As of this writing, one email has been received which objected to the proposal due to the potential for outdoor storage of donations, dumping of junk in the neighborhood and the likelihood that Goodwill will invite undesirable land uses and lower property values. Staff believes that the conditions and limitations of operation will adequately address the resident's concerns.

Citizen Participation Plan - Neighborhood Meeting

9. 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 July 16, 2012 at Mt. Zion Lutheran Church. No residents attended the meeting.
10. The applicant indicated in their Citizen Participation Report that they have had frequent contact with the Fletcher Heights Neighborhood Association and that the neighborhood association does not object to the request.

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.

FINDINGS AND RECOMMENDATION

12. 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 major PAD amendment allows for the opportunity of a conditionally appropriate use within the subject site;
 - Donation Center drop-off uses are comparable in intensity and potential impacts as bars and taverns which are currently allowed with a conditional use permit within the PAD.

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

Recommend to the City Council approval of Z93-10A.7 subject to the following conditions:

1. Development shall adhere to provisions of the revised Standards and Guidelines Report, included as part of the project narrative of this report dated September 13, 2012 (Exhibit D).
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 93-10 (Fletcher Heights) and all subsequent amendments to that case.

Attachments:

Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Narrative
Exhibit E	Citizen Participation Plan Report
Exhibit F	Letter of Opposition
Prepared by:	Ed Boik, AICP, LEED Green Associate Planner

Z93-10A.7 Vicinity Map



Z93-10A.7 Major PAD Amendment

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

Request: Major PAD amendment to allow donation center drop-off

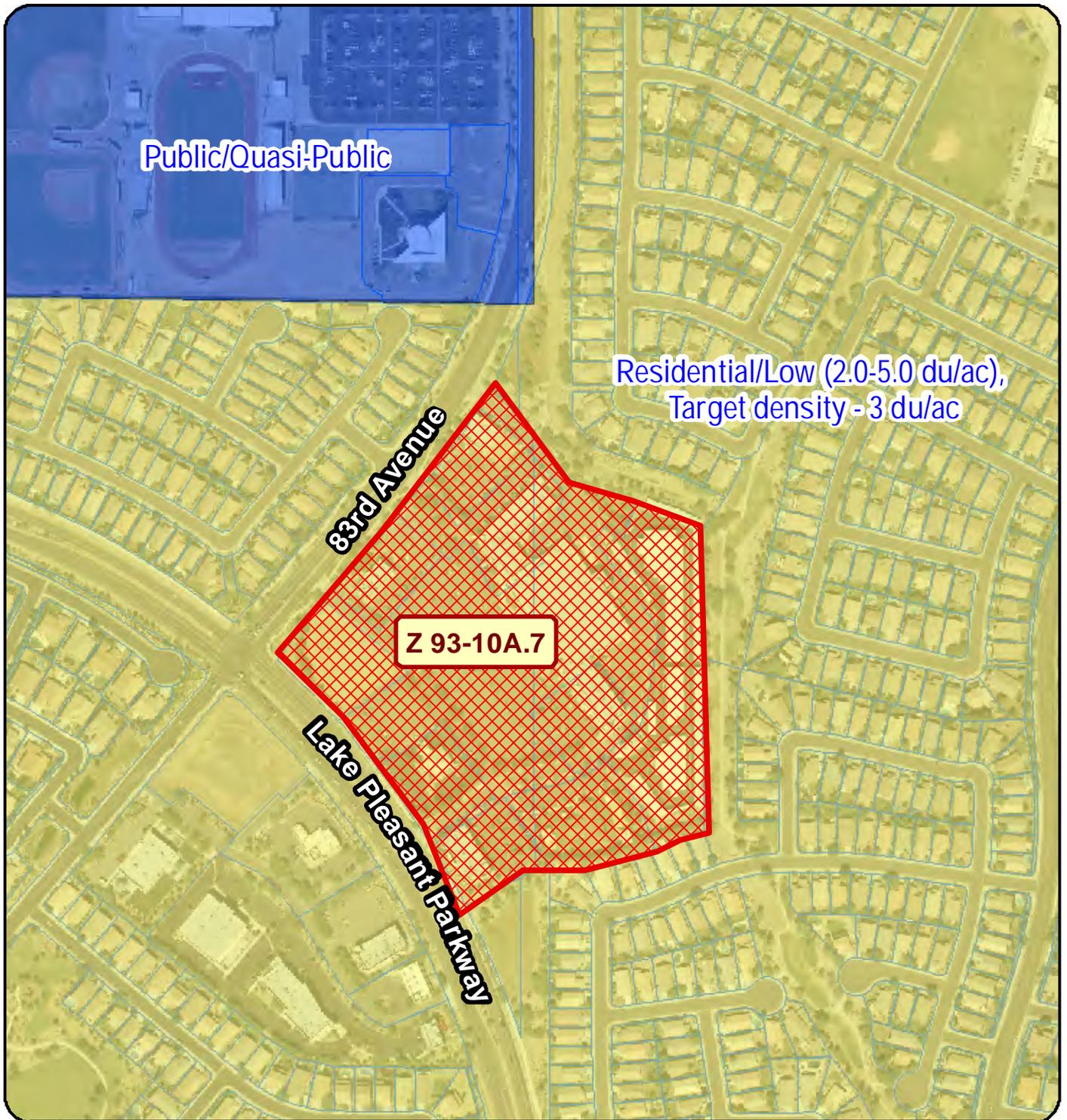
Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy



Not to Scale

EXHIBIT A

Z93-10A.7 Land Use Map



Z93-10A.7 Major PAD Amendment

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

Request: Major PAD amendment to allow donation center drop-off

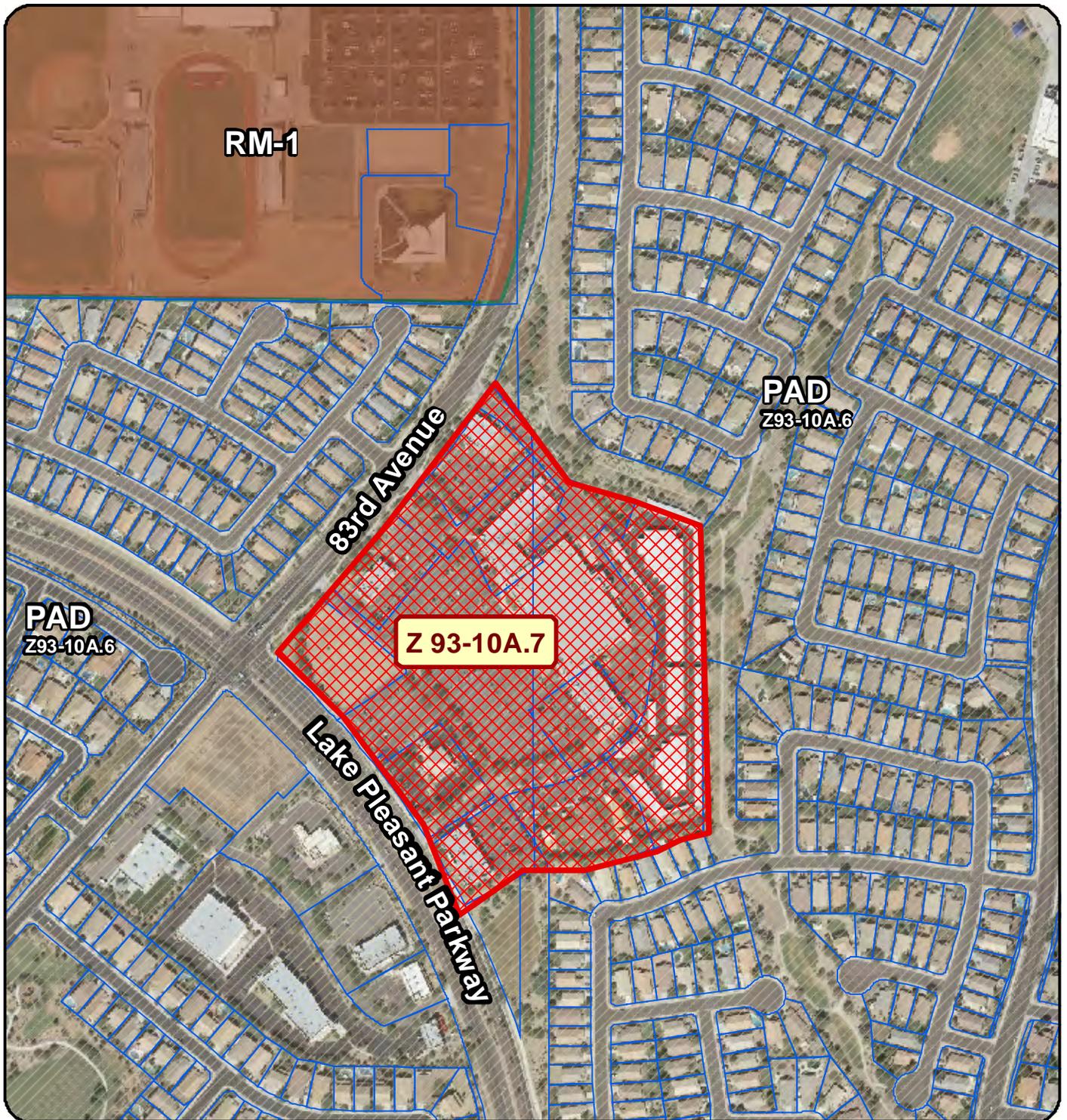
Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy



Not to Scale

EXHIBIT B

Z93-10A.7 Zoning Map



Z93-10A.7 Major PAD Amendment

Applicant: Withey Morris, PLC / Goodwill Industries of Central Arizona

Request: Major PAD amendment to allow donation center drop-off

Location: Northeast corner of 83rd Ave and Lake Pleasant Pkwy



Not to Scale

EXHIBIT C

Fletcher Heights Major PAD Amendment & Conditional Use Permit for a Goodwill Donation Center

NEC of Lake Pleasant Parkway & 83rd Avenue

Project Narrative

I. The Applicant

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. Property Description

In March 2012, Goodwill opened a new store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway in the City of Peoria (the "Property"). An aerial map of the existing store is attached at **Tab A**. The subject Property is located within an existing commercial shopping center in the approved Fletcher Heights PAD.

III. PAD Amendment Request

The Fletcher Heights PAD is roughly bound by 75th Avenue to the west, 87th Avenue to the east, ½ mile south of Beardsley to the south and ½ mile north of Deer Valley Road to the north. It encompasses approximately 793 acres of mixed-use planned area development. The existing PAD plan allows for several commercial parcels. See Existing PAD Plan attached at **Tab B**. The Development Standards for the commercial parcels outlines the allowed uses within the commercial designations. It states that "any principal use permitted in the PC-2 district" shall be allowed. See Development Standards attached at **Tab C**. Although the PC-2 district allows for "retail sales of new and used merchandise", it does not allow the accessory donation center component that is typically found within a Goodwill retail store. See Article 14-9 attached at **Tab D**. The donation center use is allowed within other commercial districts only upon approval of a Conditional Use Permit. It is the request of this application that a "donation center" be permitted on Parcel 14 within the Fletcher Heights PAD commercial districts subject to approval of a Conditional Use Permit. A copy of the revised PAD language is attached at **Tab E**.

This proposal does not alter the existing land use plan or status quo of the Property. The site and the overall PAD will remain the same, and thus, the proposal remains consistent with the Land Use Plan and goals, policies, and objectives of the General Plan identical to when the PAD was originally approved.

IV. Conditional Use Permit Request

Concurrent with 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 commercial purposes and encompasses over seventeen (17) acres. The applicant has operated a Goodwill store as a tenant in this shopping center since 2012 without incident. 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 attached at **Tab F**. The donation area is located behind the store and is adequately buffered by the storage unit complex directly east of the Goodwill location. 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.

V. 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. 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, Maricopa County, the State of Arizona and the United States of America.



DEVELOPMENT STANDARDS — COMMERCIAL

Permitted principal uses shall be as follows:

Any principal use permitted in the PC-2 district with the addition of the following:

- A. Gas service stations, including automatic car washes, such as lubrication facilities; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement provided:
 1. No outdoor displays other than of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.
 2. All yard requirements for principal building and exterior design shall be compatible with that of other buildings in any complex within which said building is located.

Permitted, Permitted Conditional, Accessory Uses and General Regulation will be in accordance with the existing City of Peoria Zoning Ordinance for the PC-2 Planned Neighborhood Commercial District, with the exception of Parcel 1B. Veterinarian Clinics will be allowed as a Conditional use only to correspond with the requirements of the C-2 Zoning District. A Donation Center will be allowed as an accessory use to a Used Merchandise Retail store located only on Parcel 14, subject to obtaining a Conditional Use Permit. A Donation Center is subject to the use limitations within Section 14-9-5 of the Zoning Ordinance.

Buildings located on Parcel 1B shall not exceed a maximum height of 25' per the City of Peoria General Plan.

Minimum Setback and other property development standards required within this district will correspond with the C-2 district.

The P.A.D. district requires that building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20'.

SIGNAGE STANDARDS

All signage shall follow the current City of Peoria Zoning Ordinance, except for modifications as follows:

A. Commercial Parcel #14

1. Free-standing monument signage shall be permitted as follows:
 - a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B — SIGNAGE.

ARTICLE 14-9

NON-RESIDENTIAL DISTRICTS

LAND USE	O-1	C-1	PC-1	FC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
GENERAL RETAIL - CONTINUED												
Candy and Ice Cream Store	P	P	P	P	P	P	P	P	-	-	-	-
Carpet and Floor Covering Store	-	-	-	-	P	P	P	P	-	-	-	-
Copy Center	P	P	P	P	P	P	P	P	P	P	P	P
Donation Center * (Ord. No. 03-171)	-	-	-	-	C	-	C	C	P	P	P	P
Florist	P	P	P	P	P	P	P	P	-	-	-	-
Gift, Novelty and Souvenir Shop	P	P	P	P	P	P	P	P	-	-	-	-
Hobby, Stamp and Coin Shop	P	P	P	P	P	P	P	P	-	-	-	-
Newsstand (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	A	A	A
Pawn Shop *	-	-	-	-	C	-	C	C	-	-	-	-
Pet Shop * (Ord. No. 05-51)	-	-	P	P	P	P	P	P	-	-	-	-
Plumbing, Heating & Air-conditioning Sales and Service	-	-	-	-	-	-	P	-	-	P	P	P
Retail Decorative Rock Sales	-	-	-	-	C	-	P	-	-	P	P	P
Retail Sales of New & Used Merchandise, Indoor, excluding Sale of Automobile, Boats RVs and Motorcycles (Ord. No. 05-36)	-	P	P	P	P	P	P	P	A*	-	-	-
Retail Liquor Store *	-	-	-	-	C	-	C	C	-	-	-	-
Small Merchandise Vendor Carts * (Ord. No. 05-36)	A	A	A	A	A	A	A	A	A	A	A	A
Video Rental Store	P	P	P	P	P	P	P	P	-	-	-	-
Water and Ice Store	-	P	P	P	P	P	P	P	-	-	-	-
INSTITUTIONAL												
Art Gallery	P	P	P	P	P	P	P	P	-	-	-	-
Cultural Institutions	P	P	P	P	P	P	P	P	P	-	-	-
Day Care Centers or Pre-school Centers *	P	P	P	P	P	P	P	-	-	-	-	-
Group Care Facility or Community Residential Facility * (Ord. No. 05-58A)	-	-	-	-	C	-	P	P	-	-	-	-
Homeless Shelter & similar uses	-	-	-	-	-	-	-	-	-	-	P	P
Libraries and Museums	P	P	P	P	P	P	P	P	-	-	-	-
Non-profit Social services *	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or Convalescent Home, Long term Care Facility *	P*	P*	-	-	C	-	P	P	-	-	-	-
Public Buildings *	P	P	P	P	P	P	P	P	P	P	P	P
Public/Private Schools, College and University Facilities excluding College & University Campuses* (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment *	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions & similar places of worship *	P	P	P	P	P	P	P	-	-	-	-	-
Substance Abuse Detoxification & Treatment Centers	-	-	-	-	-	-	C	-	-	P	P	P

P = Permitted Use

C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39-10.

A = Accessory use

* = Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit (Ord. No. 05-58A)

= Subject to special limitations (see the following section 14-9-5)

- = Not Permitted

DEVELOPMENT STANDARDS — COMMERCIAL

Permitted principal uses shall be as follows:

Any principal use permitted in the PC-2 district with the addition of the following:

- A. Gas service stations, including automatic car washes, such as lubrication facilities; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement provided:
 1. No outdoor displays other than of merchandise normally sold from the premises during normal business hours. No outdoor storage shall be permitted.
 2. All yard requirements for principal building and exterior design shall be compatible with that of other buildings in any complex within which said building is located.

Permitted, Permitted Conditional, Accessory Uses and General Regulation will be in accordance with the existing City of Peoria Zoning Ordinance for the PC-2 Planned Neighborhood Commercial District, with the exception of Parcel 1B. Veterinarian Clinics will be allowed as a Conditional use only to correspond with the requirements of the C-2 Zoning District. A Donation Center will be allowed as an accessory use to a Used Merchandise Retail store located only on Parcel 14, subject to obtaining a Conditional Use Permit. A Donation Center is subject to the use limitations within Section 14-9-5 of the Zoning Ordinance.

Buildings located on Parcel 1B shall not exceed a maximum height of 25' per the City of Peoria General Plan.

Minimum Setback and other property development standards required within this district will correspond with the C-2 district.

The P.A.D. district requires that building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than 20'.

SIGNAGE STANDARDS

All signage shall follow the current City of Peoria Zoning Ordinance, except for modifications as follows:

A. Commercial Parcel #14

1. Free-standing monument signage shall be permitted as follows:
 - a. Two multi-tenant freestanding monument signs and one single-tenant freestanding monument sign shall be permitted along the Lake Pleasant Parkway frontage of commercial parcel #14 as shown in Appendix B — SIGNAGE.

wall or structure consisting of a minimum height of ten (10) feet, or as otherwise approved by the Planning and Zoning Commission. Additional screening from elevated roadways may be required, such as canopies, berming, or other design solutions.

- b. Doors of the storage areas shall not front on any public street.
 - c. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.
 - d. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such facility.
 - e. The City may exempt any structure from side and rear yard setbacks, except in circumstances where the site devoted to such use abuts a residential use or residentially-zoned vacant property. In such cases, the setback for the site boundary abutting the residential district shall be no less than thirty (30) feet.
 - f. All direct vehicular access shall be from an abutting arterial street.
 - g. The locations of the driveways, wall, landscaping, and buildings shall be so arranged as to minimize traffic disruptions.
 - h. A wall with a minimum height of six (6) feet and a landscaping buffer in accordance with Section 14-35-4.A.3, or as approved by the Planning and Zoning Commission, shall be constructed along the site boundary devoted to such use where abutting a residential use or residentially-zoned vacant property.
 - i. All vehicle storage shall be limited to hard surfaced areas.
 - j. Lighting shall be directed toward the site and shall not cause undesirable glare to nearby residential properties.
2. Recycling Collection Facility and similar establishments shall not be engaged in any processing or compounding to reform materials into a useable state. The Planning and Zoning Commission may require screening, landscaping, and the restriction of use/materials to enclosed structures.
3. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.
- E. General Retail (Ord. No. 03-171 & 11-03)
- 1. Donation Centers shall be subject to the following conditions:

- a. Donation drop off shall be limited to business hours only.
 - b. Drop off location shall be at the rear of the building and shall be fully screened from view.
 - c. No drop off items shall be stored outside the screened area.
2. Pet Shops, including commonly associated accessory uses such as grooming, veterinary care, training, pet day camp services and the boarding of household pets, shall be subject to the following conditions: (Ord. No. 06-16)
- a. Veterinarian and grooming services shall be restricted to the care and treatment of small animals during regular business hours.
 - b. The commercial breeding of animals shall be prohibited. (Ord. No. 06-16)
 - c. All activities shall be completely contained within enclosed buildings; the building shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater.
 - d. All refuse shall be stored within a completely enclosed building.
 - e. Outdoor runs or exercise pens shall be prohibited.
 - f. Overnight boarding services for household pets may be operated as an accessory use, provided no more than twenty-five percent (25%) of the total square footage of the establishment may be used as sleeping quarters for the boarded pets; and the area shall be constructed, maintained or operated so that the smell of the boarded animals does not create a nuisance off-site. (Ord. No. 06-16)
3. Indoor retail sales of new and used merchandise excluding sale of automobiles, boats, RVs, and motorcycles as an Accessory Use within the BPI Zoning District shall be no greater than 20% of the overall gross floor area (G.F.A.) of the establishment and shall not exceed 1,000 square feet in area.
4. Permissible consumer Fireworks Sales shall be subject to the following conditions: (Ord. No. 2011-03)
- a. Signage shall be displayed at the point-of-sale in accordance with Peoria City Code Section 9-49.
 - b. Sales may only occur in buildings classified with a mercantile building occupancy code.

F. Institutional Uses

1. Day Care Centers or Pre-school Centers shall be permitted in accordance with State Department of Health Care Services regulations. (Ord. No. 83-16)

**Citizen Participation
Final Report**

**Z12-0003 &
CU12-0009**

Goodwill Store

Northeast Corner of
83rd Avenue and Lake Pleasant Parkway

Prepared by:

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016

Submitted on:
July 19, 2012



1. Project Description

In March 2012, Goodwill opened a new store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway in the City of Peoria (the "Property") located within an existing commercial shopping center in the approved Fletcher Heights PAD. Goodwill desires to have a donation area to accept donations. For this purpose, a PAD amendment was filed to permit a donation center as an accessory use in the PC-2 district within the Fletcher Heights PAD subject to approval of a Conditional Use Permit. It is the request of this application that a "donation center" be permitted on Parcel 14 within the Fletcher Heights PAD commercial districts subject to approval of a Conditional Use Permit.

Concurrent with this application is a request for a Conditional Use Permit to allow a "donation center" within the proposed Goodwill retail store. The Property is currently used for commercial purposes and encompasses over seventeen (17) acres. The applicant has operated a Goodwill store as a tenant in this shopping center since 2012 without incident. 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 behind the store and is adequately buffered by the storage unit complex directly east of the Goodwill location. 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 2 hours to maintain a clean and orderly site. All donation boxes owned by other companies will be removed from the parcel occupied by Goodwill.

2. Citizen Participation Plan Overview

For this request, the Planning Department determined that a notification letter and a neighborhood meeting would be the most appropriate public notification technique for this proposal. A notification letter describing the application and inviting the recipient to a neighborhood meeting was mailed out. The notification letter was sent to Homeowners Associations within 1 mile and all property owners within 600' of the Property. A copy of the Notification Letter is attached at **Exhibit 1**. The Notification letter was mailed June 30, 2012.

An outlined map of the notification area is attached as **Exhibit 2**. The map meets the City of Peoria ordinance requirements since it includes all property owners within 600' of the shopping complex property – not just from the subject parcel. In addition all neighborhood associations and community associations within one mile were notified. In total, 202 individual letters were mailed. See Mailing List attached as **Exhibit 3**.

All persons listed on the mailing list received a letter prepared by the applicant describing the project and the proposed donation drive thru use sent by first class mail. The letter included a general explanation of the desired use of the donation area and the name and contact information for the applicant if the public had any questions or comments.

The letter also invited members of the public to attend an open house meeting to obtain additional information. The open house was held on July 16, 2012 at the Mt. Zion Lutheran Church located at 8902 West Deer Valley Road, in Peoria. The meeting began at 6:00 p.m. Present at the open house was the applicant and various Goodwill representatives. No members of the public attended the open house.

3. Public Response

The applicant received two phone calls about the project when the City mailed postcards immediately after the application filing in June. The two callers had misinformation about Goodwill. The applicant informed them that a Goodwill store is an existing use which is permitted by right, and that the purpose of the request was to simply permit a donation area as part of the use. The applicant explained the operations and that there would be no outdoor storage or processing. The callers obtained a better understanding about the project.

The applicant did not receive a single inquiry, phone call or email when the notice letters were mailed out inviting neighbors to attend the open house meeting. Again, 202 letters were mailed which did not generate any applicant inquiry.

The staff Planner received one email from a resident who was opposed to second hand stores in general. The resident felt that second hand stores should not be permitted in the City of Peoria and not close to his neighborhood. Staff did not provide the contact information and the applicant was unable to contact the resident to clarify any confusion or misperception they may have about Goodwill.

The applicant regularly updated representatives from the Fletcher Heights HOA about the proposal and the status of the project. The Fletcher Heights HOA is not opposed to the application. The applicant has also spoken with multiple residents at the store location who have expressed an interest in donating goods and identified a clear demand by area residents.

4. Summary

It is not surprising that there was minimal response from the public about the application. The existing use has operated at this location for nearly five months and the request merely allows the store to collect donations in the back of the building, in an area buffered by the adjacent mini storage center. It is also important to note that the site currently has multiple donation boxes in the parking lot fronting the roadways. These donation boxes are owned by private, for-profit companies, and are not associated with Goodwill. On many occasions, the donations are left outside and next to the boxes for many days.

Unlike the other donation boxes, the approval of this request for Goodwill will provide a better donation area than what is currently on site. The use is constantly monitored, cleaned, and attended unlike the donation boxes in the parking lot. All items are stored and processed indoors. Lastly, the approval of the Goodwill donation area will include stipulations that the other existing donation boxes must be removed from the Goodwill parcel.



June 30, 2012

Re: Goodwill store at the northeast corner of Lake Pleasant Parkway and 83rd Avenue

Dear Property Owner and/or Neighborhood Organization:

Our firm represents Goodwill of Central Arizona in connection with the Goodwill store located at the northeast corner of 83rd Avenue and Lake Pleasant Parkway as shown on the enclosed map. As you are aware, Goodwill recently filed a PAD amendment and Conditional Use Permit application with the City of Peoria in order to permit a donation center at this location. The purpose of this letter is to introduce ourselves and let you know our plans for store.

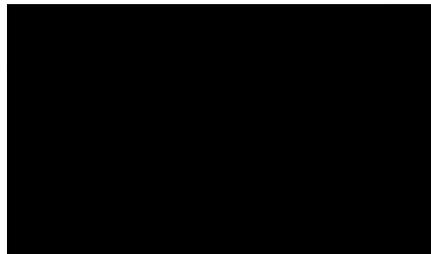
As one of the oldest and largest non-profit agencies in Arizona, Goodwill of Central Arizona is nationally recognized as the leader in empowering people to achieve their highest level of personal and economic independence. The operating revenue for this charitable organization is generated primarily 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.

Like all other Goodwill stores, a donation center is an important accessory use as part of the overall store operations. Individuals will be able to drop off used household items. The Goodwill Retail Store model allows staff members to come to the donor's vehicle within 30 seconds, collect the donations, and take all donations into the stores immediately. This Goodwill location will offer 24-hour video surveillance of both the interior and exterior of the store. The Goodwill donation center will provide a neighborhood use within the existing retail center that will be beneficial to and convenient for the area residents.

In order to more fully explain this proposal, we have scheduled an open house for all property owners who live in the immediate area.

Date: July 16, 2012
Time: Drop by anytime between 6:00 p.m. - 7:00 p.m.
Place: Mt. Zion Lutheran Church
Location: 8902 West Deer Valley Road, Peoria, AZ

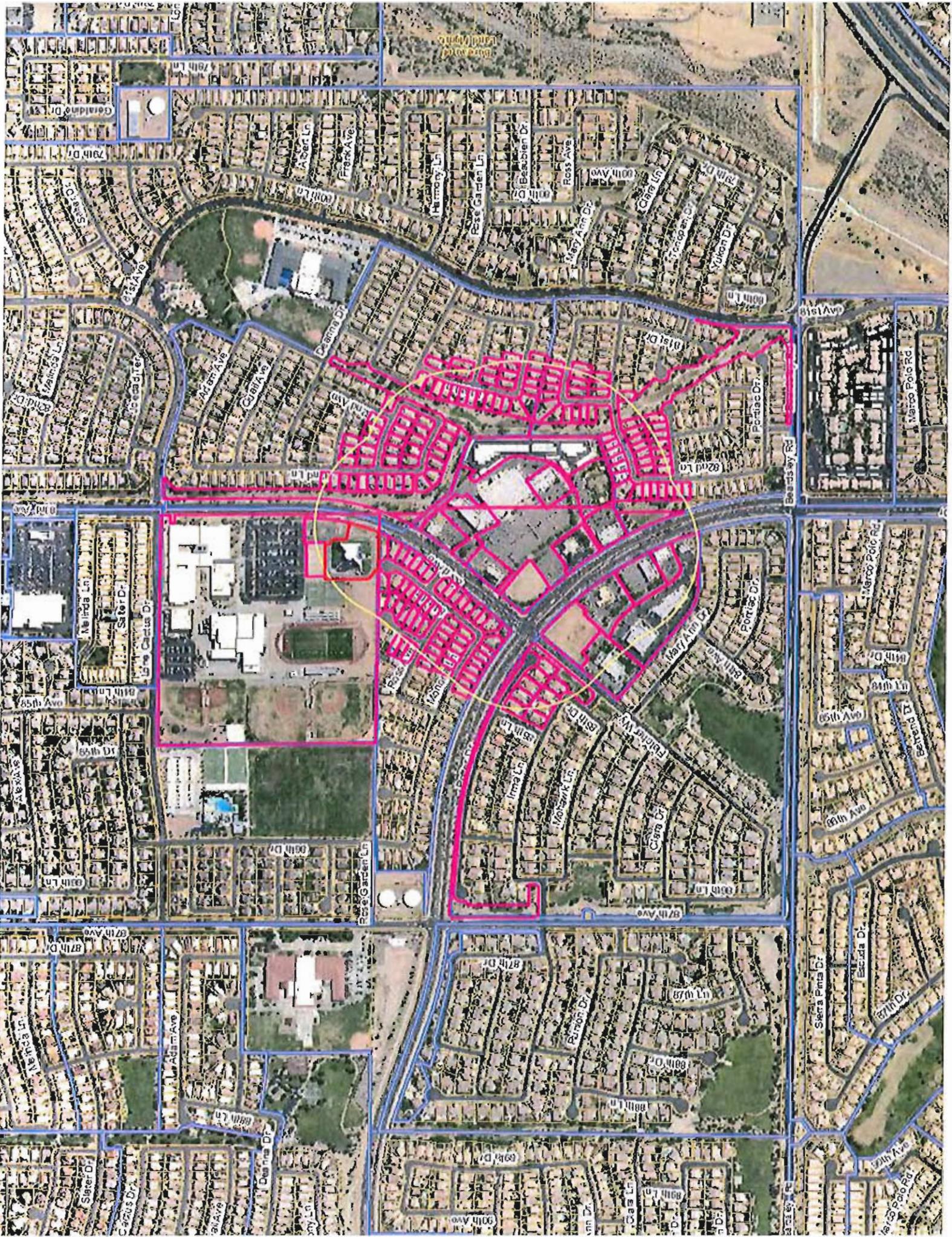
If you cannot attend for any reason we would be happy to meet with you or a small group of your neighbors separately at your convenience. You may reach me at (602) 230-0600 or by e-mail at adam@withey.com. Thank you for your courtesy and consideration.



Enclosure



Goodwill



Ed Boik

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]

Dear Mr. Boik,

As a resident of the nearby Goodwill, I wanted to let you know I am strongly opposed to the idea of a "donation drop off" at the Goodwill store for a variety of reasons.

- 1) I used to live in a neighborhood that was doing fine, and then a Savers moved in. You can drive by 35th and Bell and see the Savers "drop off area" is nothing more than a dump. While the Goodwill store is proposing it will be in back of the store, it will still lead to people dumping junk in our neighborhood.
- 2) The idea of a Goodwill store being in our neighborhood is embarrassing. I understand they are trying to change their image, but unfortunately they will drag down property values and attract pay day lenders.
- 3) While this request may be commercially beneficial to Goodwill Enterprises, I cannot fathom how it will benefit this fine Peoria community.

I don't like the idea of Goodwill being in our neighborhood, but we didn't get to vote on that. The last thing I want is a Goodwill dump in our neighborhood.

Sincerely,

[REDACTED]



MINOR GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: GPA 12-0006

DATE: September 13, 2012

AGENDA ITEM: 5

Applicant: Silver Fern Management, LLC for Woodside Encore at Sunset Ranch, LLC

Request: A Minor Amendment to the City of Peoria General Plan for approximately 9.67 acres from Residential-Estate (0-2 du/ac) to Residential-Low (2-5 du/ac).

Proposed Development Sunset Ranch 2 – Parcel E: The conceptual development plan proposes an additional 28 residential lots to be incorporated into the Sunset Ranch 2 development.

Location: The property is located north and east of Lake Pleasant Parkway and Williams Road.

Site Acreage 9.67 acres

Support / Opposition: Staff has received one phone call in support and no correspondence in opposition to this request.

Recommendation: Recommend approval of case GPA 12-0006 to the City Council

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Residential-Estate (0-2 du/ac, target 1 du/ac)	AG - Agriculture
North	Wealth Management Office Bldg and vacant	Residential-Estate (0-2 du/ac, target 1 du/ac) and Office	Planned Area Development (PAD-Office) and AG
South	Residential – Sunset Ranch 2 Parcels A & C	Residential-Low (2-5 du/ac, target 3 du/ac)	PAD – Single-Family Residential
East	Vacant	Residential-Estate (0-2 du/ac, target 1 du/ac.)	Planned Community District (PCD –The Meadows)
West	Lake Pleasant Pkwy, then the Pinnacle Peak Public Safety Facility	Residential-Estate (0-2 du/ac, target 1 du/ac)	AG - Agriculture

PROJECT DESCRIPTION

1. The applicant is requesting a minor amendment to the General Plan Land Use Map for approximately 9.67 acres of land located east of Lake Pleasant Parkway and accessed from Williams Road, which is ½ mile between Deer Valley and Pinnacle Peak Roads. The amendment would change the current Residential Estate designation (0-2 du/ac, target of 1 du/ac) to Residential Low (2-5 du/ac, target of 3 du/ac) to allow for the expansion of the Sunset Ranch 2 single-family residential development. The proposed land use change will allow for approximately 29 new home lots on the area identified as Parcel E on the attached development plan (Exhibit D).
2. This request is accompanied by a rezoning application for a major amendment to the Sunset Ranch 2 Planned Area Development (case Z05-25A.3) and preliminary plat (case P12-0006). Both of these applications address a larger expansion of the Sunset Ranch 2 development incorporating the addition of 5 parcels of land totaling 19.72 acres, which includes the 9.67 acres of the GPA. As envisioned with these three applications, the Sunset Ranch 2 development will be a total of 156 lots over 53 acres for a projected density of 2.94 du/ac. It should be noted that the developer is attempting to acquire additional property in the area to include in Sunset Ranch 2. Future amendments may be forthcoming.

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.

Rezoning (Case Z 05-25)

4. On February 7, 2006, the City Council approved the rezoning for Sunset Ranch 2 (which included the west half of the subject site) from General Agricultural (AG) to PAD. This PAD established guidelines to develop an 86-lot single-family residential development on 33 acres.

Rezoning (Case Z 05-25A.1)

5. On February 6, 2007, the City Council approved a major amendment to the Sunset Ranch 2 PAD to increase the lot count from 86 to 88 lots and to make minor modifications to the internal circulation pattern.

Rezoning (Case Z 05-25A.2)

6. 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.

SURROUNDING AREA

7. Proceeding clockwise directly west of the subject site on the opposite side of Lake Pleasant Parkway is the Pinnacle Peak Public Safety Facility. To the north of the amendment area is the Wealth Management office building and vacant land. The ownership group of the vacant land to the north has recently expressed interest in moving forward with a potential GPA and rezone to single-family residential.
8. The Meadows Planned Community Development (PCD) is adjacent to the subject site on the east side of 99th Avenue. Nearest to the site will be two subdivisions containing 7,000 and 24,000 square feet single-family residential lots.
9. Abutting the site to the south is the Sunset Ranch 2 development, with which this site will be combined. As currently planned and under construction, the project is slated for 88 single-family residential lots. To date, 82 of the lots have been sold or are under contract.

DISCUSSION AND ANALYSIS

Minor General Plan Amendment Evaluative Criteria

10. 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

11. The underlying 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

12. 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 2 development pattern and character to occur, while maintaining a density of 2.94 which is below the target of 3 du/ac for the Residential-Low category.

Land Use Transition and Compatibility

13. Over the past several years, a number of properties in this area and adjacent to Lake Pleasant Parkway (between ¼ mile south of Pinnacle Peak Rd to Calle Lejos – which is ½ mile north of Pinnacle Peak Rd) have been planned and built as non-residential uses such as the Pinnacle Peak Public Safety Facility and recent parking lot expansion, Wealth Management office building, Candeco charter elementary school, and recently approved Chateau Sous Le Soleil skilled nursing and assisted living facility. In addition, the four corners of Pinnacle Peak Road and Lake Pleasant Parkway are all zoned Intermediate Commercial (C-2),

with the southwest corner already developed as a Circle K gas station and convenience store. These uses articulate the progression that the Lake Pleasant Parkway corridor is going through in terms of land use changes.

14. The Residential-Estate 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.
15. It is staff's assessment that the proposed amendment creates for a logical extension of the Residential-Low land use category. Directly north of this site there are small 2-5 acre parcels, with fractured ownership, that are not conducive to large lot residential. In addition, this proposal will allow for a single-family development character that is similar to the approved master planned community of the Meadows which is adjacent to this site on the east. The proposed Residential-Low designation will support the associated PAD amendment request and the continuation of a well developed Sunset Ranch single-family residential development.

Relevant General Plan Policies and Objectives

16. The applicant has identified goals and policies from the General Plan that support this request (Exhibit E). Staff finds the following goals and objectives particularly relevant:

Objective 1.M: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Objective 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 1.H.4: Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

CIVIC ENGAGEMENT & NOTIFICATION

Neighborhood Meeting

17. 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 property owners within 600 feet of the subject site for the required neighborhood meeting, which was held on July 18, 2012 at the City of Peoria Sunrise Mountain Library between 6:15pm and 7:45 pm. Four property owners attended the meeting. Meeting attendees provided several comments that are characterized and addressed in the associated Rezoning case Z05-25A.3. There was no stated opposition to the General Plan Amendment at this meeting.

Public Notification

18. Public notice was provided in the manner prescribed under Section 14.D of the City of Peoria General Plan. Posting of the site was completed within the prescribed 15-30 days prior to the Public Hearing.

Support / Opposition

19. As of this writing, the City has received one phone from the property owner to the north of the Parcel E in support on this request. No opposition has been received to date.

Proposition 207

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

FINDINGS AND RECOMMENDATION

21. The proposed amendment supports 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:

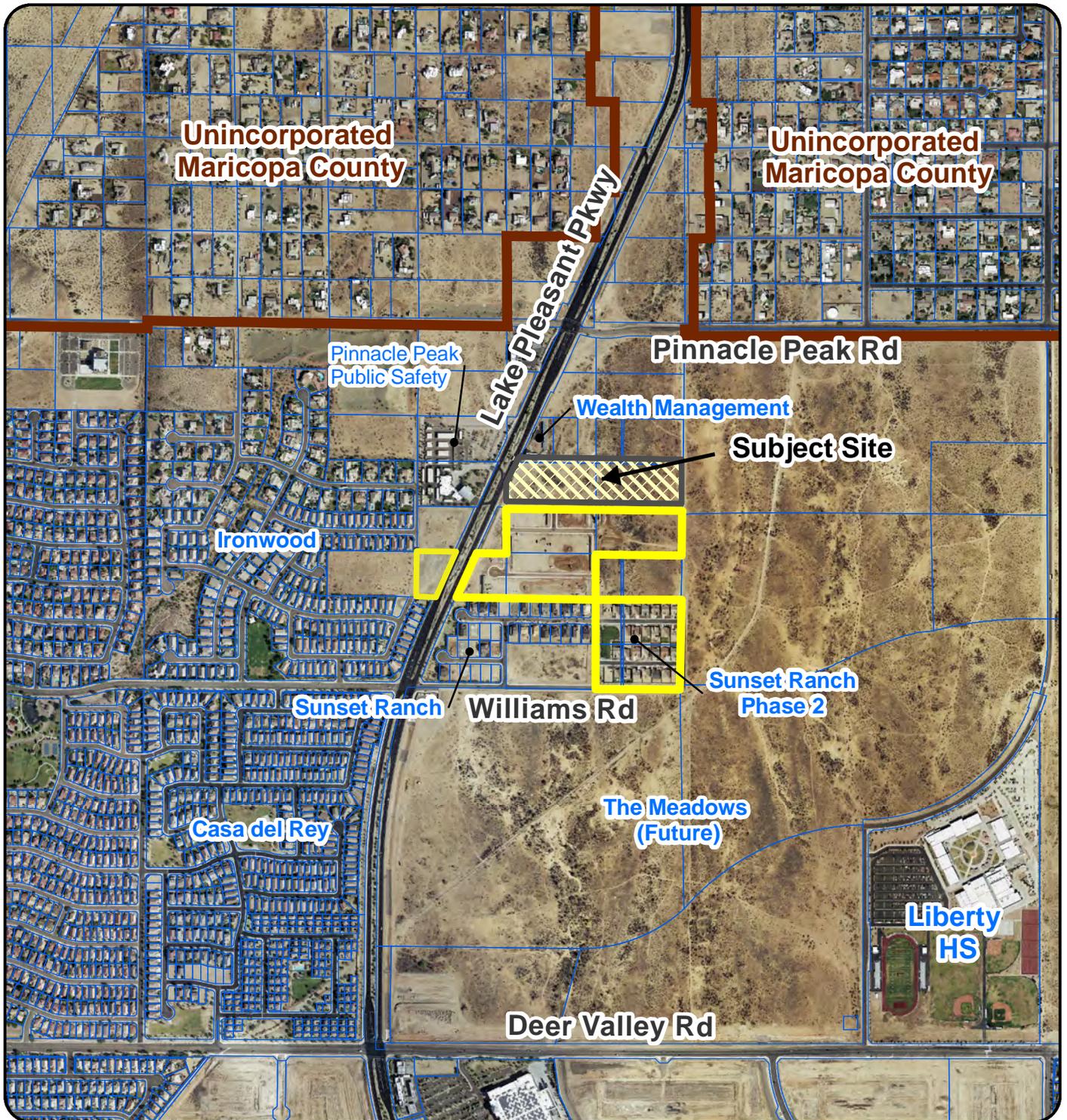
Recommend approval of Case GPA 12-0006 to the City Council.

Attachments

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

Report prepared by:
Robert Gubser, AICP
Principal Planner

GPA12-0006 Vicinity Map



GPA12-0006: Minor General Plan Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Minor Land Use Amendment for 9.67 acre from Estate Density to Low Density Residential

Location: North of Williams Rd and Lake Pleasant Pkwy

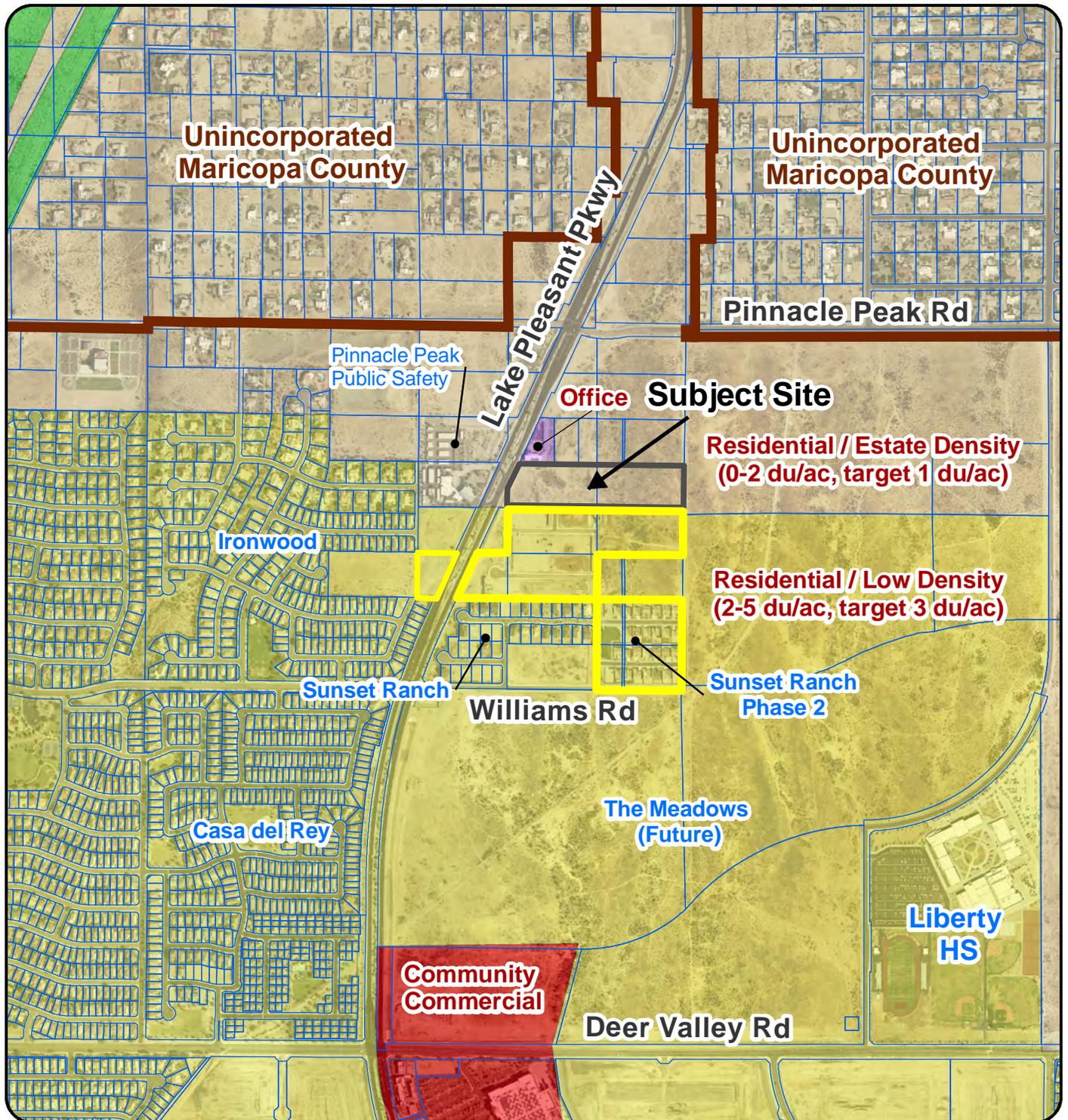


Not to Scale



EXHIBIT A

GPA12-0006 Existing Land Use Map



GPA12-0006: Minor General Plan Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Minor Land Use Amendment for 9.67 acre from Estate Density to Low Density Residential

Location: North of Williams Rd and Lake Pleasant Pkwy

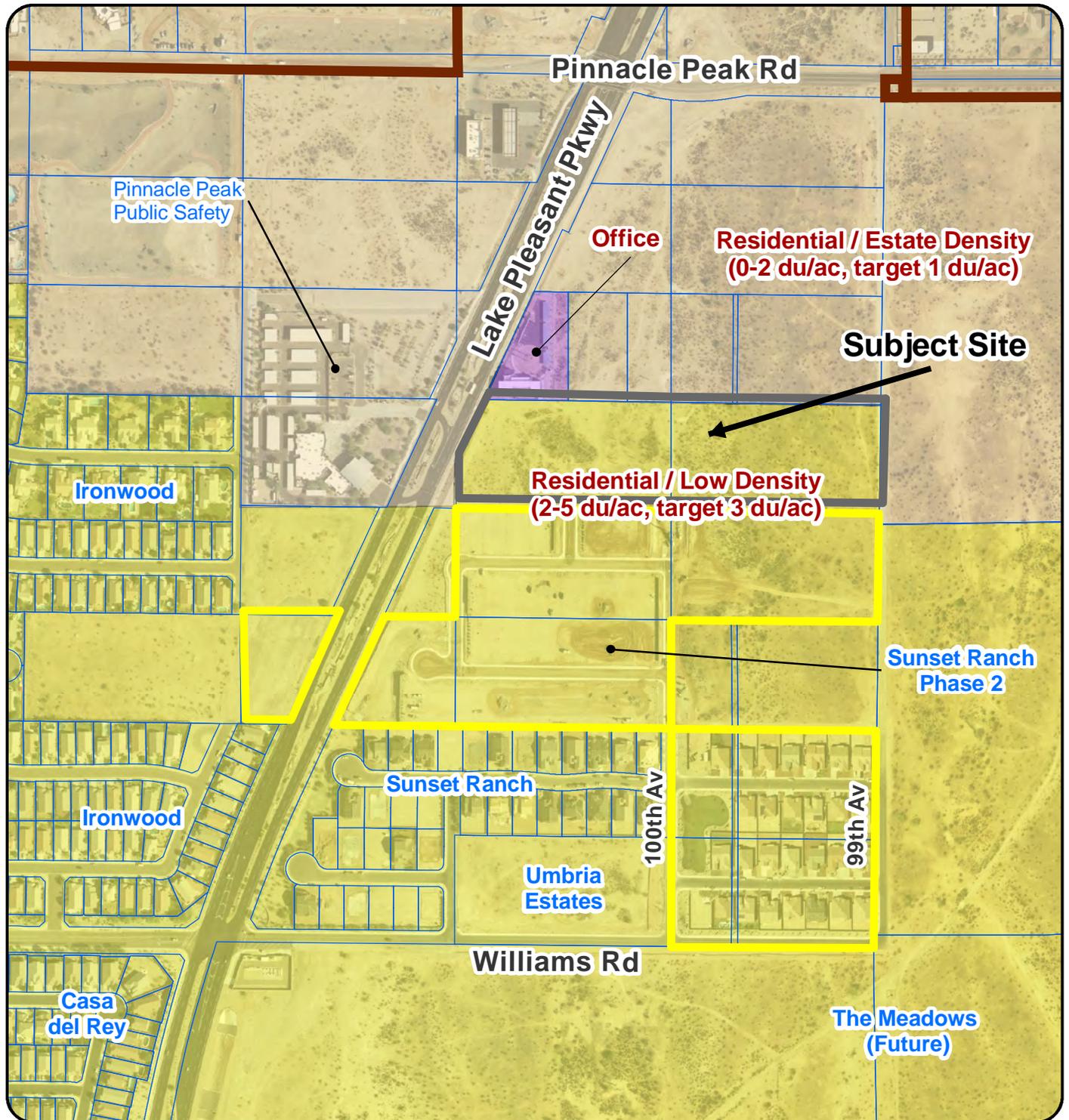


Not to Scale



EXHIBIT B

GPA12-0006 Proposed Land Use Map



GPA12-0006: Minor General Plan Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Minor Land Use Amendment for 9.67 acre from Estate Density to Low Density Residential

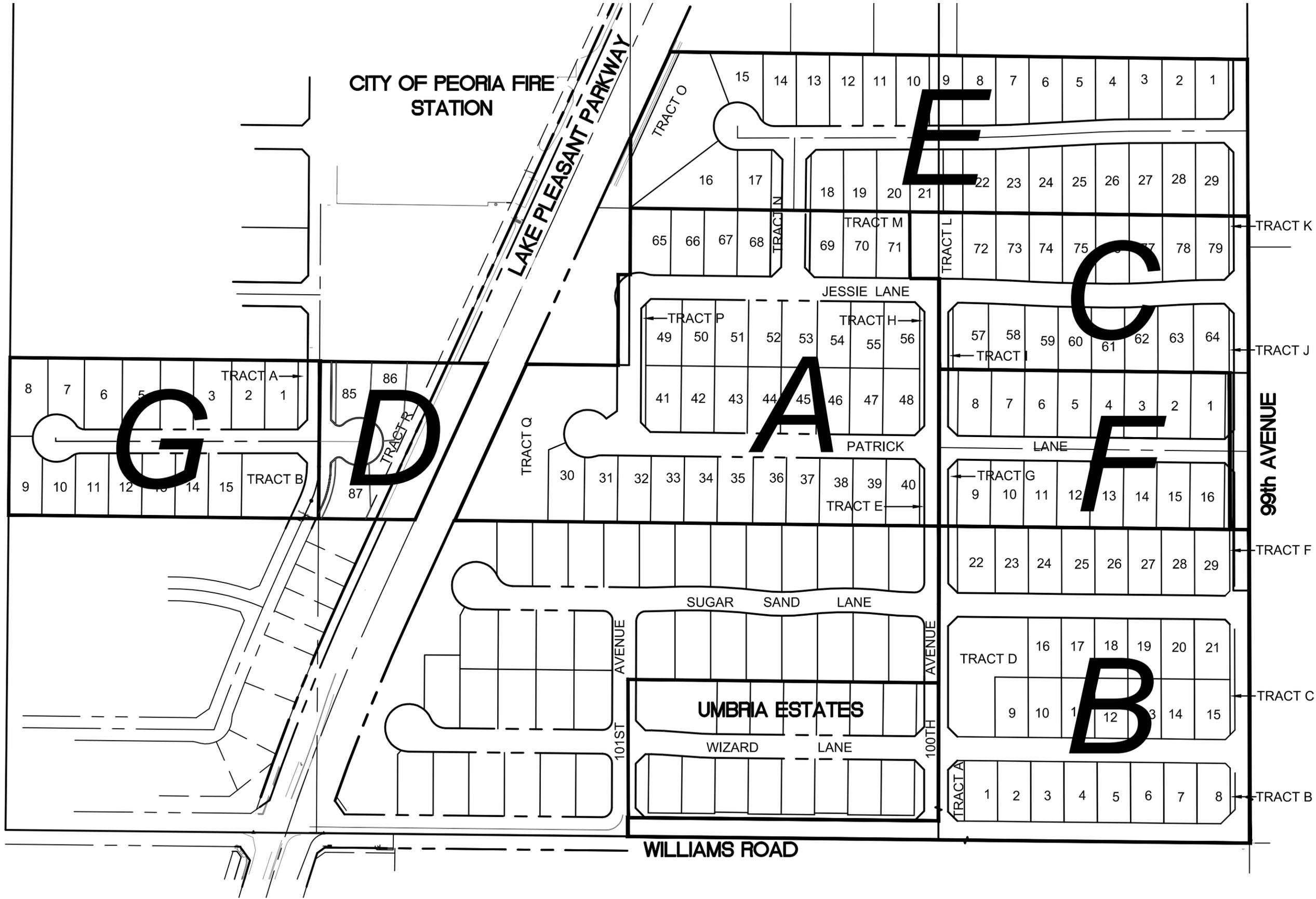
Location: North of Williams Rd and Lake Pleasant Pkwy



Not to Scale



EXHIBIT C



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

MINOR GENERAL PLAN AMENDMENT

For

SUNSET RANCH II

A PLANNED AREA DEVELOPMENT
EAST OF LAKE PLEASANT PARKWAY AND
NORTH OF WILLIAMS ROAD
PEORIA, ARIZONA

Prepared for:

Woodside Encore at Sunset Ranch, LLC
1811 North Alma School Road, Suite 190
Mesa, AZ 85210

Prepared by:

Silver Fern Management, LLC
1960 East Baseline Road, Suite 101
Tempe, AZ 85283

June 13, 2012

Rev: August 10, 2012

Case Number: GPA 12-0006

SUNSET RANCH 2
DESCRIPTION AND JUSTIFICATION FOR REQUEST

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

Sunset Ranch 2 is a 33-acre, five phase site subject to PAD zoning for single-family residential development since 2005 under Case Number Z-05-25 and is located at northwest corner of 100th Avenue and Williams Road (the "Property"). A Major PAD Amendment was secured in 2006 consistent 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 Phases A through D. The fifth phase, Phase E is located at the northern most boundaries 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 2 development is 2.94 du/ac.

A Minor PAD Amendment approval was obtained July 27, 2010. Since that time, Phases A and B have been fully developed. Phase C and D are platted, engineered and development has commenced. Phase E (APN 200-10-025A) is preliminarily platted and engineered for 1+ acre lots; however, the final plat has not recorded and development has not commenced. The applicant is seeking to acquire Additional Sites located immediately adjacent to the Property as illustrated in the attached Pre-App Context Plan Exhibit to include in the Property. As part of the General Plan amendment and Rezoning application, the project known as Umbria Estates (located on Williams Rd, parcel 200-10-007A) will be incorporated into the overall Sunset Ranch 2 development. The Preliminary Plat for this project is approved and improvement plan processing is underway.

To provide an aesthetic composition and deliver a sense of continuity to the Additional Sites, the Applicant requests a Minor General Plan Amendment for two parcels with an accompanying Major PAD Amendment to the Property to add the Additional Sites to the existing community.

- Minor General Plan Amendment - We request a minor amendment to the City of Peoria General Plan on two (2) sites located north of the northwest corner of 99th Avenue and Jessie Lane within and contiguous to the existing Sunset Ranch 2 PAD (see attached Zoning Designation Exhibit). We request a land use designation revision on a 4.916-acre (APN 200-10-052D) site adjacent to the Sunset Ranch 2 community from Residential Estate to Residential Low Density and on Sunset Ranch 2 Parcel E, a 4.75-acre (APN 200-10-025A) from PAD zoning with the Residential Estate land use category to PAD with a Residential Low Density category designation.

We believe that the requested Minor GPA permitting a Residential Low Density land use designation will provide for more appropriate usage complementing those to the south along Lake Pleasant Parkway, and an appropriate transition for current office building immediately to the northwest and the C-2 zoned property at the SEC of Lake Pleasant Pkwy and Pinnacle Peak Rd. The requested Residential Low Density designation is also compatible with the designated MRD-7 land use (2.62/2.87 du/ac) within Development Unit 8 of The Meadows Conceptual Development Plan immediately to the east. Other properties to the immediate north of the Property and Additional Sites remain vacant land zoned AG.

- Major PAD Amendment – Concurrently with consecutive approval, we request consideration for a Major Amendment to the Sunset Ranch 2 PAD to contemplate revisions to the conditions and standards allowed by this Minor GPA for Parcels 200-10-052D and 200-10-025A, the addition of Umbria Estates with the R1-6 zoning conditions and standards and addition of parcels 200-10-024, 200-10-037A, 037B and 037C.

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 as illustrated in attached Exhibit A

Proposed General Plan Land Use Designation: Residential Low Density as illustrated in attached Exhibit B

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

The Property and Additional Sites included in the General Plan Amendment are bound by vacant land zoned AG and the Wealth Management Office Building to north, Lake Pleasant Parkway to the west, 99th Avenue and The Meadows PCD to the east and the Sunset Ranch 2 single family residential community and Williams Road to the south. The Wealth Management International (APN 200-10-036F) property secured approval of a GPA to change the land use designation from Estate Residential to Office and thereafter rezoned the property from General Agriculture to PAD to permit desired office usages on November 05, 2009. Development is complete and the facilities are operational.

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 and Additional Sites 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 office use to the north and continued market demand for the product offered within Sunset Ranch 2 community. These elements illustrate that the best use of Phase E and Parcel 200-10-052D is single family residential governed by the Sunset Ranch PAD with a R1-8 zoning standard and the existing R1-6 zoning for Umbria Estates.

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 the Additional Sites that would otherwise remain undeveloped for an indefinite period of time. The development of the Additional Sites will provide a sense of completion to the Sunset Ranch 2 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 Additional Sites through annexation into the Sunset Ranch 2 Association versus dormant land.

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

As previously noted, development of the Additional Sites under the Sunset Ranch 2 PAD landscaping standards, building setbacks and lot sizing in conformance 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 and the proximity of the LPP regional transportation infrastructure adjacent to the site.

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 the Additional Sites 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 2 community; thereby achieving a cohesive balance of single family residential to these infill parcels. 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 99th Avenue. West half street improvements to 99th 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. Contributions attributed to the Additional Property contemplated in the Minor General Plan Amendment and Major PAD Amendment will be provided. A developer donation agreement that runs with the Sunset Ranch II community has been executed by the Owner.

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 Additional Sites that currently are left as stand-alone small out-parcels 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.3
DATE: September 13, 2012
AGENDA ITEM: 6

Applicant: Silver Fern Management, LLC for Woodside Encore at Sunset Ranch, LLC

Request: A Major Amendment to the Sunset Ranch 2 Planned Area Development to incorporate the addition of approximately 19.72 acres of new development area.

Proposed Development Expansion of Sunset Ranch 2: The conceptual development plan proposes an additional 69 residential lots to be incorporated into the existing 88 lot Sunset Ranch 2 development.

Location: The subject sites are located north of Williams Road and on either side of Lake Pleasant Parkway.

Site Acreage 19.72 acres

Support / Opposition: Staff has received one phone call in support and no correspondence in opposition to this request.

Recommendation: Recommend approval of case Z 05-25A.3 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 (0-2 du/ac, target 1 du/ac) and Residential-Low (2-5 du/ac, target of 3 du/ac)	AG - Agriculture
North	Wealth Management Office Bldg, vacant, and single-family residential (Ironwood)	Residential-Estate	Planned Area Development (PAD-Office), AG, and PAD – Single Family
South	Existing and Future Residential – Ironwood and The Meadows (Future)	Residential-Low	PAD – Single Family Residential and Planned Community District (PCD – The Meadows)
East	Future Residential – The Meadows	Residential-Estate and Residential - Low	PCD –The Meadows
West	Pinnacle Peak Public Safety Facility and Residential (Ironwood)	Residential-Estate and Residential - Low	PAD – Single Family Residential and AG - Agriculture

PROJECT DESCRIPTION

Site and Project Details

1. Sunset Ranch 2 is an existing 88 lot, 33 acre single family residential development spread over an assemblage of 7 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 5 parcels (Exhibit D) with a combined total of 19.72 acres, increasing the overall project size to 53 acres. The total lot count will increase to 156 with an overall project density of 2.94 du/ac. The average lot sizes will range between 8,000 and 10,000 square feet.
3. One of the new parcels to be incorporated, Umbria Estates, was previously rezoned to R1-6 Single Family Residential and is not considered to be a part of the existing Sunset Ranch 2 PAD. This parcel has since been obtained by Woodside Homes and will be combined with the Sunset Ranch 2 development to maintain a consistent theme throughout the overall area.
4. There is a companion General Plan Amendment application (GPA12-0006) for Parcel G which is the northern most 9+ acre parcel. 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

Annexation Ordinance 81-53

5. 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.

Rezoning (Case Z 05-13: Umbria Estates)

6. 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 acres site.

Rezoning (Case Z 05-25)

7. On February 7, 2006, the City Council approved the rezoning for Sunset Ranch 2 (which included the west half of the subject site) from General Agricultural (AG) to PAD. This PAD established guidelines to develop an 86-lot single-family residential development on 33 acres.

Rezoning (Case Z 05-25A.1)

8. On February 6, 2007, the City Council approved a major amendment to the Sunset Ranch 2 PAD to increase the lot count from 86 to 88 lots and to make minor modifications to the internal circulation pattern.

Rezoning (Case Z 05-25A.2)

9. 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.

DISCUSSION AND ANALYSIS

General Plan Land Use Designation

10. At this time, the rezoning request does not fully conform to the existing General Plan Land Use designation of Residential-Estate, hence the companion Minor General Plan Amendment request (Case GPA12-0006). This amendment is only for Parcel E, as the other subject sites are in conformance with the existing Residential-Low designation. 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 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 2.94 which is below the target of 3 du/ac for the Residential-Low category.

Sunset Ranch 2 PAD Development Standards (Exhibit F – Pages 7-9)

11. The applicant is seeking to rezone and incorporate the newly acquired parcels into the Sunset Ranch 2 Planned Area Development. The original PAD standards were loosely based on the R1-8 Single Family standards and as stated previously, Umbria Estates was zoned to a straight R1-6 designation. The new parcels will continue with the existing development standards and themes already established as part of the PAD, although with this request, there were

two minor modifications made to the overall standards. The first alteration is to accommodate Umbria Estates previously approved smaller average lot size of 8,000 sf. The second is to bring the PAD into conformance with our zoning ordinance to allow for a relaxed front setback of 10-feet to permit side-entry garages. The key development standards are represented in Table 2 below.

Table 2: Development Standards Comparison

DEVELOPMENT STANDARDS	Sunset Ranch 2
Maximum Lot Coverage	45%
Average Lot Size	R1-8: 10,074 SF R1-6: 8,056 SF (Umbria)
Minimum Lot Width	70'
Minimum Lot Depth	R1-8: 125' (117' lots backing to Williams) R1-6: 112'
Minimum Side/Total Setback	5' / 15'
Minimum Rear Setback	15'
Minimum Front Setback	18' to living and 20' to face of garage¹ 10' to side entry garage²

¹ Where front-facing garages are present, a 10' front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10' front setback.

² Not more than 60% of the total front-facing elevation shall occur at the 10' setback.

12. The amount of proposed open space will exceed the 9% minimum required by the City's Design Review Manual. The majority of open space will be accommodated in grass lined retention basins. Through the initial review, the lot layout for Parcel G was reconfigured to accommodate a full 9% of open space for that parcel instead of using an aggregate for the entire Sunset Ranch 2 project. Parcels D and G are on the west side of Lake Pleasant Parkway and do not have easy access to the main portion of Sunset Ranch. It should be noted that there is a City Park at the southeast corner of 107th Ave. and Williams Rd, which is approximately 1/3 mile from the development.

Citizen Participation Plan - Neighborhood Meeting

13. 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 July 18, 2012 at the City of Peoria Sunrise Mountain Library between 6:15pm and 7:45 pm. Four property owners, including the Ironwood HOA President, attended the meeting. Meeting attendees provided several comments mostly regarding Parcel G due to its proximity to Ironwood. Their major comments are summarized and addressed with staff's responses below:

- Parcel G on the west side of Lake Pleasant Parkway will increase traffic volume and speed on 102nd Avenue which goes through the existing Ironwood Subdivision:
 - i. *Staff Response: Following the meeting, City staff had a traffic meter placed on 102nd to measure both volume and speed. While the development of G has not yet occurred, this will help in establishing a baseline number. Based on the two-day average, 111 cars traveled on 102nd each day at an average speed of 27.5 mph. Traffic Engineering has stated that this is a minimal amount for a residential area and the addition of 15-16 lots will have a negligible impact on the overall traffic volume. The average speed is typical for a residential area. If at anytime that the 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.*

 - Can the homes in Parcel G be limited to single-story homes only:
 - i. *The homes that Woodside is selling in Sunset Ranch 2 are all one-story product. The developer has agreed to continue this in Parcel G.*

 - CC&R's in Ironwood prohibit RV's from being stored on the lots. Will restrictions be placed on Parcel G to prohibit RV's as well?
 - i. *Staff Response: The developer has not agreed to this 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.*

 - Will the walls in Parcel G be consistent with the Ironwood walls:
 - i. *Staff Response: The existing walls in Ironwood are a standard smooth-faced block with an upper row of split-face block. The wall design proposed by Woodside will be an enhancement to the area with the addition of stone veneer column and a fluted wall cap. While the design is different, the walls will not be completely dissimilar.*
14. 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

15. It is staff's assessment that the proposed major PAD amendment creates for a logical extension and continuation of the well developed Sunset Ranch 2 single-family residential development. This amendment will allow for assemblage of parcels that will in turn create an overall cohesive development pattern that was not possible due to multiple ownerships at the time of the original PAD approval. In addition, with the inclusion of the new parcels, the overall thematic

composition of the area will be enhanced by not having fractured developments. 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 GPA12-0006) with the underlying Residential-Low land use designation.

Engineering Requirements

16. The Engineering Department had no specific review comments in conjunction with the PAD amendment request. There are specific conditions of approval that address right-of-way dedication, drainage requirements, and the need to establish maintenance and street light improvement districts.

Fire Requirements

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

Peoria Unified School District

18. 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 has received Governing Board approval.

Public Notice

19. Public notice was provided in the manner prescribed under Section 14-39-6. Additionally, the site was posted on August 24, 2012 with a sign meeting the size and content requirements prescribed by the Planning Division.

Proposition 207

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

FINDINGS AND RECOMMENDATION

21. Based on the following findings:
 - The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan; and
 - The development character and density is compatible with adjacent development; and
 - The proposal will continue the established theme of the existing subdivision and create an overall 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 conflict.

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

Recommend approval to the City Council Case Z 05-25A.3, subject to the following conditions:

1. The development shall substantially conform to the "Sunset Ranch 2" Planned Area Development Standards and Guidelines Report, (case Z05-25A.3) dated received August 22, 2012.
2. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 04-34 (*Sunset Ranch 2 PAD*) and the subsequent amendments (Z 04-34A.1 and A.2). Those conditions shall remain in force for the PAD.
3. The Developer shall dedicate half-street ROW on 99th Avenue (30-foot) along the frontage of the project. The Developer shall dedicate half-street ROW on 102nd Avenue (25-foot) along the frontage of the project.
4. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls or retention shall be allowed within the PUE
5. 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.
6. A Final Drainage Report must be submitted with the subdivision. Retention must be provided for the 100-year, 2-hour storm.
7. The final drainage report shall address recommendations of the ADMP and any impacts that may have on the development.
8. The final drainage report shall address the Lake Pleasant Parkway project and any impact that it may have on this development and vice versa. This to include any interim condition impacts.
9. The Developer is responsible to submit water and sewer analysis, for the entire site, and necessary documentation required for issuance of the Agreement to Serve letter to Maricopa County.
10. The Developer is responsible 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 improvement plans. The streetlights shall also be indicated on the paving or grading plan.
12. The Developer will be responsible to form a Street Light Improvement District (SLID) for this subdivision.
13. The Developer will be responsible to form a Maintenance Improvement District (MID) for this subdivision.
14. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.
15. A Phase 1 Environmental Clearance will be required for all right-of-way to be dedicated to the City.
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

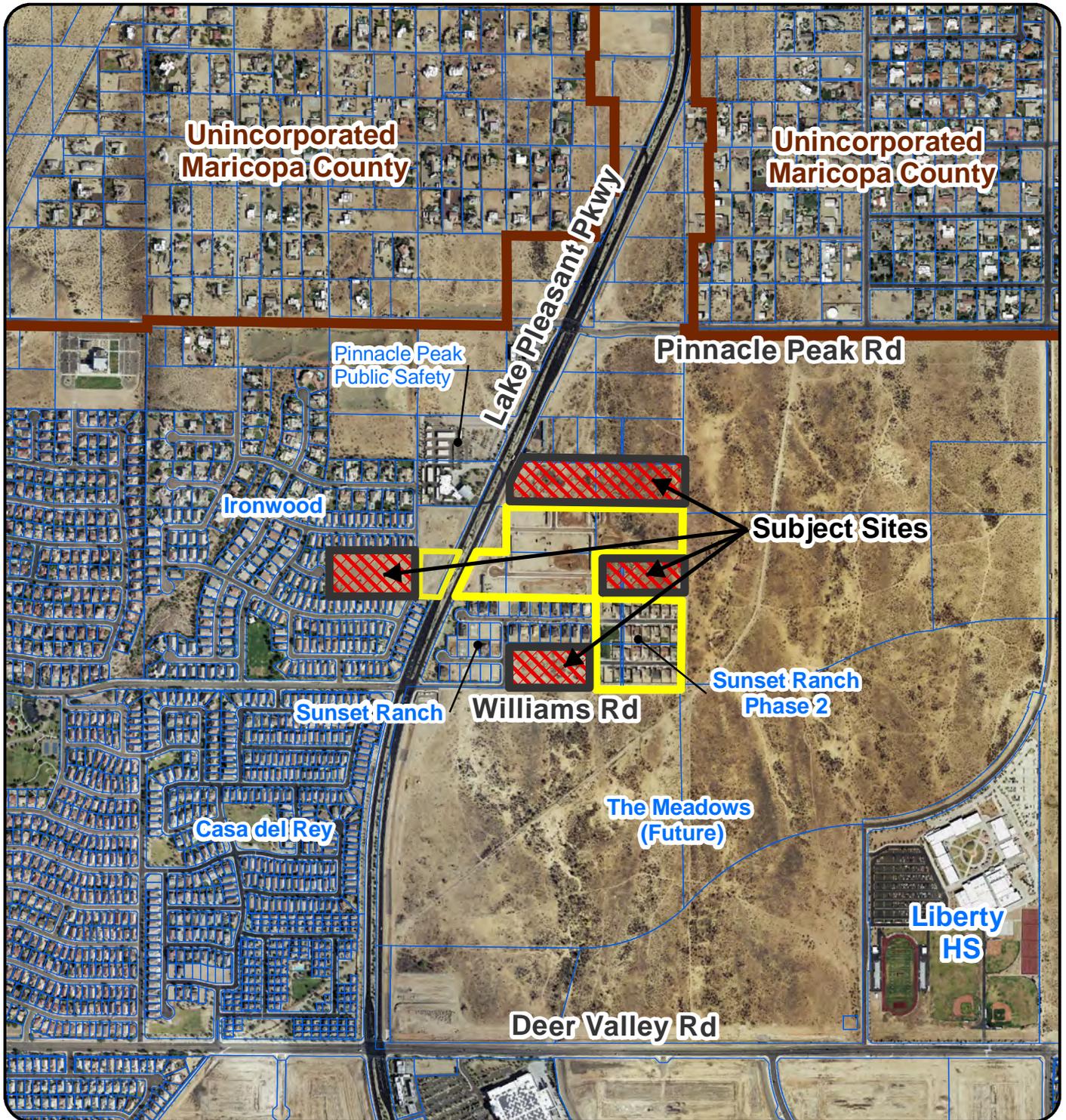
- the paving permit. The City will determine the amount at the time of permit issuance.
17. Pavement sections shall be verified by the project soils report. The Developer will be responsible to replace all pavement adjacent to the development to the monument line unless they can demonstrate that the existing pavement meets the City of Peoria's minimum requirements.
 18. The Development will be responsible to comply with the phase 2 AZPDES Storm Water Pollution Prevention criteria. This should include runoff control, erosion control, and sediment control. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted with the improvement plans in accordance with the SWPPP checklist.
 19. A noise mitigation study shall be submitted with the preliminary/final plat to address the anticipated truck traffic on Lake Pleasant Parkway. All walls shall be designed in accordance with the recommendations of the noise study.
 20. All required improvements along the Lake Pleasant Road are considered temporary and therefore, no transportation impact fee credits will be issued.
 21. The landscaping design for the area adjacent to LPP shall be coordinated with the ultimate theme of the area.

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 2 Planned Area Development

Prepared by: Robert Gubser, AICP
Principal Planner

Z05-25A.3 Vicinity/Context Map



Z05-25A.3: Sunset Ranch 2 - Major PAD Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Amend the Sunset Ranch 2 PAD to incorporate the addition of approximately 19.72 acres of new development area.

Location: North of Williams Rd and Lake Pleasant Pkwy

N

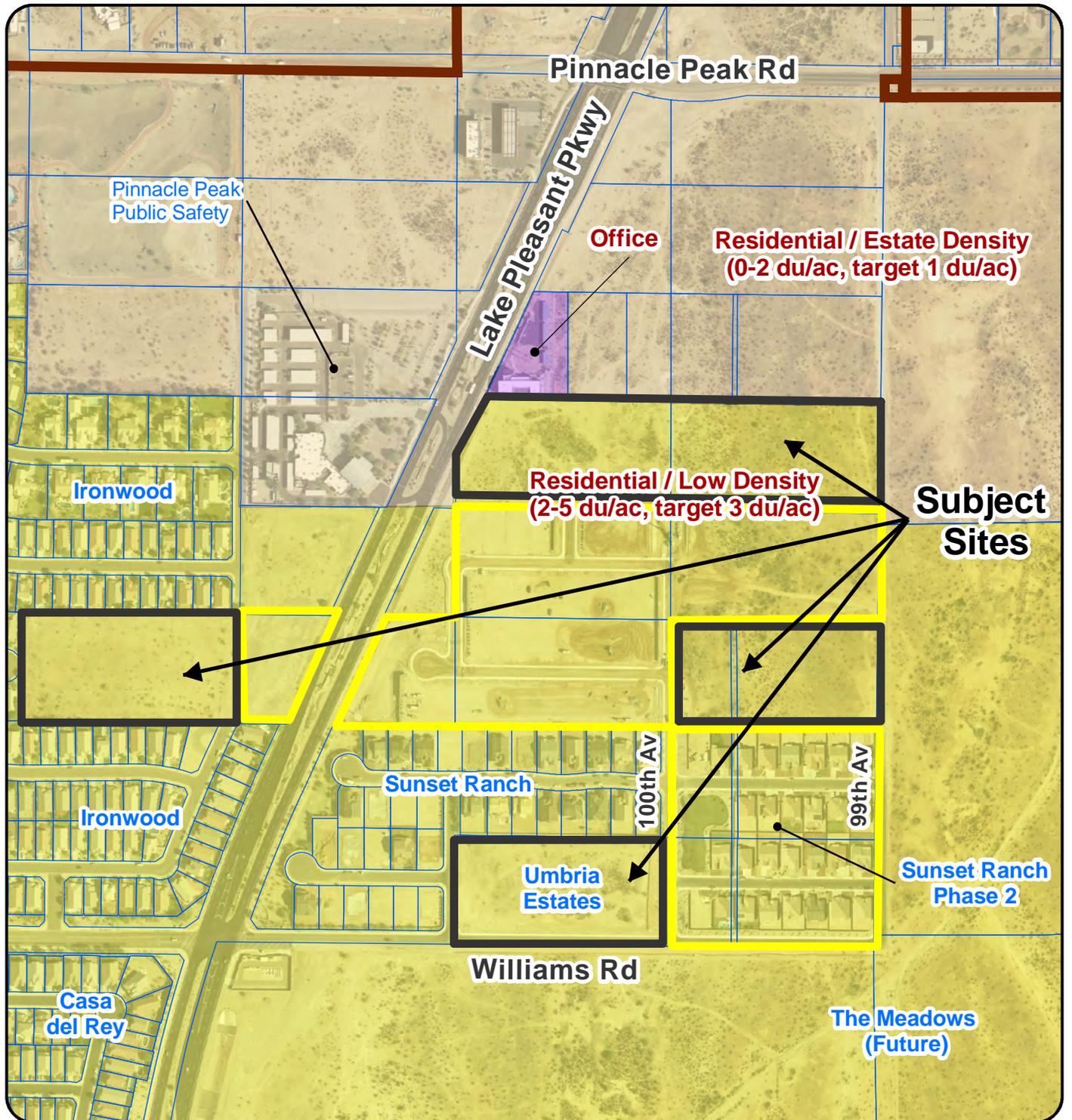


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EXHIBIT A

Z05-25A.3 Land Use Map (Proposed)



Z05-25A.3: Sunset Ranch 2 - Major PAD Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Amend the Sunset Ranch 2 PAD to incorporate the addition of approximately 19.72 acres of new development area

Location: North of Williams Rd and Lake Pleasant Pkwy

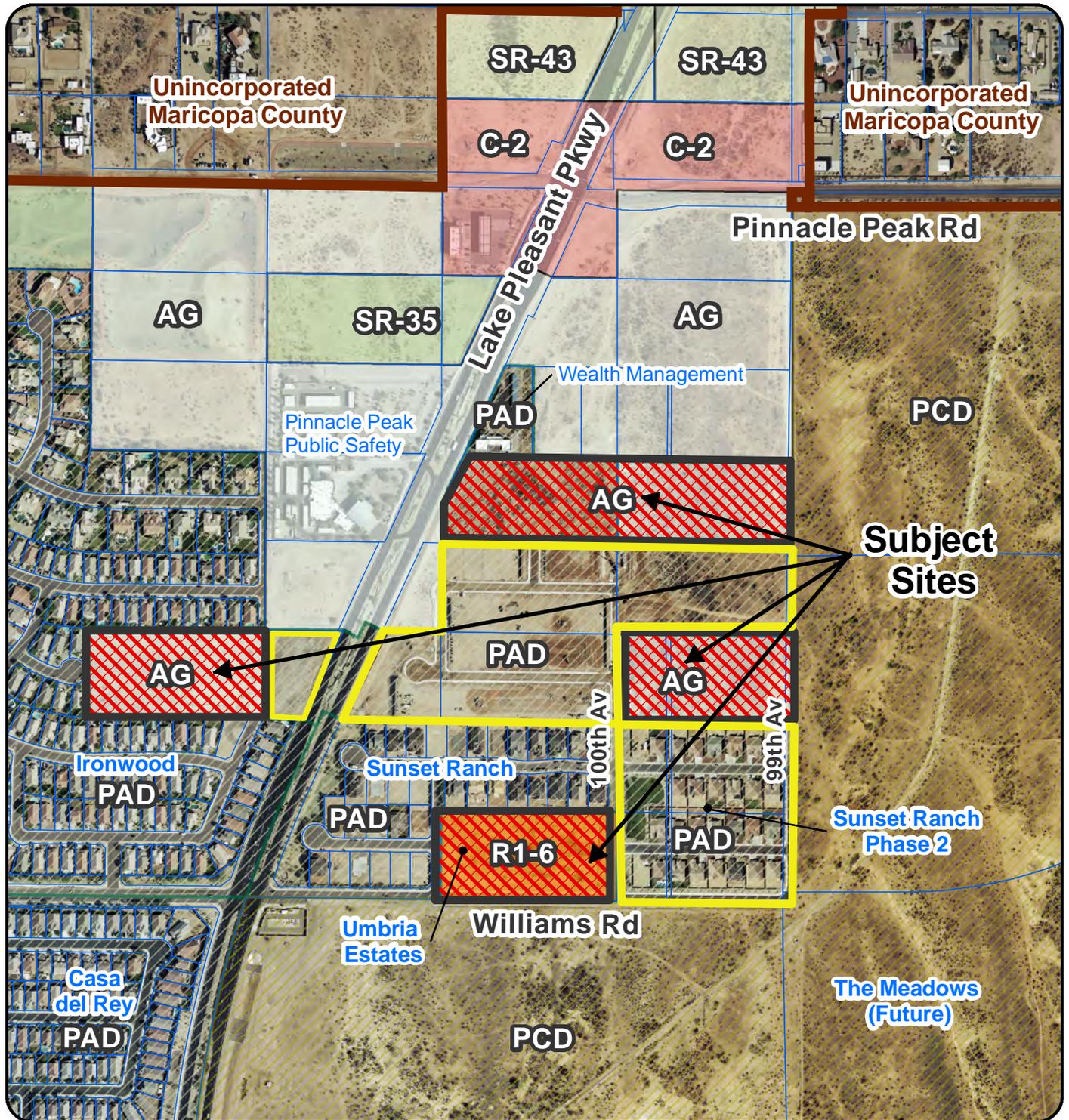


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EXHIBIT B

Z05-25A.3 Zoning Map



Z05-25A.3: Sunset Ranch 2 - Major PAD Amendment

Applicant: Silver Fern Management / Woodside Homes

Request: Amend the Sunset Ranch 2 PAD to incorporate the addition of approximately 19.72 acres of new development area.

Location: North of Williams Rd and Lake Pleasant Pkwy

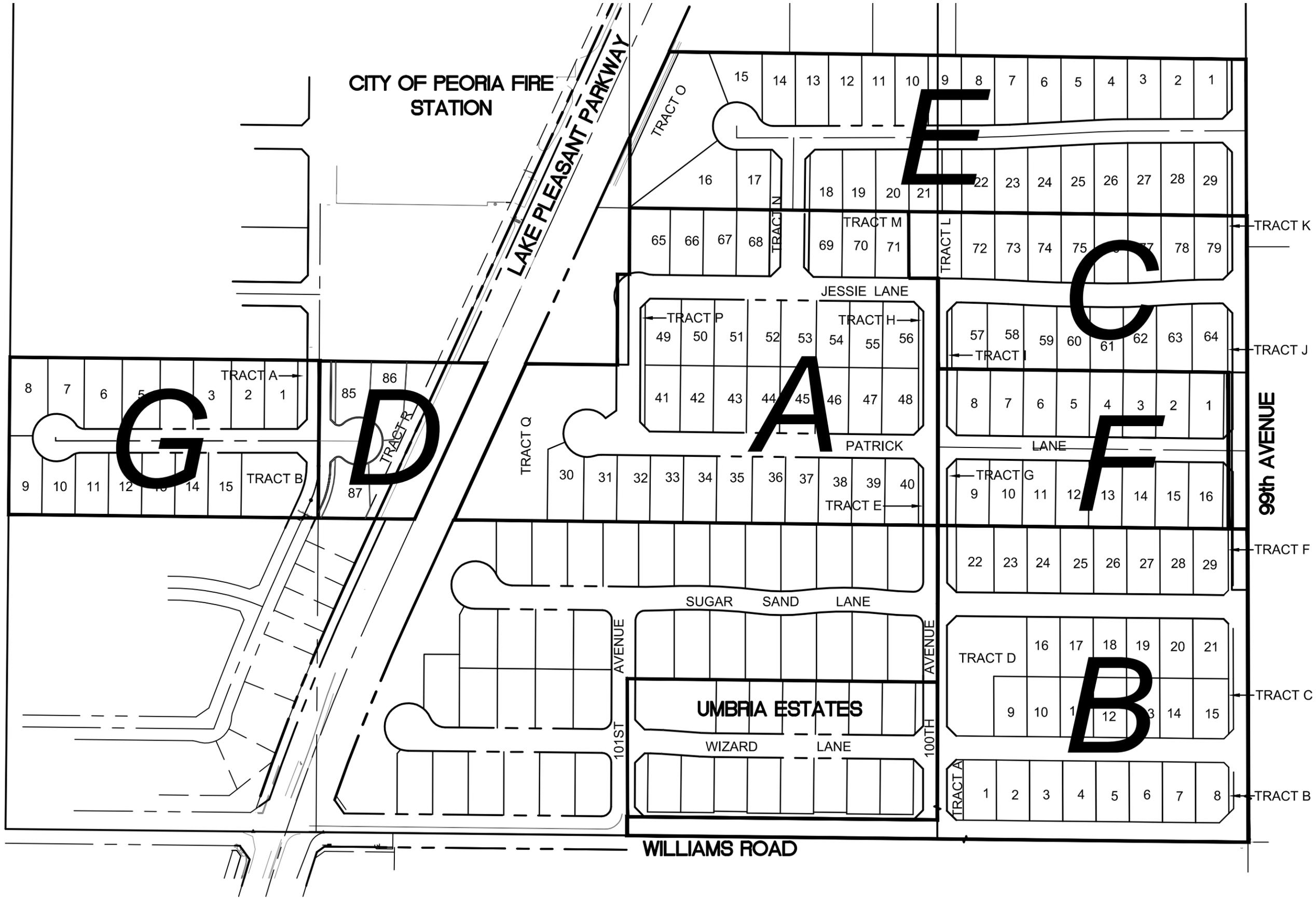
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Not to Scale



EXHIBIT C



Bowman

CONSULTING

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

Sunset Ranch II

Peoria, Arizona

DEVELOPMENT PLAN

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

SILVER FERN Management, LLC

1960 East Baseline Road • Suite 101 • Tempe, AZ 85283 • 480.820.8590 • Fax: 480.820.8621 • www.silverfern-mgmt.com

MEETING MINUTES

ATTENDEES:



Sign-In Sheet

MEETING DATE: July 18, 2012

RE: Sunset Ranch Major PAD Amendment and Minor GPA
Citizen Participation Plan and Neighborhood Meeting Minutes
Z-05-25A.3 and GPA12-0006

MINUTES DATE: July 30, 2012

Meeting Minutes

A notice of meeting was sent in compliance with procedure to adjacent property owners of a neighborhood outreach meeting for the Major PAD Amendment and Minor GPA for the Sunset Ranch community located North and East of the NEW of Williams Road and LPP. A meeting was conducted on July 18, 2012 and held at the City of Peoria Sunrise Mountain Branch Library.

Mari Flynn, from Silver Fern Management acting as project manager and Paul Kroff, representing Woodside Homes, the property owner attended. Rob Gubser representing the City of Peoria and Council Assistant, Briana Decker representing Councilwomen Joan Evans, for the Willow District was in attendance.

Paul Kroff commenced a community presentation at 6:15 p.m. wherein he provided information regarding house product, intent and timing. Key items of discussion are detailed below:

- Pricing ranging from \$240,000 to \$340,000 or \$131.00 square foot.
- Home size ranging from 1,800 to 2,600 square footages.
- Single story restriction intended to be carried through the additional parcels.
- Product continues to add value to existing surrounding homes.
- Addition of perceived out parcels adjacent to the Sunset Ranch community establishes a sense of continuity.
- Addition to the existing HOA will be facilitated.
- Timing for development within 2013 to 2015 was provided. Umbria Estates to commence within 2012.

Community Participation Plan

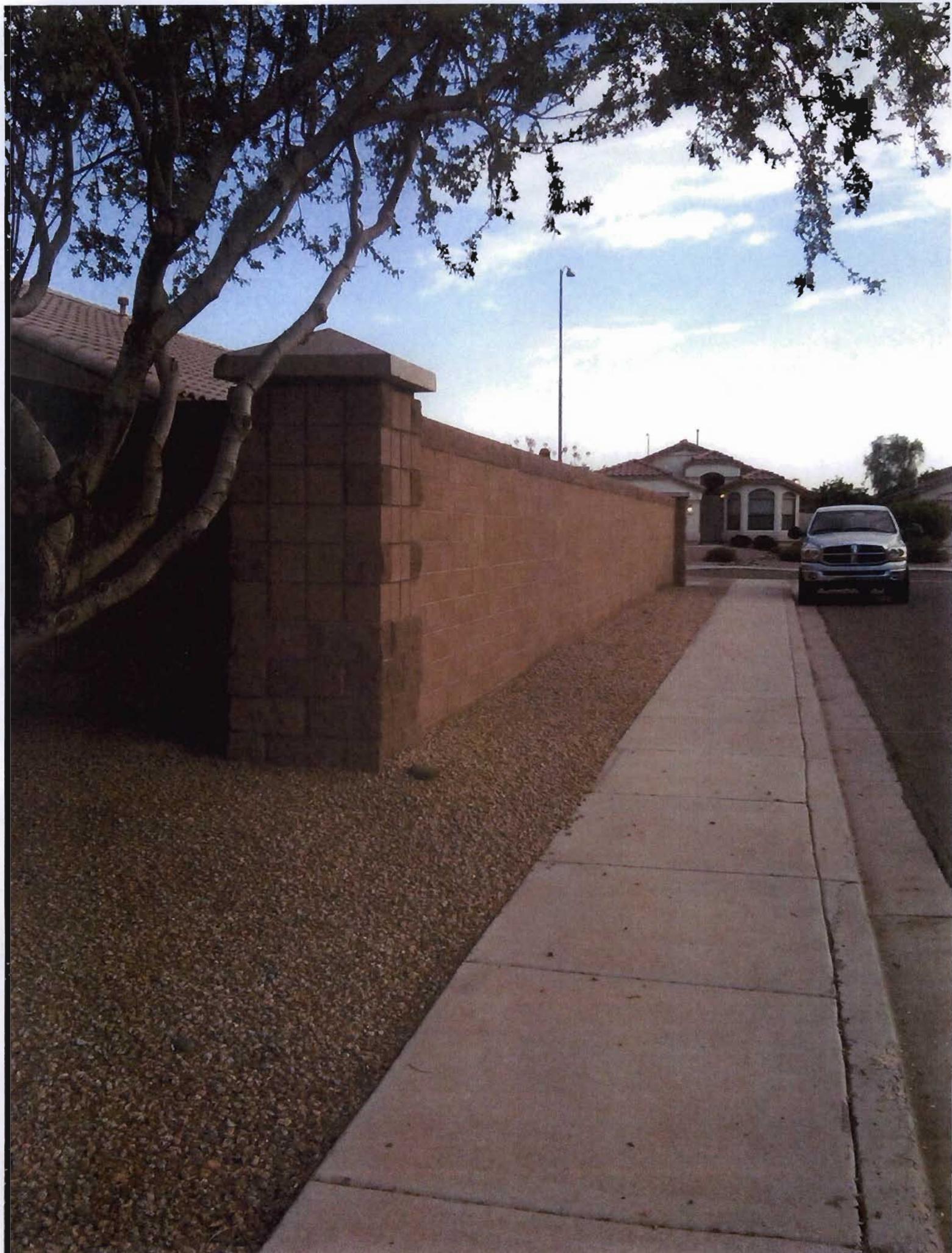
Property owners or interested parties who attended the meeting as illustrated in the attached sign-in sheet disclosed the follow concerns. Concerns were generated from the homeowners to the west of Parcel G within the Ironwood Community

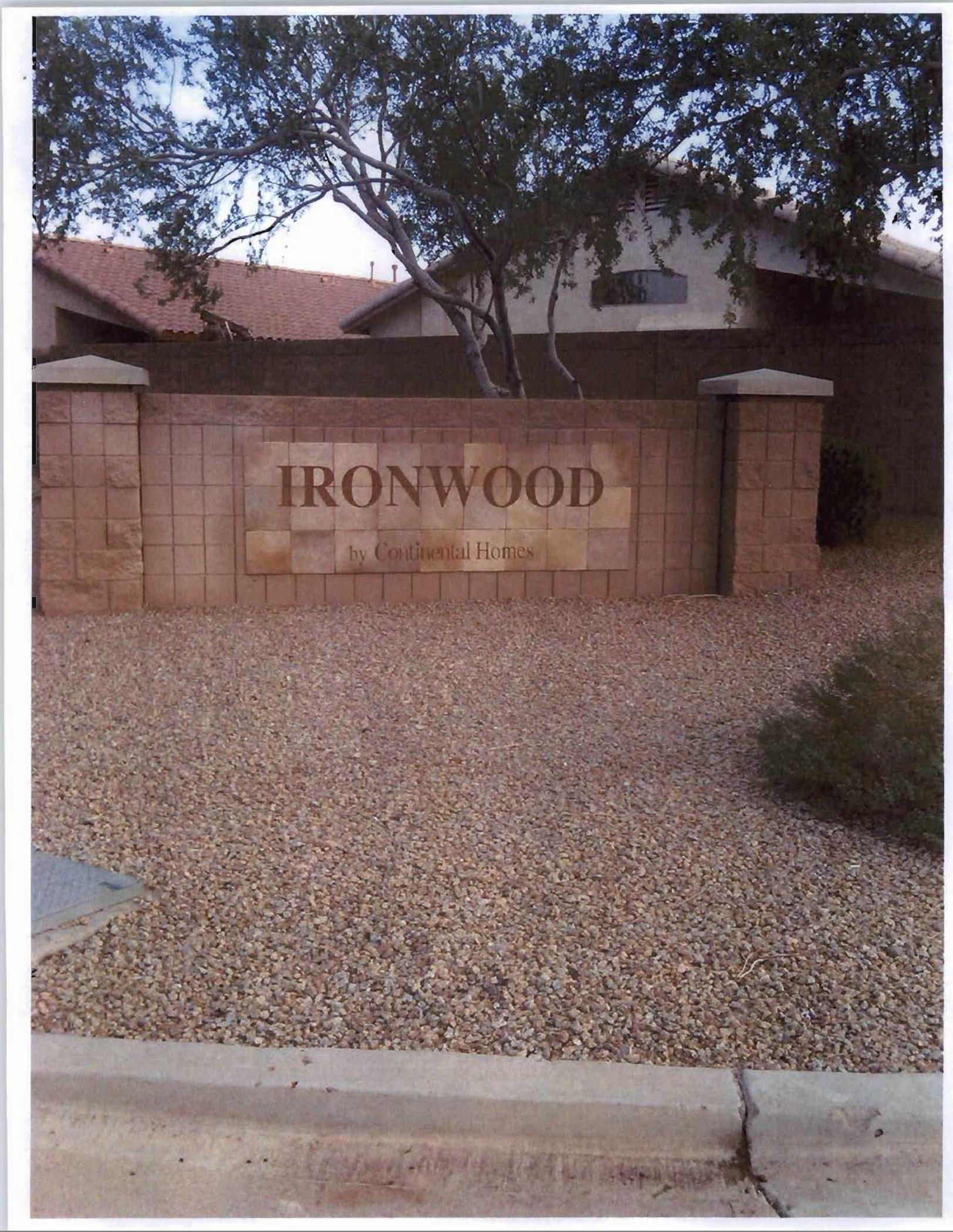
1. Concern: Traffic Impact to 102nd Avenue
Resolution: City to investigate traffic calming opportunities to address speed concerns
Property owner to provide traffic statement during approval process
2. Concern: Utilization of the Ironwood Community amenities due to lack of usable open space within Parcel G.
Resolution: Property Owner to revisit Parcel G layout to determine if adjusting layout can afford a larger collective open space thereby providing a functional area. Property owner will work with City planner to achieve a revised land plan.
3. Concern: Single story restrictions for lots which side onto or back up to the Ironwood community (Parcel G).
Resolution: Property owner disclosed that the entire Sunset Ranch product offering is single story to the attendees. Property owner will add language within the PAD Amendment to reflect that Parcels D & G will be single story restricted.
4. Concern: Sunset Ranch II allows RV storage within the rear yards through the HOA declaration. The Ironwood community declaration restricts this usage.
Resolution: Discussions of annexation into the Ironwood Community HOA were discussed at the meeting; however, concerns were raised that homeowner approval would be required to facilitate. Two of the three lots within Parcel D have sold and restrictions of this kind to those lots cannot be facilitated. Restrictions imposed within Parcel G will limit the offering and present an unfair basis in comparison to the rest of the Sunset Ranch community. Sunset Ranch II was designed with larger lots to afford this amenity to homeowners within this community.
5. Concern: Perimeter theme walls matching the Ironwood community to negate the perceived mis-match aesthetic look along 102nd Avenue. The current theme wall matches Sunset Ranch.
Resolution: Property owner reviewed the field conditions, Parcel G proximity to existing fence locations, style and aesthetics of the Ironwood community fence versus the Sunset Ranch EF&F to determine whether matching the fence style was warranted or viable. The community wall (theme wall exposure to 102nd Avenue) is very limited and not in close proximity. The Ironwood community wall is a simple block with fluted block cap as illustrated in the site photos attached as exhibit A. The Sunset Ranch II column has a cultured stone veneer and provides a higher level of desired aesthetic component to the community. Furthermore, we believe that the two fence styles do not conflict in nature, provide a nice transition and does not establish a lack of continuity.
6. Concern: Perimeter theme wall along Lake Pleasant Parkway not matching existing City installed wall to the south.

- Resolution Property owner indicated it would and is working with the City to determine if the Lake Pleasant Parkway wall detail can be incorporated in Parcel D without delay, plan revision and/or cost increase. Parcel D plans are approved and construction is underway. Two lots of this Parcel have sold.
7. Concern: School Assignments for residents and disclosure that students on the west side of LPP attend different schools than east.
8. Resolution: Property Owner has been in contact with School District and agreement is forthcoming and is aware of the differential in schools. Proper disclosures will be provided to the potential homebuyers.
9. Concern: Vacant lot within Ironwood community to the south of Parcel G.
Discussion: Belongs to DR Horton. Property owner did not know the disposition.
10. Future notification Sign Posting will occur on/or before August 15, 2012

Meeting was adjourned at 7:45 p.m.

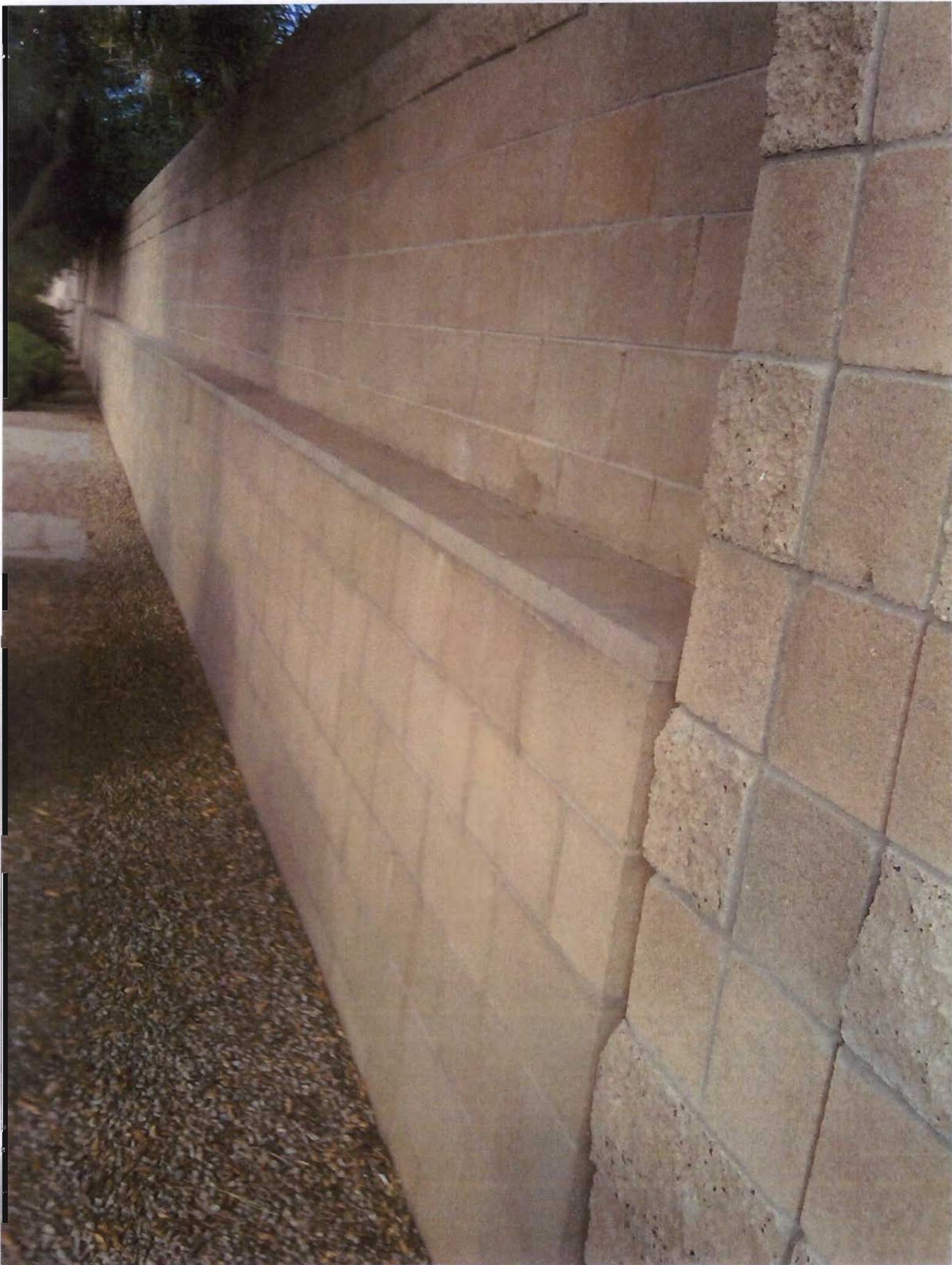




A photograph of a stone wall sign for 'IRONWOOD by Continental Homes'. The sign is made of reddish-brown stone blocks and is mounted on a wall. The word 'IRONWOOD' is in large, bold, serif capital letters. Below it, 'by Continental Homes' is in a smaller, lowercase serif font. The wall is flanked by two square stone pillars with flat tops. In the background, there is a house with a red brick roof and a large tree with green leaves. The foreground is covered in light-colored gravel.

IRONWOOD

by Continental Homes





SUNSET RANCH 2



PLANNED AREA DEVELOPMENT (P.A.D.) STANDARDS AND GUIDELINE REPORT

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

53± Acres

156Lots

August 25, 2005

Revised Jan. 9, 2005

Amended July 24, 2006 (Major Amendment Z 05-25A.1)

Amended May 10, 2010 (Minor Amendment Z-05-25A.2)

Amendment submittal June 7, 2012 (Major Amendment Z-05-25A.3)

Applicant:

WOODSIDE ENCORE AT SUNSET RANCH, LLC

an Arizona Limited Liability Company

1811 S. Alma School Rd., Ste. 190

Mesa, AZ 85210

Tel: (480) 755-0801

Fax: (480) 755-0802

Submitted To:

CITY OF PEORIA

Planning Department

8401 W. Monroe St.

Peoria, AZ 85345

Tel: (623) 773-7209

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I. INTRODUCTION

This application is in support of a proposed MAJOR AMENDMENT to the existing P.A.D. zoning of approximately 33 acres of land located north of the northeast corner of Williams Road and Lake Pleasant Parkway in the City of Peoria, to be known as **SUNSET RANCH 2**. The original layout of the Sunset Ranch 2 property was an assemblage of 7 parcels.

This Major Amendment (Z05-25A.3) is necessary to accommodate the addition of 5 parcels of land totalling approximately 19.72 acres located immediately adjacent to the existing Sunset Ranch II PAD property and update to standards to be in compliance with the City of Peoria Zoning Ordinance Article 14-5.

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)*

SUNSET RANCH 2 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 be enhancing 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 developing areas of Northern Peoria including but not limited to the recorded subdivision directly abutting this project, **SUNSET RANCH**, and Ironwood. The previously approved portions of **SUNSET RANCH 2** are already in development and the newly acquired parcels will be developed in accordance to the Development Plan (Exhibit 4A).

SUNSET RANCH 2 will be designed to promote the desirability of the residential development by adopting the following design criteria:

- The house plans will meet City of Peoria's design criteria including but not limited to desert themed exterior colors, use of exterior stone and complimentary hardscape. Plans will be submitted and approved by the City of Peoria Planning Department.
- Roof lines will vary from homes on adjacent lots and directly across the street from each other.



II. CONSISTENCY WITH GENERAL PLAN

The development goal for the **SUNSET RANCH 2 P.A.D.** is to provide uses and residential densities that are compatible with the long range goals of the City of Peoria's General Plan.

The current zoning designation for the newly acquired parcels within this project is General Agricultural (AG) and R1-6 zoning on "Umbria Estates" (APN 200-10-007A). This Major PAD Amendment is accompanied by a companion Minor General Plan Amendment (GPA12-0006) that is requesting an alteration of the land use for Parcel E from Estate Density Residential (0-2 du/ac, target of 1 du/ac) to Low Density Residential (2-5 du/ac, target of 3 du/ac). With approval of the Minor GPA, the proposed rezoning of all project parcels will be consistent with the Peoria General Plan allowing for a density range of 2-5 du/ac, with a target of 3 du/ac. As proposed, the overall Sunset Ranch 2 project density is **2.94 du/ac**.

III. GENERAL SITE INFORMATION AND EXISTING CONDITIONS

The site is a relatively flat, partially developed and vacant, natural desert terrain and is within the developing area in Northern Peoria. The gross acreage is 53± acres. The net acreage will be 34.76 ± acres. On the east side of Lake Pleasant Parkway, this proposed development would abut the northerly and easterly boundary of the recorded **Sunset Ranch** subdivision (zoned P.A.D., Z00-27), and on the west side of Lake Pleasant Parkway, the development would abut the Ironwood subdivision (zoned PAD, Z96-19).

IV. SURROUNDING LAND USES AND CONDITIONS

The Ironwood development is located just west of **Sunset Ranch 2** on the west side of Lake Pleasant Parkway. On the east side of Lake Pleasant Parkway, and to the south and west is the Sunset Ranch development. To the east of 99th Avenue, the Meadows master planned community is fully entitled with varying sizes of residential lots. Construction has not yet commenced on this project.

As part of the Sunset Ranch 2 development, several of the parcels that were previously zoned have already been built-out. At this time, additional lots are being sold and developed.

To the west, on Lake Pleasant Parkway, approximately 500' from Sunset Ranch 2 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 Williams Road was constructed by Sunset Ranch. Regional transportation includes the Agua Fria Freeway (Loop 101) to the south and Happy Valley Road to the north.

Lake Pleasant Road 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 constructed with the Sunset Ranch subdivision, 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's 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 serving commercial.

Public Recreation: *Parkridge Park* located at 9734 West Beardsley Road is approximately 2.79 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. (See Exhibits 2 & 3)

V. PRELIMINARY DEVELOPMENT PLAN

SUNSET RANCH 2 is a previously approved development with a total gross area of 33± acres with 88 dwelling units. The proposed PAD amendment will add an additional 20+ acres and 69 dwelling units.

Sunset Ranch 2 will be developed in multiple phases, with several of the phases already completed via the previous entitlement. (See Development Plan – Exhibit #4)

The proposed use of the subject site is entirely single-family detached residential. The project is planned for 156 dwelling units with an **overall** project density of **2.94** du/ac. (The original P.A.D. density was 2.67).



Lots 1 through 14 within Umbria Estates (APN 200-10-007A) will retain the R1-6 zoning designation with an average lot area of 8,056 sf and a minimum lot size of 7,882 sf exceeding standards for this classification. The average lot area within the remainder of the Sunset Ranch 2 community shall be 10,074 sq.ft with a minimum lot size of 8,785 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.

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 as indicated on the enclosed Preliminary Plat and the ALTA Survey (Exhibits 8 and 5 respectively). The majority of the lots within the site will be oriented in a north/south direction. A 50' access easement has been indicated off the west end of Jessie Lane to facilitate APN 200-10-049A.

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 residential land use noted to describe the project is that which most closely corresponds with a City of Peoria zoning designation and is in character with the adjacent project known as Sunset Ranch. 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

PARCELS	USE	ACRES	LOTS	DU/AC	PERCENT
Umbria	Residential R1-6	4.95±	14	2.84	10%
2-7 & EFG	Residential R1-8	48.10±	142	2.67	90%



VII. PROJECT DEVELOPMENT AND PHASING STANDARDS

Unless otherwise specified herein, all properties within **SUNSET RANCH 2** 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 2**.

**TABLE 2
PROJECT DEVELOPMENT STANDARDS SUMMARY**

Development Standard	P.A.D. Project Standards
Total Area	±53 Gross Acres
Percent of Total Site	100%
Average Lot Size	R1-8 10,074 Sq.Ft. R1-6 8,056 Sq.Ft.
Minimum Lot Width	70'
Minimum Lot Depth	R1-8 125' [117' on Lots 1 thru 8 backing up to Williams Road] R1-6 112'
Minimum Front Yard Setback	18' to living and 20' to face of garage from back of sidewalk to front face of garage door per Design Review approval. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 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. *May be decreased by 10' at cul-de sac and knuckle lots
Minimum Rear Setback	15'
Minimum Side Setback	5'
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
Total Side Setback	15'
Maximum Structure Height	30'
Maximum % Lot Coverage	45%
Number of Lots	TOTAL OF 156 LOTS
Du/Ac	2.94 du/ac



Open Space: This project is designed with active open space access that will exceed the minimum requirements of 9% for single family residential lots. The active open space areas will contain multiuse elements that provide retention basin storage combined with public use improvements such as a multi-use trail abutting Lake Pleasant Parkway and various bench locations 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. The City of Peoria will be granted a 20' drainage easement along Lake Pleasant Parkway as necessary to regulate and maintain the flow of storm water through the site to govern the regional storm water discharge system. An 8' PUE adjacent to and along Williams Road back of right-of-way within Tract A has been added. Installation of trees will not be permitted within this area.

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 and Wall Detail plans-Exhibits 6, 6A & 7*).

Roadway Standards: Arterial and local 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 2 subdivision shall follow the detached single-family residential guidelines within the Peoria Design Review Manual.

VIII. CONCEPTUAL LANDSCAPE PLAN/ STANDARDS

The project landscaping will be consistent with the Peoria Zoning Ordinance and the Specific Plan. 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. Details to be reviewed with Final Landscape plans. 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 Wall Detail on Exhibit 7*)

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 with the development of SUNSET RANCH. Extension of sewer from the Sunset Ranch project to **SUNSET RANCH 2** is completed

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.

3. Water

Water service will be provided by the City of Peoria. 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**. This 16 inch water line is tied into the City of Peoria water system and is fed by a nearby City well located adjacent to the Ironwood Project. 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 2** 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 and are currently being installed for **SUNSET RANCH** whereby **SUNSET RANCH 2** will be serviced accordingly. All overhead lines less than 69 KV will be installed underground.



IX. LEGAL DESCRIPTION OF PROPERTY AND PARCELS

LEGAL DESCRIPTION OF SUNSET RANCH II

PARCEL NO. 1:

The South half of the Southwest quarter of the Northeast 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 all that part of the South half of the Southwest quarter of the Northeast 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, which lies within a strip of land 130 feet in width, being fifty-five feet wide on the Northwestern side and 75 feet wide on the Southeastly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing), 2260.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 10 minutes 23 seconds East, 5303.31 feet to a point on the North line of said Section 20, which lies South 89 degrees 54 minutes 47 seconds West, 2279.95 feet from the Northeast corner of said Section 20; thence continuing North 0 degrees 10 minutes 23 seconds East, 1250.72 feet to the point of curve of a 1 degree 15 minute 00 second curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet;

thence Northerly 1931.38 feet along the arc of said curve to the point of tangency thereof; thence North 24 degrees 18 minutes 55 seconds East, 2360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West, 843.59 feet from the Northeast corner of said Section 17;

thence continuing North 24 degrees 18 minutes 55 seconds East, 1693.32 feet to the point of curve of a 04 degree 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

thence Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range;

thence North 00 degrees 30 minutes 52 seconds West, 3126.67 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Final Decree in Condemnation recorded in Docket 10495, page 87.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent.

PARCEL NO. 2:

The North half of the Southeast quarter of the Southeast 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;

EXCEPTING and reserving all oil, gas and other mineral deposits, as reserved unto the United States in the Patent of said land.



PARCEL NO. 3:

The South half of the Southeast quarter of the Southeast 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; EXCEPTING and reserving all oil, gas and other mineral deposits, as reserved unto the United States in the Patent of said land.

PARCEL NO. 4:

The South half of the Northeast quarter of the Southwest 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 all oil, gas and other mineral deposits as reserved to the United States in the Patent to said land recorded in Docket 3460, page 283; and

EXCEPT all that part of the South half of the Northeast quarter of the Southwest 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, which lies within a strip of land 130 feet in width, being 55 feet wide on the Northwestern side and 75 feet wide on the Southeasterly side (both measured at right angles) of the applicable part of the following described centerline:

BEGINNING at a point which lies South 89 degrees 43 minutes 48 seconds West (assumed bearing) 2260.00 feet from the Southeast corner of Section 20, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence North 0 degrees 10 minutes 23 seconds East 5303.31 feet to a point on the North line of Section 20, which lies South 89 degrees 54 minutes 47 seconds West 2279.95 feet from the Northeast corner of said Section 20;

thence continuing North 0 degrees 10 minutes 23 seconds East 1250.72 feet to the point of curve of a 1 degree 15 minute 00 second curve concave Easterly having a central angle of 24 degrees 08 minutes 32 seconds and a tangent of 980.23 feet; thence Northerly 1931.38 feet along the arc of said curve to the point of tangency thereof;

thence North 24 degrees 18 minutes 55 seconds East 2360.53 feet to a point on the North line of Section 17 of said Township and Range, which point lies North 89 degrees 34 minutes 17 seconds West 843.59 feet from the Northeast corner of said Section 17;

thence continuing North 24 degrees 18 minutes 55 seconds East 1693.32 feet to the point of curve of a 04 degree 00 minute curve concave Westerly having a central angle of 24 degrees 49 minutes 47 seconds and a tangent of 315.32 feet;

thence Northerly 620.74 feet along the arc of said curve to the point of tangency thereof, said point being on the East line of Section 8 of said Township and Range; thence North 00 degrees 30 minutes 52 seconds West 3126.67 feet along said East line of said Section 8 to the Northeast corner of said Section 8, as set forth in Deed recorded in Docket 10079, page 185; and

EXCEPT that portion of the parcel described in the Maricopa County Recorder's Office Document No. 2002-0382001, located in Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being 20 feet wide and lying Northwesterly to the 55 foot right of way line, per Docket 10079, page 185, and Southeasterly to the following described right of way line:

LINE DESCRIPTION:



COMMENCING at a rebar marking the center of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, from which a stone, as per GLO notes, marking the North quarter corner of said Section 17, bears North 00 degrees 33 minutes 00 seconds East, 2645.16 feet;
thence South 89 degrees 23 minutes East, 590.47 feet to a non-tangent curve on the existing right of way centerline of Lake Pleasant Road as shown on the Record of Survey, for the City of Peoria, "Lake Pleasant Parkway", recorded in Book 662 of Maps, page 37 in the Maricopa County Recorders Office, together with the Certificate of Correction in the Maricopa County Recorders Office Document No. 2004-0306665;

thence Northeasterly 517.22 feet along said non-tangent curve concave Southeasterly and having a radius of 4,583.66 feet, and a central angle of 6 degrees 27 minutes 55 seconds, whose radius bear South 71 degrees 41 minutes 56 seconds East;
thence North 24 degrees 45 minutes 59 seconds East, 194.31 feet along said right of way centerline to the North line of the final plat of IRONWOOD-PHASE 1A, recorded in Book 483 of Maps, page 20 in the Maricopa County Recorders Office;

thence North 89 degrees 20 minutes 19 seconds West, 82.16 feet along said North line to a line parallel with and 75.00 feet measured perpendicular Westerly from the said existing right of way centerline of Lake Pleasant Road, and the POINT OF BEGINNING;

thence North 24 degrees 45 minutes 59 East, 2166.55 feet along said parallel line to the North line of Section 17, and the POINT OF TERMINATION, from which a stone marking the North quarter corner of Section 17, bears North 89 degrees 06 minutes 45 seconds West, 1661.84 feet.

EXCEPT all oil, gas and other mineral deposits as reserved in the Patent.

PARCEL NO. 5:

The North half of the Northeast quarter of the Southeast 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 all oil, gas and other mineral deposits as reserved in the Patent from the United States of America.

PARCEL NO. 6:

The South half of the Northwest quarter of the Southeast 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 all oil, gas and other mineral deposits as reserved in the Patent from the United States of America

PARCEL NO. 7:

The North half of the Northwest quarter of the Southeast 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;



Additional Property

SALINAS ESTATES (APN'S 200-10-037A, 037B, 037C)

The South half of the Northeast quarter of the Southeast 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 all oil, gas and other mineral deposits as reserved to the United States in patent of said land.

ONG 1 (APN #200-10-024)

The South half of the Northwest quarter of the Southwest 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 that portion described as follows, as conveyed to the City of Peoria in instrument recorded in document no. 2012-204614:

A parcel of land located within the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southeast corner of the Northwest quarter of the Southwest quarter of the Northeast quarter of said Section 17 from which the northeast corner of the south half of the northwest quarter of the southwest quarter of the northeast quarter of said section 17 bears north 00 degrees 22 minutes 47 seconds east, a distance of 330.29 feet;

Thence north 89 degrees 19 minutes 29 seconds west along the south line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17, a distance of 5.03 feet to the **point of beginning** of the parcel of land herein described;

Thence north 89 degrees 19 minutes 29 seconds west, continuing along said south line, a distance of 54.77 feet;

Thence north 24 degrees 46 minutes 10 seconds east, departing said south line, a distance of 51.85 feet to the beginning of a curve to the left, having a radius of 150.00 feet;

Thence northerly along the arc of said curve, through a central angle of 24 degrees 23 minutes 23 seconds, an arc distance of 63.85 feet to a point being 25.00 feet west of and parallel with the east line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17;

Thence north 00 degrees 22 minutes 47 seconds east, along said parallel line, a distance of 220.96 feet to a point on the north line of the south half the northwest quarter of the southwest quarter of the northeast quarter of said section 17;

Thence south 89 degrees 17 minutes 27 seconds east, along said north line, a distance of 25.00 feet to the northeast corner of the south half of the northwest quarter of the southwest quarter of the northeast quarter of section 17;

Thence south 00 degrees 22 minutes 47 seconds east along the east line of the northwest quarter of the southwest quarter of the northeast quarter of said section 17, a distance of 319.17 feet;

Thence south 24 degrees 46 minutes 10 seconds west, departing said east line, a distance of 12.17 feet to the **point of beginning** of the parcel of land herein described.



AGENTER (APN 200-10-052D)

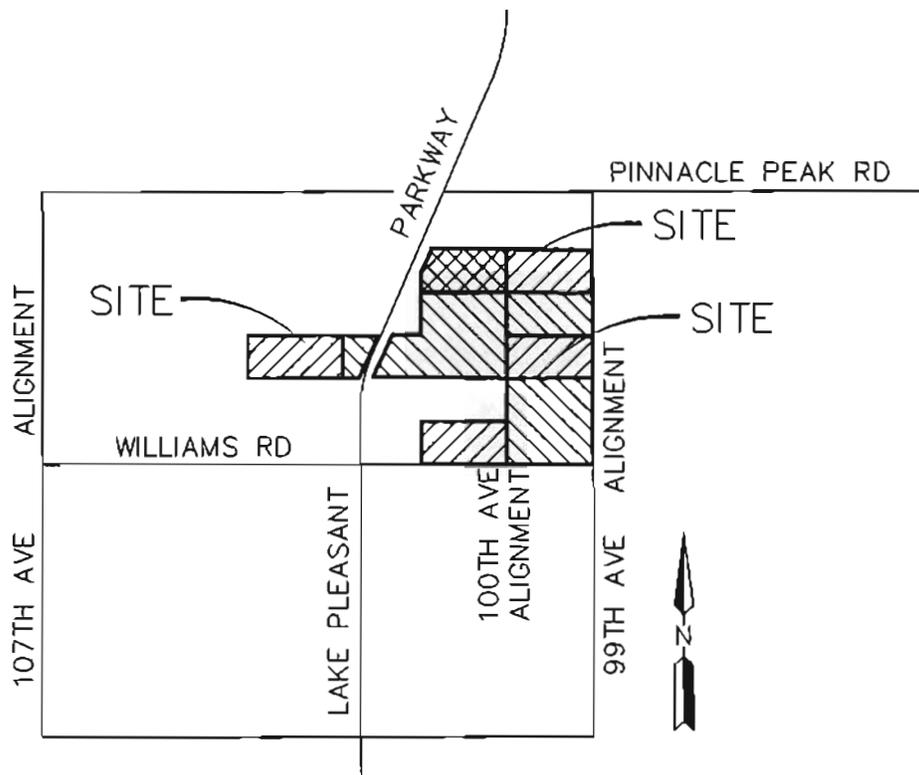
The South half of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 17, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

UMBRIA ESTATES (APN'S 200-10-007A)

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

The South half of the Southwest quarter of the Southeast 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;

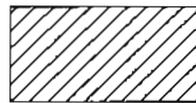
Except all oil, gas and other mineral deposits as reserved to the United States in patent of said land.



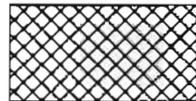
VICINITY MAP
NOT TO SCALE



EXISTING SUNSET RANCH II
DEVELOPMENT Z05-25



NEW SUNSET RANCH II
DEVELOPMENT Z05-25A.3



BOTH EXISTING AND NEW SUNSET RANCH II
DEVELOPMENT (Z05-25 & Z05-25A.3)

Bowman
CONSULTING

3010 South Priest Drive Ste 101
Tempe, Arizona 85282

Phone: (480) 629-8830
www.bowmanconsulting.com

SUNSET RANCH II

PEORIA, ARIZONA

VICINITY MAP

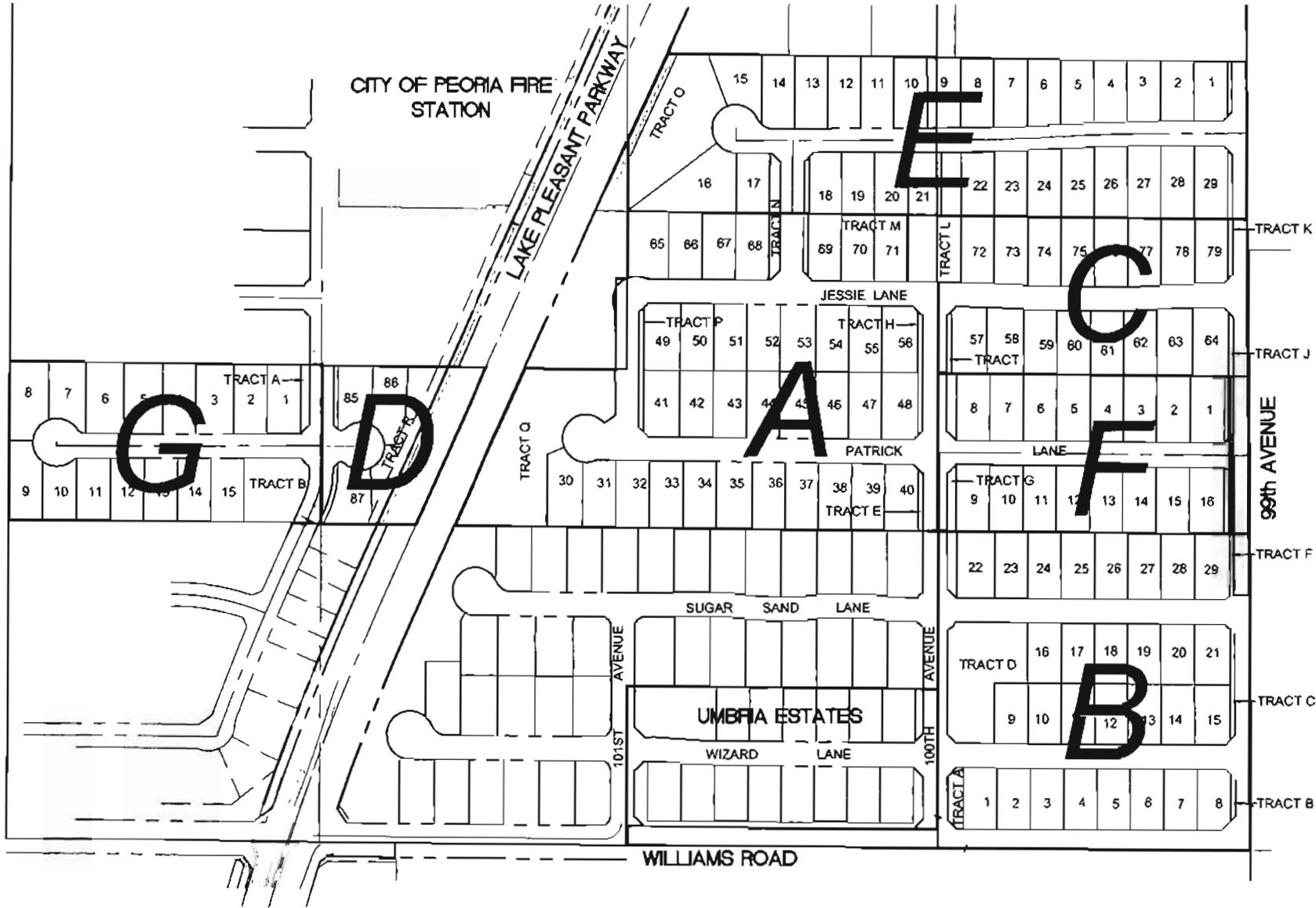
JOB # 9620

DATE 7/31/2012

SCALE N.T.S.

DRAWN CRS

SHT 1 OF 1



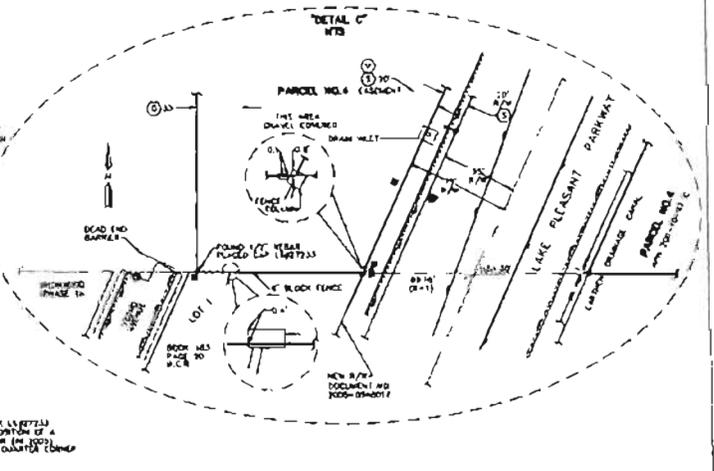
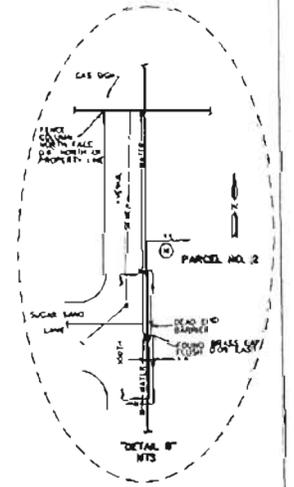
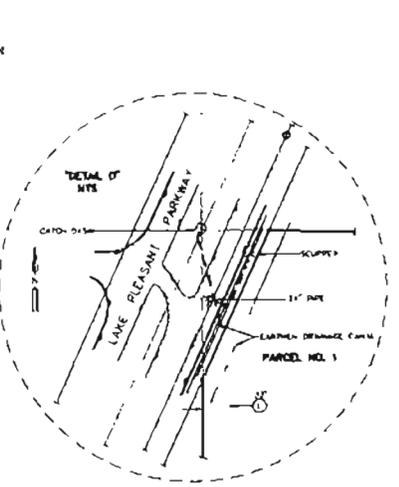
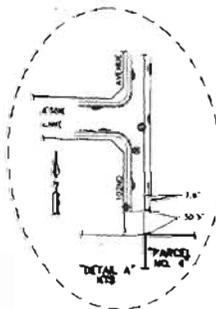
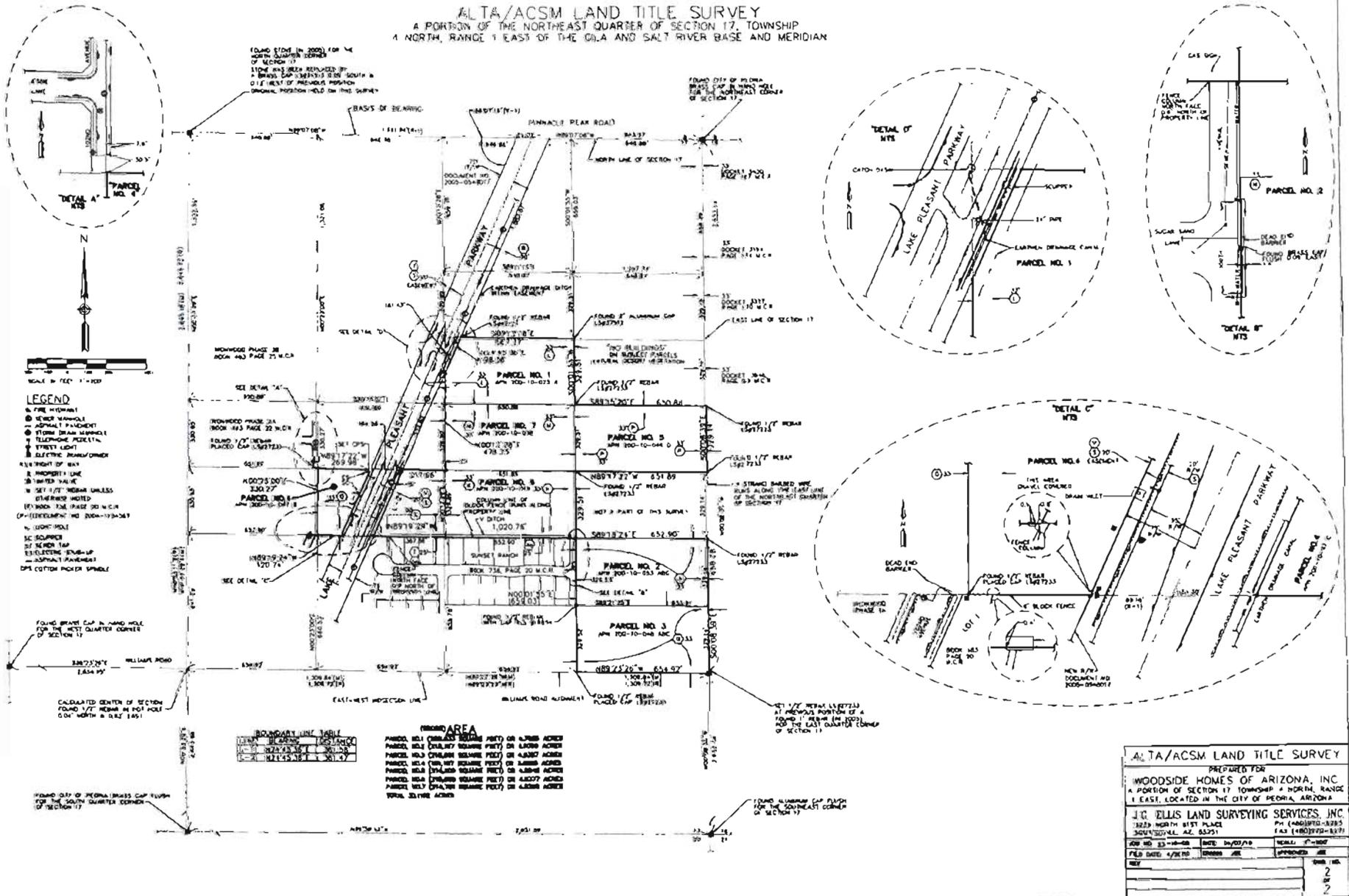
Sunset Ranch II
 Peoria, Arizona
DEVELOPMENT PLAN

3010 South Priest Drive Ste 101
 Tempe, Arizona 85282
 Phone: (480) 623-8830
www.bowmanconsulting.com

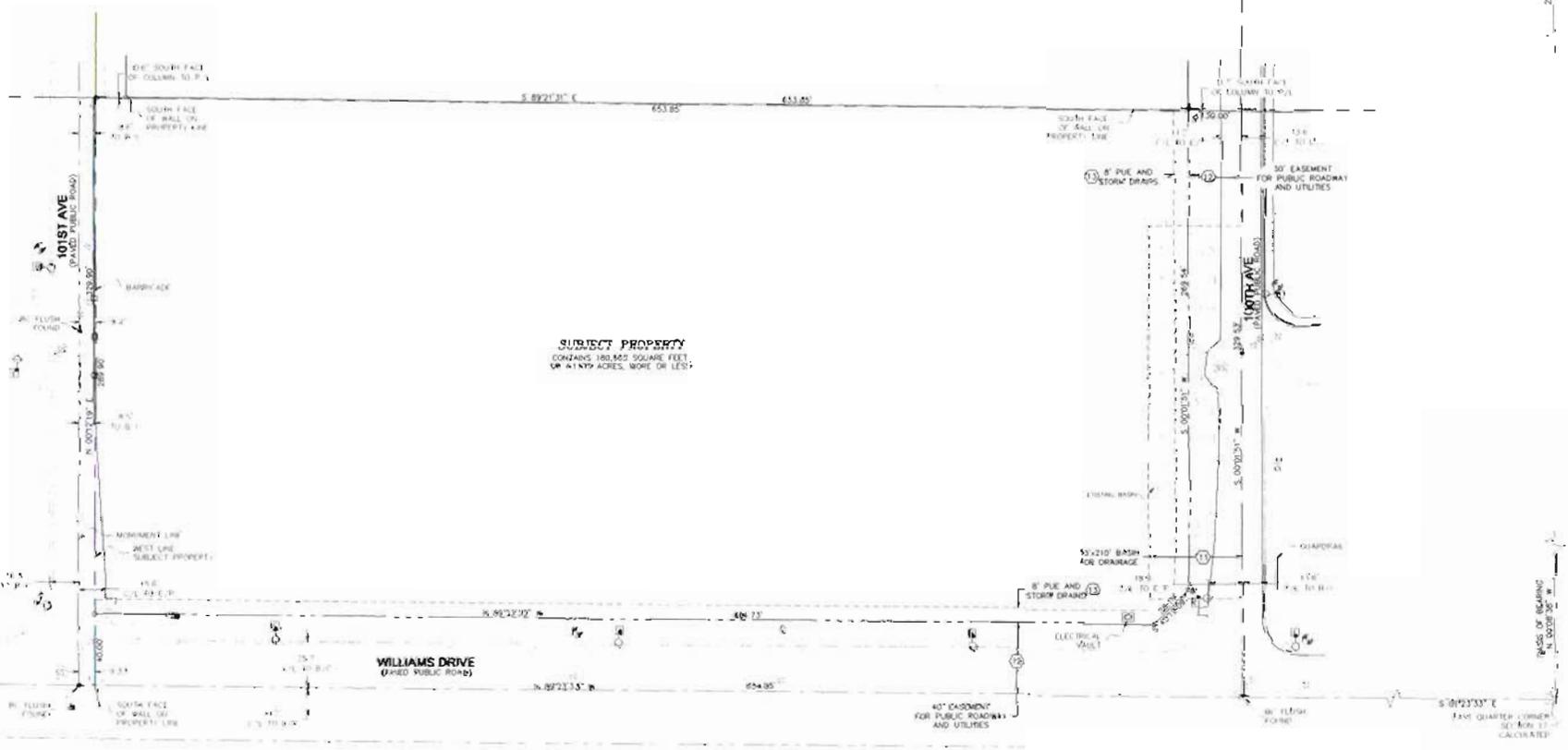
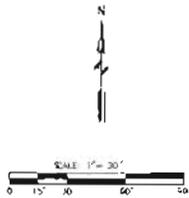
Bowman
CONSULTING

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

ALTA/ACSM LAND TITLE SURVEY
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP
 4 NORTH, RANGE 1 EAST OF THE COCA AND SALT RIVER BASE AND MERIDIAN



ALTA/ACSM LAND TITLE SURVEY			
PREPARED FOR WOODSIDE HOMES OF ARIZONA, INC.			
A PORTION OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST, LOCATED IN THE CITY OF PEORIA, ARIZONA			
J.C. ELLIS LAND SURVEYING SERVICES, INC.			
3829 NORTH 81ST PLACE		PH (480)972-8385	
30845TH AVENUE, AC 65231		FAX (480)972-8377	
JOB NO. 23-10-00	DATE 04/03/10	SCALE 1"=100'	
FILED DATE 4/16/10	DRAWN BY	APPROVED BY	
REV			DATE
			2
			2



SUBJECT PROPERTY
 CONTAINS 180,825 SQUARE FEET,
 OR 4.1479 ACRES, MORE OR LESS.

- LEGEND**
- SET REBAR, LSW 333314
 - ⊕ BRASS CAP
 - REBAR FOUR'x
 - ⊕ RRS HYDRANT
 - ⊕ WATER VALVE
 - ⊕ ELECTRICAL CABINET
 - LIGHT POLE
 - WATER METER
 - SENSER UPWOMBLE
 - GAS MARKER
 - ⊕ SIGN
 - TELEPHONE RISER
 - CABLE TV RISER
 - PROPERTY LINE
 - CENTER LINE
 - MONUMENT LINE
 - BACK OF CURB
 - EDGE OF PAVEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - BRASS CAP

RECAP AND TITLE SURVEY
 OF
UMER, ESTATES
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 4 NORTH, RANGE 1 EAST,
 OF THE GILA AND SAU RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

PROCESSED BY: [] DATE: APRIL 02, 2014

SCALE: 1" = 30'

Bowman CONSULTING

10000 W. Camelback Road, Suite 100, Phoenix, AZ 85040
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 www.bowmanconsulting.com

DATE PLOTTED: 04/02/2014 10:00 AM
 PLOT BY: []
 SHEET 2 OF 2

BOWMAN CONSULTING

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 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 RECORD 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(b), 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 RECORDED UNLESS OTHERWISE NOTED.

8. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 0210197-562-R6, EFFECTIVE DATE: MARCH 12, 2012 AT 7:30 A.M., AMENDMENT NO. 2, AMENDMENT DATE: MARCH 20, 2012, AND WITH RESPECT TO THE ITEMS ENTERED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

- (5) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS, ITEMS 3-6
- (3) ITEM 3 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA. NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE ISSUER. 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 UNKNOWNST TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREON.
- (4) 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.
- (10) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY.

- 1) ITEM 4 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO PATENT FROM THE UNITED STATES OF AMERICA, DOCKET 3324, PAGE 259 (ITEM IS SHOWN HEREON)
- ITEM 5 PROPERTY IS SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL AS DISCLOSED BY RESOLUTION FC2 2009002, AS SET FORTH IN DOCUMENT 2002-0541312 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN)
- 4) ITEM 6 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO PUBLIC UTILITY (EASEMENT AS SET FORTH IN DOCUMENT 2012-204599 (ITEM IS SHOWN HEREON)
- 7) ITEM 8 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO DEDICATION OF PUBLIC ROADWAY AS SET FORTH IN DOCUMENT 2012-204600 (ITEM IS SHOWN HEREON)
- 8) ITEM 6 WATER PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO TEMPORARY STORM WATER DRAINAGE EASEMENT AS SET FORTH IN DOCUMENT 2012-204601 (ITEM IS SHOWN HEREON)

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

EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED TO THE UNITED STATES IN PATENT OF SAID LAND.

BASIS OF BEARING

BASIS OF BEARING IS THE EAST 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:

SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST

SHEET INDEX

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

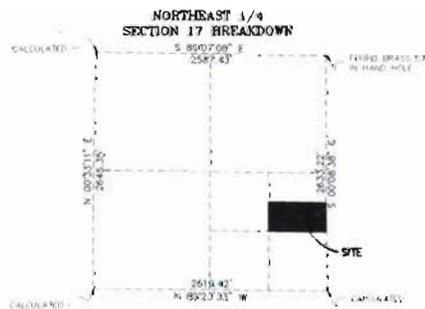
SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
SECURITY TITLE AGENCY
WOODSIDE ENCORE AT SUNSET RANCH, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
SALINAS REVOCABLE TRUST 11/0/17

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 2, 5, 11(b), 16, 17, and 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/23/12.



VICINITY MAP



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

SCALE: N.T.S. PHOENIX, ARIZONA DATE: APRIL 04, 2012

REVISION	DATE	BY

Bowman CONSULTING

18 Bowman Consulting, 8700 N. 19th Ave., Suite 100, Phoenix, AZ 85028
Phone: 602.998.8888
www.bowmanconsulting.com

BY: LB, CK, DR, CC
DATE: 04/04/12
SHEET: 1 OF 1

0620-01-001-ALTA.dwg



SUBJECT PROPERTY
CONTAINS 204,857 SQUARE FEET
OR 4.7051 ACRES, MORE OR LESS.

LEGEND

- SET REBAR, 1/2" 33615
- BRASS CAP RE-HAND HOLE
- REBAR ABOVE
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊞ ELECTRICAL CABINET
- ⊙ LIGHT POLE
- ⊕ WATER METER
- ⊕ SWEDE HANDBOLE
- ⊕ GAS MARKER
- ⊕ SIGN
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- P/L PROPERTY LINE
- C/L CENTER LINE
- M/L MONUMENT LINE
- B/C BACK OF CURB
- E/P EDGE OF PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- ⊕ BRASS CAP

SALINAS ESTATES
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SCALE: N.T.S. PHOENIX, 2612094 DATE: APRIL 04, 2012

SECTION	

Bowman CONSULTING

3000 North Central Expressway, Suite 100
Phoenix, Arizona 85018
Phone: 602.998.8888
Fax: 602.998.8889
www.bowmanconsulting.com

BY: [Signature] DATE: [Date] SHEET 2 OF 2

1:0001-ALT.dwg

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NO. 5512054-055-00-00, EFFECTIVE DATE: APRIL 17, 2012 AT 7:50 AM 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.

- (4) THE FOLLOWING ITEMS LISTED IN THE TITLE REPORT AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY, HOWEVER, ARE NOT SURVEY RELATED MATTERS:
ITEMS 1-A AND 9-11
- (6) 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.
- (5) 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:

- ③ ITEM 3 PROPERTY IS SUBJECT TO ALL MATTERS PERTAINING TO RIGHT OF WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES AS SET FORTH IN MOR DOCKET 3646, PAGE 3. (ITEM IS SHOWN HEREON).
- PROPERTY MAY BE SUBJECT TO ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY OR RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED BY RESOLUTION JCD 200802 AS RECORDED IN MOR DOCUMENT 2002-054131 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON).
- PROPERTY MAY BE SUBJECT TO ALL MATTERS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "REPAYMENT ZONE-LAKE PLEASANT PARKWAY (TOWNSHIPS 4 & 5 NORTH, RANGE 1 EAST), GAVARIBA, MARICOPA COUNTY, ARIZONA" WHICH AMONG OTHER THINGS, MAY PROVIDE FOR COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIABILITIES, AND OBLIGATIONS AS SET FORTH IN MOR DOCUMENT 2005-0424779 (ITEM IS BLANKET IN NATURE AND IS NOT SHOWN HEREON).
- PROPERTY MAY BE SUBJECT TO ALL MATTERS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "LAKE PLEASANT PARKWAY STREET REPAYMENT ZONE RZ P04-0080" WHICH AMONG OTHER THINGS, MAY PROVIDE FOR COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIABILITIES, AND OBLIGATIONS AS SET FORTH IN MOR DOCUMENT 2010-0967039 (ITEM DOES NOT AFFECT SUBJECT PARCEL 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 OR 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.
- 3. AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.
- 4. 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.
- 5. 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.
- 6. PURSUANT TO TABLE "A", ITEM 20(a), THE SUBJECT PROPERTY HAS NO OFFSITE EASEMENTS OR EASEMENTS 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.
- 7. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- 8. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- 9. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

CURRENT RECORD DESCRIPTION OF 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 SOUTH HALF OF THE SOUTHEAST 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 BEARING BEING
S1/2 PARCEL CONTAINS 214,668 SQUARE FEET OR 4.9166 ACRES, MORE OR LESS.

SHEET INDEX

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

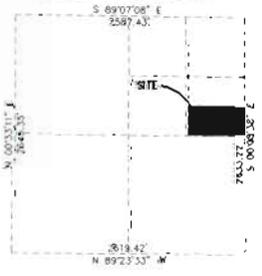
BASIS OF BEARING

BASIS OF BEARING IS THE EAST 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
SOUTH 60 DEGREES OR MINUS 26 SECONDS EAST

ADDRESS

ADDRESS OF SUBJECT PROPERTY IS NOT KNOWN

NORTHEAST 1/4 SECTION 17 BREAKDOWN



SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
WOODSIDE ENCORE AT SUNSET PARK, LLC
BRUCE AGENTER, TRUSTEE OF A B B INVESTMENTS, INC. DEFINED BENEFIT PLAN AND TRUST
HAMMER HOMES, INC., AN ARIZONA CORPORATION
SECURITY TITLE AGENCY, INC., AN ARIZONA CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6, 10, 11(a), 11(d), 13, 16, 17, AND 20(a) THEREOF. THE FIELD WORK WAS COMPLETED ON MAR 3, 2012.

ALTA/ACSM LAND TITLE SURVEY
AGENT 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.

SCALE: N.T.S. REGION: ARIZONA DATE: MAR 07 2012

REASON FOR SURVEY: CLIENT COMMENTS

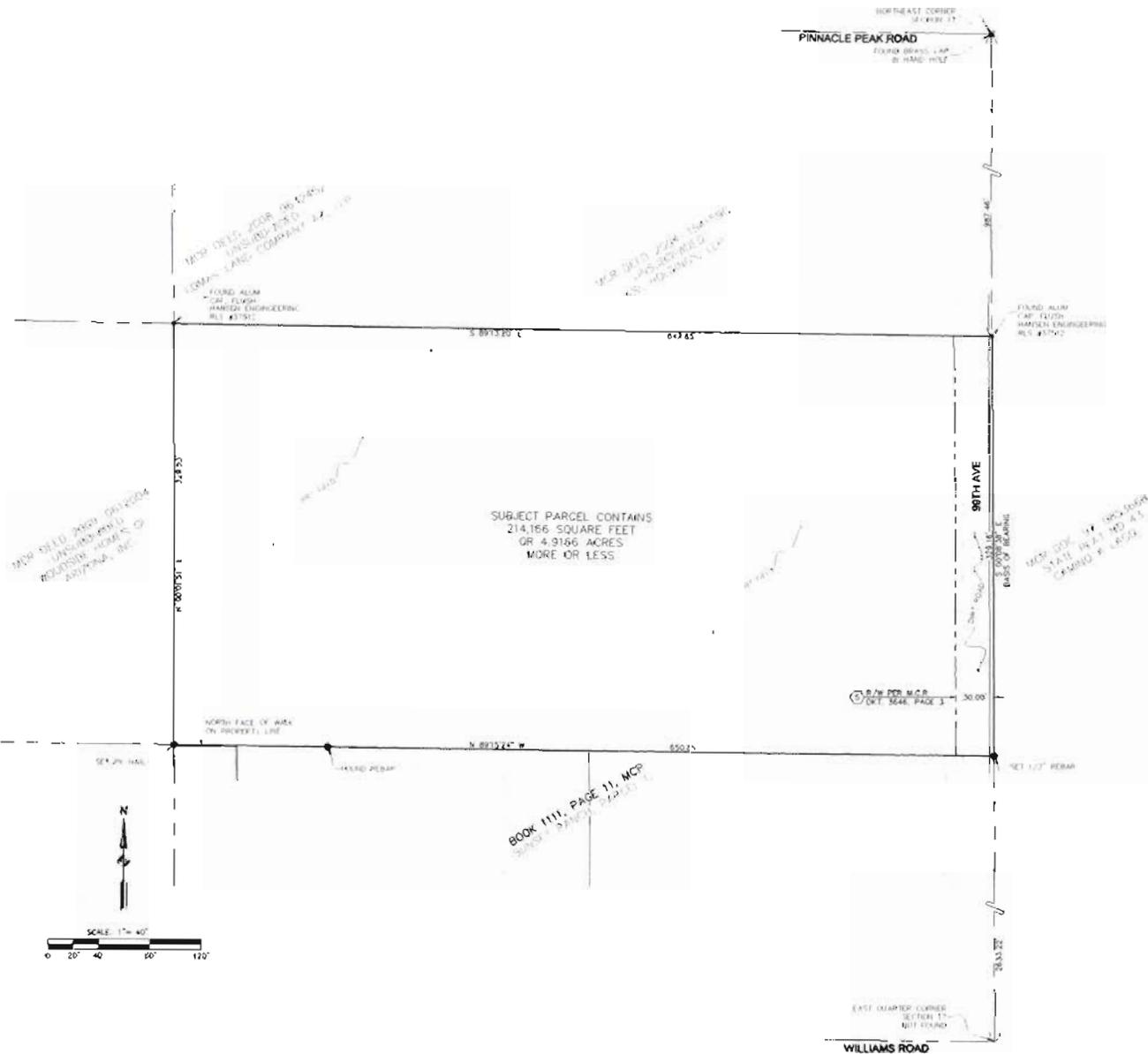
Bowman CONSULTING

Bowman Consulting Group, Ltd.
3900 E. POWER RD., SUITE 200
TOLSON, ARIZONA 85129

BY: [Signature] DATE: [Blank] SHEET 1 OF 2

PROJECT NO. 10-1020-01 JOB # 002 COUNTY: PEE. NO.

C:\30-DI-002 Agenter ALTA_V2.dwg



SUBJECT PARCEL CONTAINS
214,166 SQUARE FEET
OR 4.9166 ACRES
MORE OR LESS

- LEGEND**
- FOUND ALUMINUM CAP, FLUSH
 - FOUND REBAR
 - SET PK NAIL
 - S/W SIDEWALK
 - S/L PROPERTY LINE
 - S/RW RIGHT-OF-WAY
 - ALUM ALUMINUM
 - DRT MOR DOCKET
 - MOR MARICOPA COUNTY RECORDER
 - PUE PUBLIC UTILITY EASEMENT

4.1674261 LAND-TITLE SURVEY
OF
AGENTER
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: 04-07-2010

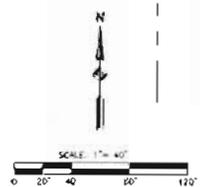
SCALE: N.T.S.

NO.	REVISION
1	5/27/2010 CLIENT COMMENTS

Bowman CONSULTING

Bowman Consulting Group, LLC
1910 N. 19th St., Suite 207
Tempe, Arizona 85282
Phone: 480-967-8888
Fax: 480-967-8889
www.bowmanconsulting.com

BY: [Signature] DATE: 04/07/2010
DWG: [Blank] TITLE: [Blank] SHEET: 1 OF 2
BGG PROJECT NO: 002-01 BARR: 002 COUNTY: MARICOPA COUNTY



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0020-DT-002_Agenter_ALTA_v2.dwg

CURRENT RECORD DESCRIPTION OF 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 SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST 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 THAT PORTION DESCRIBED AS FOLLOWS, AS CONVEYED TO THE CITY OF PEORIA BY INSTRUMENT RECORDED IN DOCUMENT NO. 2012-204614:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 FROM WHICH THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17 BEARS NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, A DISTANCE OF 330.29 FEET;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 4.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 19 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 54.77 FEET;

THENCE NORTH 24 DEGREES 46 MINUTES 10 SECONDS EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 51.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 23 MINUTES 23 SECONDS, AN ARC DISTANCE OF 65.85 FEET TO A POINT BEING 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE NORTH 00 DEGREES 22 MINUTES 47 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 220.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89 DEGREES 17 MINUTES 27 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;

THENCE SOUTH 00 DEGREES 22 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 319.17 FEET;

THENCE SOUTH 24 DEGREES 46 MINUTES 10 SECONDS WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 12.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID PARCEL CONTAINS 205,913 SQUARE FEET OR 4.7271 ACRES, MORE OR LESS.

TITLE COMMITMENT SCHEDULE B - SECTION 17 REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY STEWARD TITLE GUARANTY COMPANY FILE NO. 12210364, AMEND NO. 4, EFFECTIVE DATE APRIL 19, 2012 AT 5:00 PM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION 17 OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY:

- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY, HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1-6, 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 ISSUOR. 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 UNDESIRABLY 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:

- 1. PROPERTY AS SUBJECT TO ALL MATTERS PERTAINING TO AN EASEMENT FOR PUBLIC UTILITIES AND STORM DRAIN FACILITIES AND RIGHTS INCIDENT THEREAS AS SET FORTH IN DOCUMENT 2012-204612 (ITEM 45 SHOWN HEREON).
- 2. PROPERTY MAY BE SUBJECT TO RIGHT OF WAY FOR 182ND AVENUE (NO DOCUMENTATION PROVIDED BY ISSUOR).

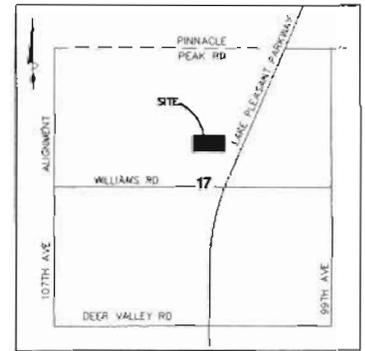
NOTES

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.
3. AT THE TIME OF THIS SURVEY, AGENCY MAPS WERE UNAVAILABLE.
4. PURSUANT TO TABLE "A", ITEM 18, 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.
5. 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.
6. 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.
7. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
8. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
9. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

SURVEYOR'S CERTIFICATE

TO: STEWARD TITLE GUARANTY COMPANY, A TEXAS CORPORATION
 STEWARD TITLE & TRUST OF PHOENIX, INC.
 WOODSIDE AT SUNSET RANCH, LLC
 DANIEL G. ONG, SUCCESSOR TRUSTEE OF THE MARRY ONG FAMILY TRUST (10/02/2001)

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 4, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, AND 20(a) OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 30, 2014.



VICINITY MAP

SHEET INDEX

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

BASIS OF BEARING

BASIS OF BEARING IS THE EAST 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 SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST.

ADDRESS

ADDRESS OF SUBJECT PROPERTY IS NOT KNOWN.

ALTA/ACSA LAND TITLE SURVEY

ONG SOUTH 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

FOENICE, ARIZONA DATE MAY 08, 2014

SCALE: N.T.S.

REVISIONS

DATE: CLIENT COMMENTS:

Bowman CONSULTING

Phoenix, Arizona, USA
 480.444.1111
 1000 N. Central Expressway, Suite 100
 Tempe, Arizona 85281

PROJECT NO. 108-011

DATE: 05/08/14
 SHEET: 1 OF 1

REC-01-003 ALTA v2.0.dwg

CITY NOTES

LANDSCAPE AND IRRIGATION

- All landscapes and irrigation located within the public right-of-way or other City-managed areas shall be installed per the approved plans. All landscaping approved as a part of the site plan process shall be installed per the approved plans. Any deviations to the approved plans require City approval.
 - Permits are required for electrical connections, including electric meter installation, landscape irrigation, and water within the City right-of-way or City-managed property. The Contractor is responsible for obtaining these permits prior to the commencement of any work.
 - All landscape projects requiring City maintenance or within the City right-of-way shall be inspected for the following:
 - Plant Installation: These locations shall be staked in the field with identification as to trees or shrubs, or notes for the plant materials may be dug with identification of plant type. Use of this method does not release the Contractor of any plant installation made by the City.
 - Irrigation Installation: Inspections shall be made at the point the irrigation system is installed. Inspections of the pipe depth, automatic valve installation and backflow prevention will be made.
 - Subsurface Completion: An inspection at completion of the landscape and irrigation installation will be made. Any deficiencies in the installation will be noted and corrected by the Contractor during the maintenance period.
 - Final Acceptance: A final inspection is required prior to City acceptance of the landscape and irrigation improvements.
- The above inspections require a minimum of 48-hour prior notification to the City. Call the Parks Community Development Department at 925.773.7353 and leave a message including the subdivision, location and type of inspection to arrange for these inspections.
- Separate inspections are required for the facility generator and electrical connections. Please call 925.773.7298 a minimum of 30 days prior to arrange for these inspections.
 - Landscape and irrigation, which is installed on private property in conjunction with a City approved site plan, will be inspected by the Community Development Department for compliance for the approved site plan prior to issuance of a certificate of occupancy.
 - The landscape and irrigation for this project will be maintained by the Homeowners Association per the approved plans.
 - All City-managed projects require a 30-day maintenance period to begin at the time of substantial completion as determined by the City.
 - Right-of-way and City-managed areas require installation within certain constraints. Right-of-way areas designated for maintenance by the adjacent property owner for commercial, industrial and multi-family developments shall have the highest level irrigation standard or equivalent from the on-site irrigation system.
 - The Contractor shall be responsible for installation, care and record keeping for the water meter(s) designed to serve the irrigation system.
 - All piping of industry steel requires a minimum 8" diameter except all fire hydrants and fire suppression devices.
 - Hardware that will interface with any traffic control signs and shall maintain a minimum height of 2'6" within a right-of-way boundary.
 - Installation of the landscape and irrigation system including addition of ground-pipe materials shall not impede the flow of designed drainage facilities, nor decrease the design volume of any stormwater system.
 - The Contractor is responsible for the location and protection of all underground utilities during the landscape and irrigation installation.
 - All trees shall maintain a minimum of 6" diameter (diameter any City street or water line). All piping shall maintain a sufficient distance to any trees and shall water/irrigation to allow access by maintenance vehicles.
 - A grade a minimum of 6" in depth shall be provided for all landscape areas within the City right-of-way, per City Detail to provide water harvesting.
 - All planting areas, except full-way, will be maintained by the City and be issued with a pre-maintenance schedule by a licensed applicator prior to and after the placement of the background, ground, mulch, etc. Application documentation will be required prior to acceptance of the landscaping by the City.
 - All soil savings of the landscape and irrigation system are required prior to acceptance by the City and for projects within the City right-of-way or City-managed property. The soil-savings shall be 4-rod photo (three showing the location of all piping and the dimensions to final grade of all irrigation equipment being set).

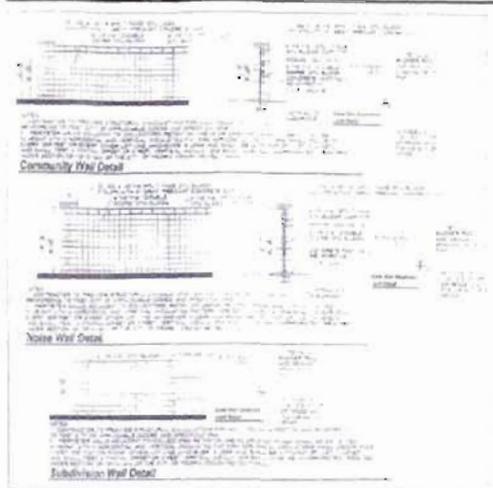
SHRUB/TREE PLANTING SCHEDULE

LANDSCAPE AREAS

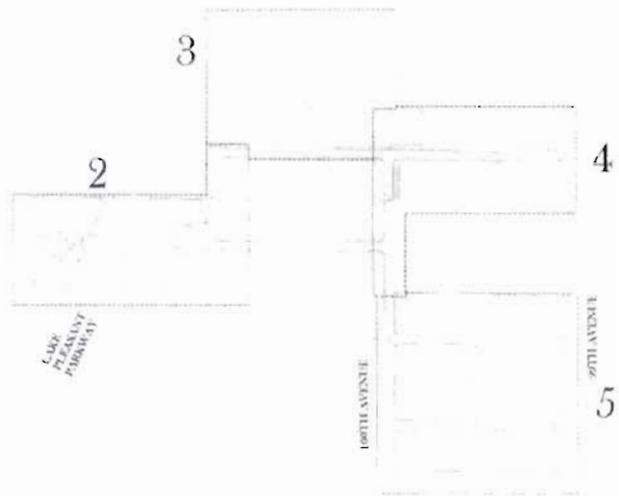
Item	Quantity	Notes
1. 10' x 10' x 10' x 10' x 10'	1,000	...
2. 10' x 10' x 10' x 10' x 10'	1,000	...
3. 10' x 10' x 10' x 10' x 10'	1,000	...
4. 10' x 10' x 10' x 10' x 10'	1,000	...

PLANTING SCHEDULE

Item	Quantity	Notes
1. 10' x 10' x 10' x 10' x 10'	1,000	...
2. 10' x 10' x 10' x 10' x 10'	1,000	...
3. 10' x 10' x 10' x 10' x 10'	1,000	...
4. 10' x 10' x 10' x 10' x 10'	1,000	...



WALL PLANS



PLANTING

- GENERAL NOTES:
- SIGNAGE SUBJECT TO SEPARATE PERMIT.
 - ALL NON-TURF AREAS TO BE ON AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - DECOMPOSED GRANITE SHALL BE 'DESERT GOLD' TYPE 'A' MINIMUM.



SUNSET RANCH 2

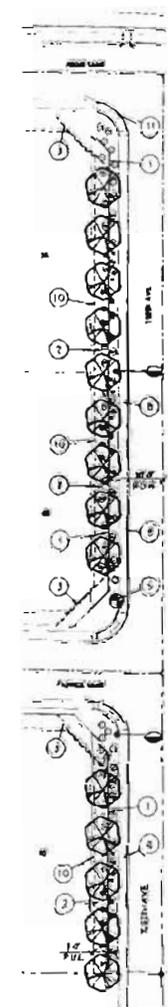
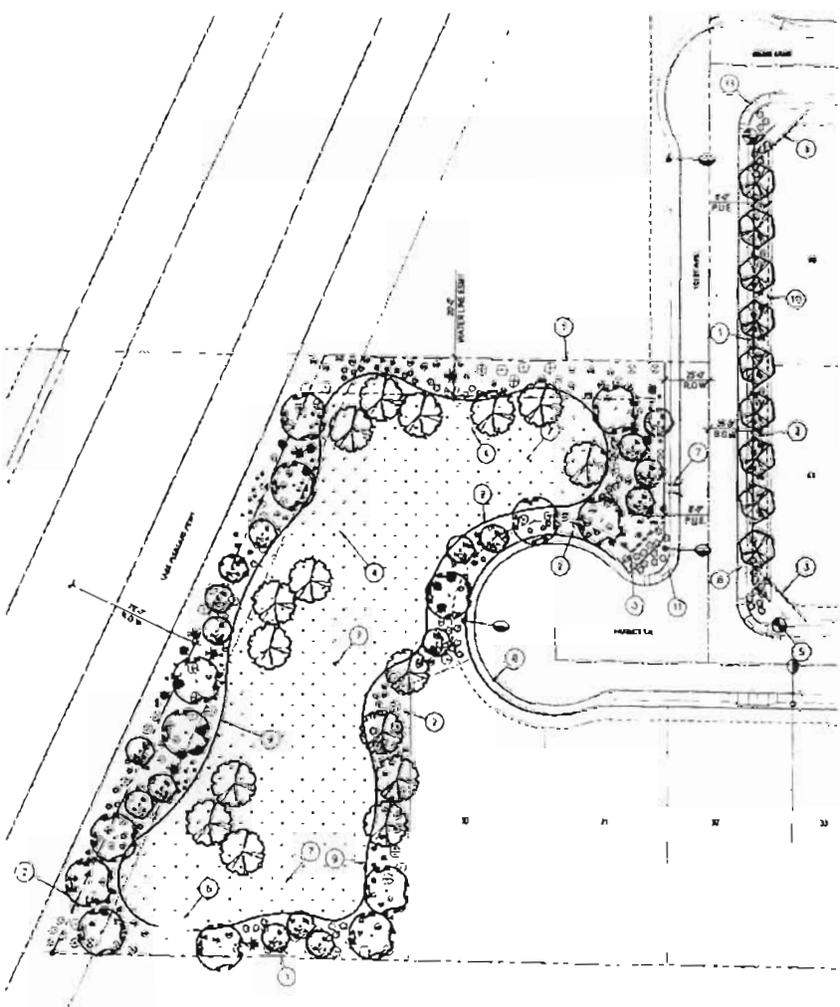
CONCEPTUAL LANDSCAPE PLAN



REVISED 11/13/05



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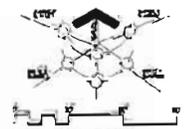
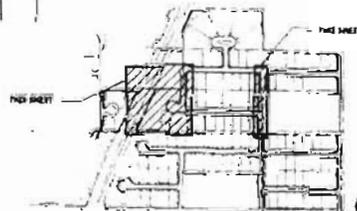
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	MADIA NUTTALLII	MELLOW HOGW
	CORDYLAS NUTTALLII	PALE OREA
	THUJA OCCIDENTALIS	MEXICO TREE
	QUERCUS LAEVIS	REDWOOD
SHRUBS		
	GALEA PARVA PULCHERRIMA	RED WOOD OF PARADISE
	JUSTICIA CALIFORNICA	CHAMPAGNE
	LYCOPHYLLUM DUNEDAN	THAMER CLOVE
	ECHINOPS PARVIFLORUS	BRITTLEBUSH
	RHUS PENNSYLVANICA	FLAME BUSH
ACCENTS		
	ACACIA AMERICANA	CENTURY PLANT
	POLYCHAETA SPLENDENS	COCTILO
	HESPERALOE PARVIFLORA	ORANGE HESPERALOE
GROUNDCOVER		
	LANTANA NEW BOLIVIA	NEW GOLD LANTANA
	SALETTA MEXICANA	DESERT WINGBOLD
	COMOLVA MEXICANA	MUSH HORNWOLD GLOBE
	RUPELLIA BRITANNICA	GATE RUPELLIA
	TURF	HYDROSEED
	RECYCLED GRANITE	TO BE RECYCLED
	CONCRETE HEAD	PLAIN CONCRETE

- NOTES:**
- CONTRACTOR TO VERIFY ALL QUANTITIES
 - CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL
 - MAINTAIN 2' TO 1' CLEARANCE FROM WALLS
 - MAINTAIN 1' TO 7' TREE AND SHRUB CLEARANCES FROM SIDEWALKS
 - ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD
 - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE A BRUSHY CANOPY CLEARANCE OF 8' IF ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 1' FROM ANY BUILDING WALLS OR BUILDING WINDOWS

PLANTING KEY NOTES

- | | |
|--|---|
| <ol style="list-style-type: none"> PROPERTY LINE (RIGHT OF WAY LINE) DECOMPOSED GRANITE IN ALL PLANTING AREAS RIGHT OF WAY LINE PER D.T.M. REQUIREMENTS STORMWATER RETENTION BLE CIVIL ENG. PLANS IRIG. HORIZONTAL NO PLANT MATERIAL WITHIN 7' RET. WALL BLE CIVIL ENG. PLANS ORANGE STRUCTURE BLE CIVIL ENG. PLANS SIDEWALK | <ol style="list-style-type: none"> CONCRETE HEAD DETAIL (SEE DETAIL H) P.U.E. SEE CIVIL ENG. PLANS ACCESSIBLE GRAB BLE CIVIL ENG. PLANS RETAINING WALL REFER TO CIVIL ENG. PLANS <p>NOTE: NOT ALL KEYNOTES USED ON THIS SHEET</p> |
|--|---|



PINNACLE DESIGN, INC.

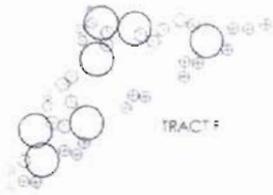
1234 5678 91011
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 1234 5678 91011

Drawn by: JPT
 Job No: 1000
 Date: 12.28.09

SCALE: 1/8" = 10'-0"
 PINNACLE DESIGN, INC.
 1-800-263-1100
 1-800-STAKE-IT
 1234 5678 91011

2005

LAKE PLEASANT PARKWAY



TRACT F

80

81

82

SUNSET RANCH 2

CONCEPTUAL LANDSCAPE PLANS



79

100TH CR



TRACT G1



TRACT G2

83

64

65

66

67

68

69

70

JESSIE LN

3

2

4

5

HTS PLANNING



PLANNING

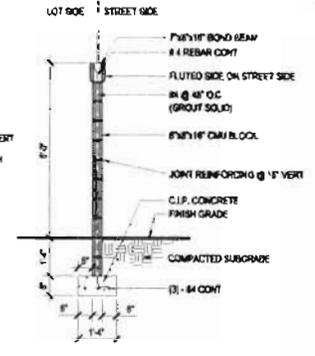
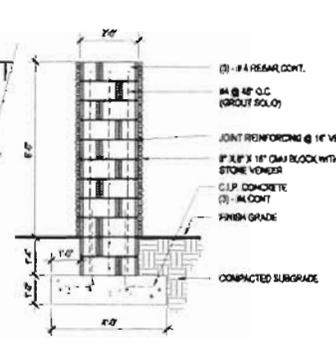
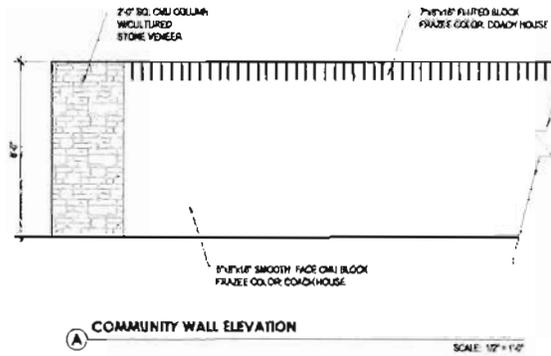
SUNSET RANCH 2

CONCEPTUAL LANDSCAPE PLAN

- 1. TREES (MATURE) - 10' DIA. @ 10' HGT.
- 2. TREES (MATURE) - 8' DIA. @ 8' HGT.
- 3. TREES (MATURE) - 6' DIA. @ 6' HGT.
- 4. TREES (MATURE) - 4' DIA. @ 4' HGT.
- 5. TREES (MATURE) - 2' DIA. @ 2' HGT.
- 6. TREES (MATURE) - 1' DIA. @ 1' HGT.
- 7. TREES (MATURE) - 0.5' DIA. @ 0.5' HGT.
- 8. TREES (MATURE) - 0.25' DIA. @ 0.25' HGT.
- 9. TREES (MATURE) - 0.125' DIA. @ 0.125' HGT.
- 10. TREES (MATURE) - 0.0625' DIA. @ 0.0625' HGT.
- 11. TREES (MATURE) - 0.03125' DIA. @ 0.03125' HGT.
- 12. TREES (MATURE) - 0.015625' DIA. @ 0.015625' HGT.
- 13. TREES (MATURE) - 0.0078125' DIA. @ 0.0078125' HGT.
- 14. TREES (MATURE) - 0.00390625' DIA. @ 0.00390625' HGT.
- 15. TREES (MATURE) - 0.001953125' DIA. @ 0.001953125' HGT.
- 16. TREES (MATURE) - 0.0009765625' DIA. @ 0.0009765625' HGT.
- 17. TREES (MATURE) - 0.00048828125' DIA. @ 0.00048828125' HGT.
- 18. TREES (MATURE) - 0.000244140625' DIA. @ 0.000244140625' HGT.
- 19. TREES (MATURE) - 0.0001220703125' DIA. @ 0.0001220703125' HGT.
- 20. TREES (MATURE) - 0.00006103515625' DIA. @ 0.00006103515625' HGT.
- 21. TREES (MATURE) - 0.000030517578125' DIA. @ 0.000030517578125' HGT.
- 22. TREES (MATURE) - 0.0000152587890625' DIA. @ 0.0000152587890625' HGT.
- 23. TREES (MATURE) - 0.00000762939453125' DIA. @ 0.00000762939453125' HGT.
- 24. TREES (MATURE) - 0.000003814697265625' DIA. @ 0.000003814697265625' HGT.
- 25. TREES (MATURE) - 0.0000019073486328125' DIA. @ 0.0000019073486328125' HGT.
- 26. TREES (MATURE) - 0.00000095367431640625' DIA. @ 0.00000095367431640625' HGT.
- 27. TREES (MATURE) - 0.000000476837158203125' DIA. @ 0.000000476837158203125' HGT.
- 28. TREES (MATURE) - 0.0000002384185791015625' DIA. @ 0.0000002384185791015625' HGT.
- 29. TREES (MATURE) - 0.00000011920928955078125' DIA. @ 0.00000011920928955078125' HGT.
- 30. TREES (MATURE) - 0.000000059604644775390625' DIA. @ 0.000000059604644775390625' HGT.
- 31. TREES (MATURE) - 0.0000000298023223876953125' DIA. @ 0.0000000298023223876953125' HGT.
- 32. TREES (MATURE) - 0.00000001490116119384765625' DIA. @ 0.00000001490116119384765625' HGT.
- 33. TREES (MATURE) - 0.000000007450580596923828125' DIA. @ 0.000000007450580596923828125' HGT.
- 34. TREES (MATURE) - 0.0000000037252902984619140625' DIA. @ 0.0000000037252902984619140625' HGT.
- 35. TREES (MATURE) - 0.00000000186264514923095703125' DIA. @ 0.00000000186264514923095703125' HGT.
- 36. TREES (MATURE) - 0.000000000931322574615478515625' DIA. @ 0.000000000931322574615478515625' HGT.
- 37. TREES (MATURE) - 0.0000000004656612873077392578125' DIA. @ 0.0000000004656612873077392578125' HGT.
- 38. TREES (MATURE) - 0.00000000023283064365386962890625' DIA. @ 0.00000000023283064365386962890625' HGT.
- 39. TREES (MATURE) - 0.000000000116415321826934814453125' DIA. @ 0.000000000116415321826934814453125' HGT.
- 40. TREES (MATURE) - 0.0000000000582076609134674071875' DIA. @ 0.0000000000582076609134674071875' HGT.
- 41. TREES (MATURE) - 0.00000000002910383045673370359375' DIA. @ 0.00000000002910383045673370359375' HGT.
- 42. TREES (MATURE) - 0.000000000014551915228366851796875' DIA. @ 0.000000000014551915228366851796875' HGT.
- 43. TREES (MATURE) - 0.0000000000072759576141834258984375' DIA. @ 0.0000000000072759576141834258984375' HGT.
- 44. TREES (MATURE) - 0.00000000000363797880709171294921875' DIA. @ 0.00000000000363797880709171294921875' HGT.
- 45. TREES (MATURE) - 0.000000000001818989403545856474609375' DIA. @ 0.000000000001818989403545856474609375' HGT.
- 46. TREES (MATURE) - 0.0000000000009094947017729282373046875' DIA. @ 0.0000000000009094947017729282373046875' HGT.
- 47. TREES (MATURE) - 0.00000000000045474735088646411865234375' DIA. @ 0.00000000000045474735088646411865234375' HGT.
- 48. TREES (MATURE) - 0.000000000000227373675443232059326171875' DIA. @ 0.000000000000227373675443232059326171875' HGT.
- 49. TREES (MATURE) - 0.0000000000001136868377216160296630859375' DIA. @ 0.0000000000001136868377216160296630859375' HGT.
- 50. TREES (MATURE) - 0.00000000000005684341886080801483154296875' DIA. @ 0.00000000000005684341886080801483154296875' HGT.
- 51. TREES (MATURE) - 0.000000000000028421709430404007415771484375' DIA. @ 0.000000000000028421709430404007415771484375' HGT.
- 52. TREES (MATURE) - 0.0000000000000142108547152020037078857421875' DIA. @ 0.0000000000000142108547152020037078857421875' HGT.
- 53. TREES (MATURE) - 0.00000000000000710542735760100185394287109375' DIA. @ 0.00000000000000710542735760100185394287109375' HGT.
- 54. TREES (MATURE) - 0.000000000000003552713678800500926971435546875' DIA. @ 0.000000000000003552713678800500926971435546875' HGT.
- 55. TREES (MATURE) - 0.0000000000000017763568394002504634857177734375' DIA. @ 0.0000000000000017763568394002504634857177734375' HGT.
- 56. TREES (MATURE) - 0.0000000000000008881784197001252317428588896875' DIA. @ 0.0000000000000008881784197001252317428588896875' HGT.
- 57. TREES (MATURE) - 0.00000000000000044408920985006261587142944484375' DIA. @ 0.00000000000000044408920985006261587142944484375' HGT.
- 58. TREES (MATURE) - 0.000000000000000222044604925031307935714722421875' DIA. @ 0.000000000000000222044604925031307935714722421875' HGT.
- 59. TREES (MATURE) - 0.0000000000000001110223024625156539678573612109375' DIA. @ 0.0000000000000001110223024625156539678573612109375' HGT.
- 60. TREES (MATURE) - 0.00000000000000005551115123125782698392868060546875' DIA. @ 0.00000000000000005551115123125782698392868060546875' HGT.
- 61. TREES (MATURE) - 0.000000000000000027755575615628913491964340302734375' DIA. @ 0.000000000000000027755575615628913491964340302734375' HGT.
- 62. TREES (MATURE) - 0.0000000000000000138777878078144567459821701513671875' DIA. @ 0.0000000000000000138777878078144567459821701513671875' HGT.
- 63. TREES (MATURE) - 0.00000000000000000693889390390722837299108507568359375' DIA. @ 0.00000000000000000693889390390722837299108507568359375' HGT.
- 64. TREES (MATURE) - 0.00000000000000000346944695195361418649554253784196875' DIA. @ 0.00000000000000000346944695195361418649554253784196875' HGT.
- 65. TREES (MATURE) - 0.000000000000000001734723475976807093247771268920984375' DIA. @ 0.000000000000000001734723475976807093247771268920984375' HGT.
- 66. TREES (MATURE) - 0.0000000000000000008673617379884035466238856344604921875' DIA. @ 0.0000000000000000008673617379884035466238856344604921875' HGT.
- 67. TREES (MATURE) - 0.00000000000000000043368086899420177331194281723024609375' DIA. @ 0.00000000000000000043368086899420177331194281723024609375' HGT.
- 68. TREES (MATURE) - 0.000000000000000000216840434497100886655971408615123046875' DIA. @ 0.000000000000000000216840434497100886655971408615123046875' HGT.
- 69. TREES (MATURE) - 0.0000000000000000001084202172485504433279857043075615234375' DIA. @ 0.0000000000000000001084202172485504433279857043075615234375' HGT.
- 70. TREES (MATURE) - 0.00000000000000000005421010862427522166399285215378076196875' DIA. @ 0.00000000000000000005421010862427522166399285215378076196875' HGT.
- 71. TREES (MATURE) - 0.000000000000000000027105054312137610831996426076890380984375' DIA. @ 0.000000000000000000027105054312137610831996426076890380984375' HGT.
- 72. TREES (MATURE) - 0.0000000000000000000135525271560688054159982130384451904921875' DIA. @ 0.0000000000000000000135525271560688054159982130384451904921875' HGT.
- 73. TREES (MATURE) - 0.00000000000000000000677626357803440270799910651922259724609375' DIA. @ 0.00000000000000000000677626357803440270799910651922259724609375' HGT.
- 74. TREES (MATURE) - 0.000000000000000000003388131789017201353999553259611298623046875' DIA. @ 0.000000000000000000003388131789017201353999553259611298623046875' HGT.
- 75. TREES (MATURE) - 0.0000000000000000000016940658945086006769997766298056493115234375' DIA. @ 0.0000000000000000000016940658945086006769997766298056493115234375' HGT.
- 76. TREES (MATURE) - 0.00000000000000000000084703294725430033849998881490282465576196875' DIA. @ 0.00000000000000000000084703294725430033849998881490282465576196875' HGT.
- 77. TREES (MATURE) - 0.000000000000000000000423516473627150169249994407451412327880984375' DIA. @ 0.000000000000000000000423516473627150169249994407451412327880984375' HGT.
- 78. TREES (MATURE) - 0.0000000000000000000002117582368135750546249972037257061639404921875' DIA. @ 0.0000000000000000000002117582368135750546249972037257061639404921875' HGT.
- 79. TREES (MATURE) - 0.000000000000000000000105879118406787527312498601862853081970234375' DIA. @ 0.000000000000000000000105879118406787527312498601862853081970234375' HGT.
- 80. TREES (MATURE) - 0.0000000000000000000000529395592033937615624993009314265409351196875' DIA. @ 0.0000000000000000000000529395592033937615624993009314265409351196875' HGT.
- 81. TREES (MATURE) - 0.00000000000000000000002646977960169688078124965046571327046755984375' DIA. @ 0.00000000000000000000002646977960169688078124965046571327046755984375' HGT.
- 82. TREES (MATURE) - 0.000000000000000000000013234889800848440390624825232856635233779921875' DIA. @ 0.000000000000000000000013234889800848440390624825232856635233779921875' HGT.
- 83. TREES (MATURE) - 0.000000000000000000000006617444900424220195312412616428317616899609375' DIA. @ 0.000000000000000000000006617444900424220195312412616428317616899609375' HGT.
- 84. TREES (MATURE) - 0.0000000000000000000000033087224502121100976562063082141588084498046875' DIA. @ 0.0000000000000000000000033087224502121100976562063082141588084498046875' HGT.
- 85. TREES (MATURE) - 0.00000000000000000000000165436122510605504882810315410707940424900234375' DIA. @ 0.00000000000000000000000165436122510605504882810315410707940424900234375' HGT.
- 86. TREES (MATURE) - 0.000000000000000000000000827180612553027524414051572053539702124501171875' DIA. @ 0.000000000000000000000000827180612553027524414051572053539702124501171875' HGT.
- 87. TREES (MATURE) - 0.0000000000000000000000004135903062765137622070257860267698510622505859375' DIA. @ 0.0000000000000000000000004135903062765137622070257860267698510622505859375' HGT.
- 88. TREES (MATURE) - 0.00000000000000000000000020679515313825688110351289301338492553125029296875' DIA. @ 0.00000000000000000000000020679515313825688110351289301338492553125029296875' HGT.
- 89. TREES (MATURE) - 0.000000000000000000000000103397576569128440551756446506692462765625146484375' DIA. @ 0.000000000000000000000000103397576569128440551756446506692462765625146484375' HGT.
- 90. TREES (MATURE) - 0.0000000000000000000000000516987882845642202758782232533462313828125073246875' DIA. @ 0.0000000000000000000000000516987882845642202758782232533462313828125073246875' HGT.
- 91. TREES (MATURE) - 0.00000000000000000000000002584939414228211013793911162667311591406250366234375' DIA. @ 0.00000000000000000000000002584939414228211013793911162667311591406250366234375' HGT.
- 92. TREES (MATURE) - 0.000000000000000000000000012924697071141055068969555813336557957031251831171875' DIA. @ 0.000000000000000000000000012924697071141055068969555813336557957031251831171875' HGT.
- 93. TREES (MATURE) - 0.0000000000000000000000000064623485355705275344847779066682789785156250915589375' DIA. @ 0.0000000000000000000000000064623485355705275344847779066682789785156250915589375' HGT.
- 94. TREES (MATURE) - 0.00000000000000000000000000323117426778526376724238895333341494425781250457796875' DIA. @ 0.00000000000000000000000000323117426778526376724238895333341494425781250457796875' HGT.
- 95. TREES (MATURE) - 0.0000000000000000000000000016155871338926318836211944766667074721289062502288984375' DIA. @ 0.0000000000000000000000000016155871338926318836211944766667074721289062502288984375' HGT.
- 96. TREES (MATURE) - 0.000000000000000000000000000807793566946315941810597238333353736064453125011444941875' DIA. @ 0.000000000000000000000000000807793566946315941810597238333353736064453125011444941875' HGT.
- 97. TREES (MATURE) - 0.0000000000000000000000000004038967834731579709052986191666768680322265625005722459375' DIA. @ 0.0000000000000000000000000004038967834731579709052986191666768680322265625005722459375' HGT.
- 98. TREES (MATURE) - 0.0000000000000000000000000002019483917365789854526493095833384340161132812500286124796875' DIA. @ 0.0000000000000000000000000002019483917365789854526493095833384340161132812500286124796875' HGT.
- 99. TREES (MATURE) - 0.00000000000000000000000000010097419586828949272632465479166717200805664062500143062496875' DIA. @ 0.00000000000000000000000000010097419586828949272632465479166717200805664062500143062496875' HGT.
- 100. TREES (MATURE) - 0.0000000000000000000000000000504870979341447463631623273958335860040283203125000715312484375' DIA. @ 0.0000000000000000000000000000504870979341447463631623273958335860040283203125000715312484375' HGT.
- 101. TREES (MATURE) - 0.000000000000000000000000000025243548967072373181581163697916793002014160156250003576562441875' DIA. @ 0.000000000000000000000000000025243548967072373181581163697916793002014160156250003576562441875' HGT.
- 102. TREES (MATURE) - 0.00000000000000000000000000001262177448353618659079058184895839650100708007812500017882812209375' DIA. @ 0.00000000000000000000000000001262177448353618659079058184895839650100708007812500017882812209375' HGT.
- 103. TREES (MATURE) - 0.0000000000000000000000000000063108872417680932953952909244796982505035400390625000089414061046875' DIA. @ 0.0000000000000000000000000000063108872417680932953952909244796982505035400390625000089414061046875' HGT.
- 104. TREES (MATURE) - 0.000000000000000000000000000003155443620884046647697645462239849125251770019531250000447070305234375' DIA. @ 0.000000000000000000000000000003155443620884046647697645462239849125251770019531250000447070305234375' HGT.
- 105. TREES (MATURE) - 0.00000000000000000000000000000157772181044202332384882273111992462512588500976562500002235351526196875' DIA. @ 0.000000000000000000000000000001577721

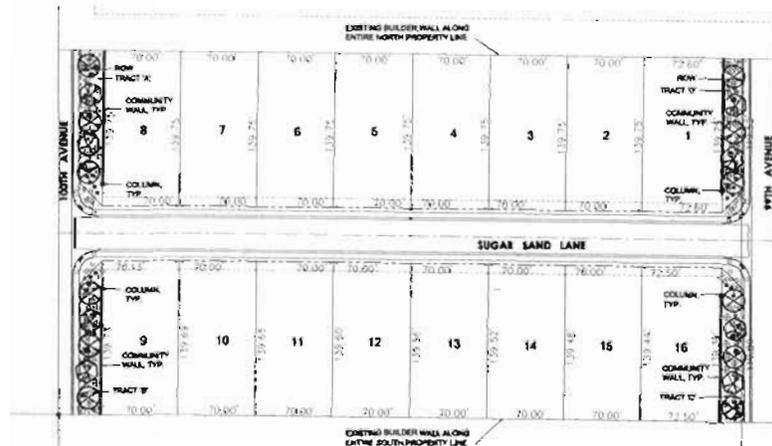
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL
	DALBERGIA SIBBOO	SIBBOO TREE	2" BOX
	QUERCUS TESTATA	ROCKWOOD	2" BOX
	PALAFOXIA PRAECOX	PALM BREA	15 GAL
	PALAFOXIA PRAECOX	PALM BREA	2" BOX
SHRUBS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL
	MALEPHORA LUTEA	VALENTINE BUSH	5 GAL
	RUPELLIA PENINSULARIS	BALLA RUELLIA	5 GAL
ACCENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL
	AGAVE GONIOPHORA	PINN-FLOWTRED AGAVE	5 GAL
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
GROUNDCOVER			
	BAILEYA MULTICAUTA	DESERT MARIGOLD	1 GAL
	BUSH MORNING GLORY	BUSH MORNING GLORY	1 GAL
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL
	RUPELLIA BRITTONIANA	NATIE RUELLIA	1 GAL
	BERMUDA GRASS	HYDRANGEED	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	MADISON GOLD	5/8" WHEELS
	CONCRETE HEADS	8" WIDE	



PRELIMINARY LANDSCAPE NOTES

PLANTING
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PEORIA STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PEORIA. ALL PLANTING AREAS WILL RECEIVE A 7" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
IRRIGATION
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.



PARCEL 'F'

SCALE: 1" = 50'

**SINGLE-FAMILY
PRELIMINARY PLANTING DATA SHEET**

	REQUIRED	PROVIDED
A. OPEN SPACE AREAS (A-36-A-1)		
1. ADJACENT TO NEIGH. STREETS (20 FEET)	1,000 SF	1,000 SF
2. ADJACENT TO COLLECTION STREETS (5 FEET)	1,000 SF	1,000 SF
3. ADJACENT TO LOCAL STREETS (5 FEET)	1,000 SF	1,000 SF
**REQUIREMENT APPLIED ALONG LOT SIDE AND REAR PROPERTY AREAS		
B. REQUIRED DRAINAGE EXTENSION / DRAINAGE AREAS (A-36-A-2)	11,300 SF	11,300 SF
C. AVAILABLE OPEN SPACE AREAS (DESIGN REPORT PARAGRAPH 20-20-1.3.C.2. IN LOT)	21,400 SF	82,700 SF
1. LOTS LESS THAN 1/2 ACRE (5% OF GROSS PROJECT AREA)	NA	NA
2. LOTS GREATER THAN 1/2 ACRE (5% OF GROSS PROJECT AREA)	NA	NA
PLANT QUANTITIES		
STREET FRONTAGE LANDSCAPE AREAS (A-36-A-2)		
1. TREES: 1 PER 500 SF OF STREET FRONTAGE (2 OR 10' BUSHES + 100)	80 TREES	80 TREES
2. SHRUBS: 8 PER 500 SF OF STREET FRONTAGE (2 OR 10' BUSHES + 100)	128 SHRUBS	128 SHRUBS
DRAINAGE EXTENSION / DRAINAGE - AVAILABLE OPEN SPACE AREAS (A-36-A-2)		
1. TREES: 1 PER 1000 SF FT.	77 TREES	77 TREES
2. SHRUBS: 8 PER 1000 SF FT.	384 SHRUBS	384 SHRUBS
NOTE: AVAILABLE OPEN SPACE AREAS MAY OCCUPY THE SAME AREAS AS DRAINAGE N.E. UNIMPOSED DETENTION BASIN		
SPICAL PLANTING REQUIREMENTS (A-36, D-36-A, F-36)	NA	NA
TOTALS		
TOTAL LANDSCAPE AREAS (A + B + C)	20,000 SF	105,000 SF
TOTAL AVAILABLE OPEN SPACE PERCENT	9%	18.8%
TOTAL TREES (C + 1)	142 TREES	142 TREES
TOTAL 24 INCH TREES (50% OF TOTAL REQUIRED TREES)	71 TREES	71 TREES
TOTAL SHRUBS (C + 2)	710 SHRUBS	710 SHRUBS
GENERAL NOTES		
1. PLANT PLACING IS LIMITED TO A MAXIMUM OF 5% OF THE SITE AREA.		
2. A DEVELOPER MAY SUBSTITUTE A 3" BUSH OR LARGER TREE IN PLACE OF A 1" GALLON TREE AT A SUBSTITUTION RATE OF 15 TREES FOR EVERY 1 GALLON TREE (15 GALLON TREE).		
3. ALL LANDSCAPED AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH MAY BE SPRINK, FLOOD OR DRIP SYSTEMS. PLANT MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE INCLUDED ON THE MOST RECENT EDITION OF THE PEORIA ACTIVE MANAGEMENT AREA LOW WATER USE PLANT LIST.		
4. THE PROPERTY OWNER/OWNER'S AGENT SHALL BE RESPONSIBLE TO MAINTAIN ALL LANDSCAPED AREAS WITHIN THE BOUNDARY OF THE LANDSCAPING WITHIN THE LOW WATER USE PLANT LIST.		
5. A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL TREE BUSHES PER CITY REQUIREMENTS.		
6. PLANTS SHALL BE RETAILED AND DELIVERED WITHIN THE BOUNDARY.		

PRELIMINARY LANDSCAPE AND WALL PLAN
SUNSET RANCH II PARCELS E, F, G
 THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By: JL
 Job No: 13000
 Date: 6.31.12

PLANT LEGEND

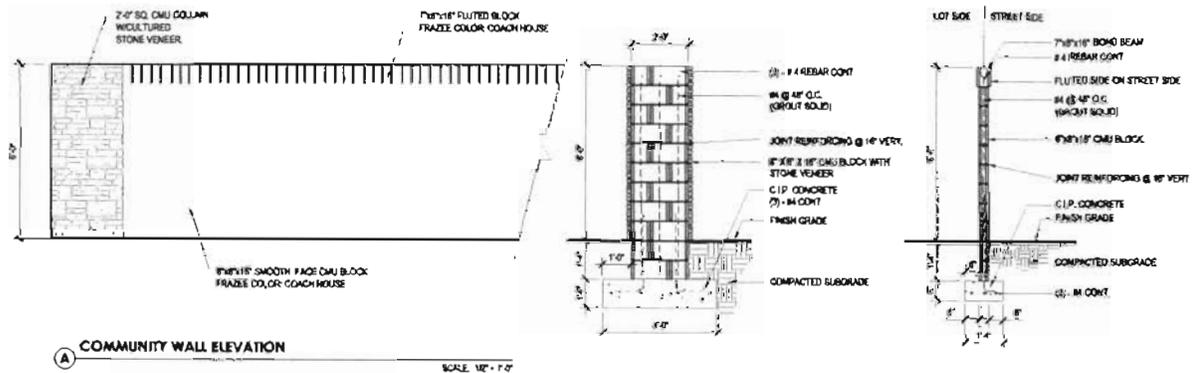
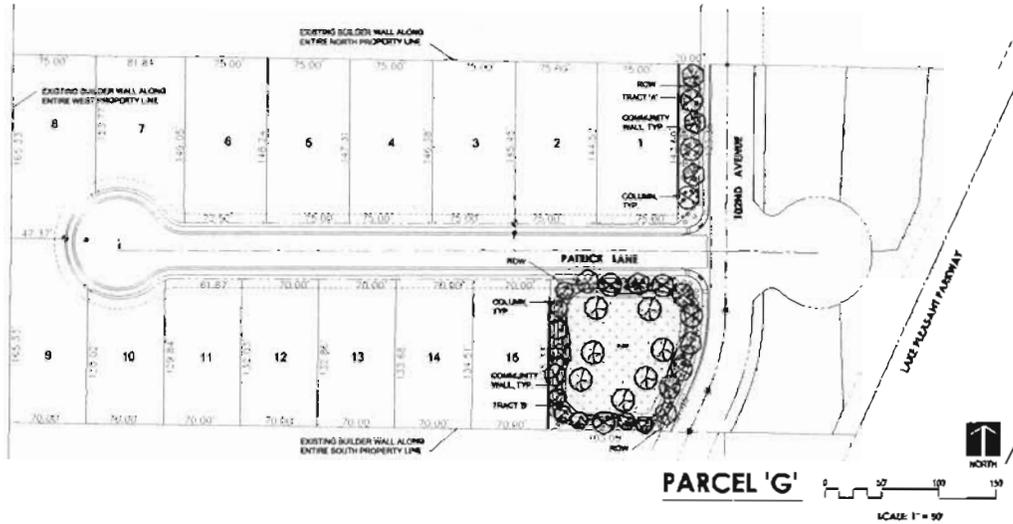
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ADACIA SALICINA	WILLOW ACACIA	13 GAL
	GALBERGIA SERRATA	SYCAMORE	34" BOX
	OLNEYA TESOTA	INCENSE CEDAR	24" BOX
	PARIKSONIA PARADOXA	PALO VERDE	10 GAL
	PARIKSONIA PARADOXA	PALO VERDE	24" BOX
SHRUBS			
	CASALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL
	MALEMPHORA LUTEA	VALENTINE BUSH	5 GAL
	RUPELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
ACCENTS			
	AGAVE YELMORPANA	OCTOPUS AGAVE	5 GAL
	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	5 GAL
	HEMEROCALLIS PARVIFLORA	RED YUCCA	5 GAL
GROUNDCOVER			
	BAILEYA MULTIRADATA	DESERT MARIGOLD	1 GAL
	COHYDVALIS CNEORUM	BUSH MORNING GLORY	1 GAL
	LYTHIUM 'NEW GOLD'	NEW GOLD LYTHIUM	1 GAL
	RUPELLIA BRITTONIANA	KATE RUELLIA	1 GAL
	BERMUDA GRASS	BAHIA GRASS	HYDROSEED
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	MADROÑO GOLD	3/4" MINUS
	CONCRETE HEADER	6" WIDE	3/4" MINUS

PRELIMINARY LANDSCAPE NOTES

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IRRIGATION
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.



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



4" x 8" x 16" CMU BLOCK UNITS

FLUTED WALL CAP



CULTURED STONE
CAST-IN-STONE
COLOR/CORAL 80/20 BLEND

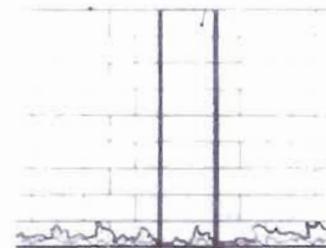
6 OR 8 TYPICAL HEIGHT
FLUTED WALL CAP
24 SQUARE END COLUMN



COMMUNITY WALL/SOUND WALL



6 TYPICAL HEIGHT
GREY 4" X 8" X 16" BLOCK
WITH H BLOCK COLUMNS



SUBDIVISION WALL



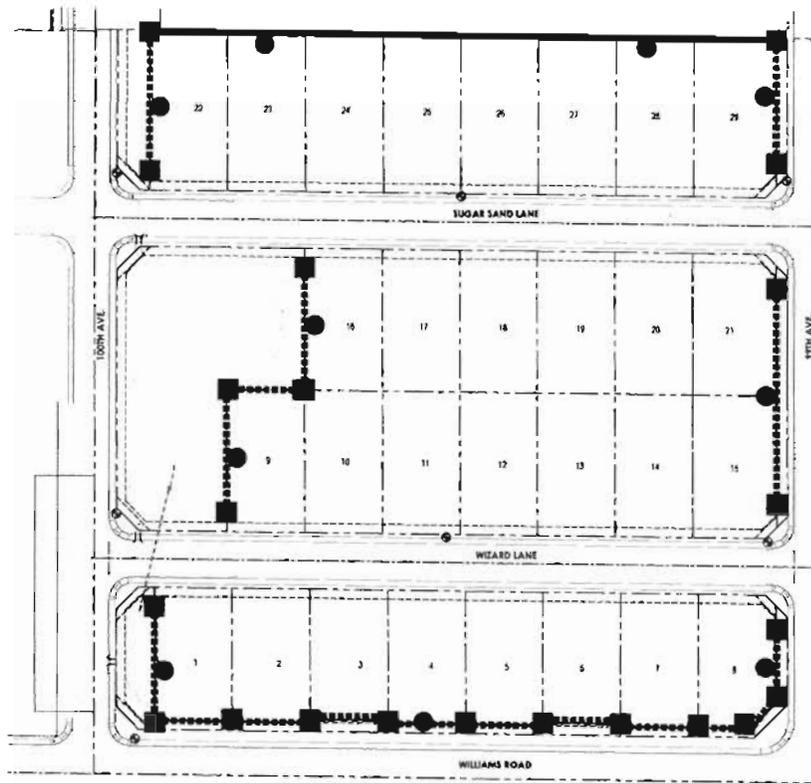
WALL PAINT COLOR
FRAZEE "COACH HOUSE"
6725A



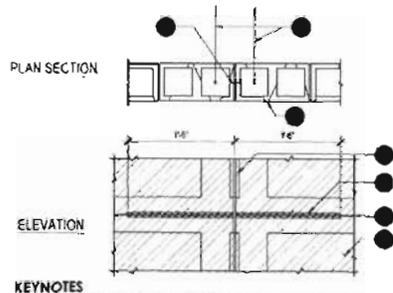
SUNSET RANCH
PROPOSED COMMUNITY/SOUND WALL DETAIL



PINNACLE DESIGN, INC. 1028 N. 44th Street, Suite 100, Phoenix, AZ 85018
 (602) 998-9999 FAX (602) 998-9998
 WWW.PINNACLEDISIGN.COM
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- WALL KEY NOTES**
- COMMUNITY WALL 6" CMU WALL SEE SHEET L-7, DETAIL 9' & 10' QTY: 1,415 L.F.
 - SUBDIVISION WALL 6" CMU WALL SEE SHEET L-7, DETAIL 9' & 10' QTY: 550 L.F.
 - 2' X 2' CMU BLOCK COLUMN SEE WALL DETAILS QTY: 22
- NOTES**
1. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.
 2. PERIMETER WALLS TO STAGGER APPROX. 18" INCHES AT EVERY OTHER LOT LINE.
 3. ALL WALL MATERIALS AND FINISHES TO MATCH EXISTING.



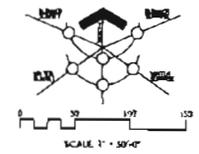
- KEYNOTES**
- CONTROL JOINT PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS
 - ONE VERTICAL BAR EACH SIDE OF JOINT IN SOLID GROUDED CELLS TO MATCH VERTICAL WALL REINFORCING
 - CMU WALL
 - W/SP REINFORCING WITH MASTIC FOR BOND BREAK
 - CONTINUOUS 3/8" BEAM BARS
 - NOTE: 3/8" BEAM BARS CAN ONLY BE LAPPED WITHIN 6'-0" ON THE CONTROL JOINT
- CONTROL JOINT IN CMU WALL**
- SCALE: 1" = 30'-0"

GENERAL MASONRY NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. MASONRY UNITS SHALL BE GRADE 2 TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIFICALLY BLOCK SHALL BE AS NOTED ON PLANS.
3. MORTAR SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
4. GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY OF POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
5. PORTLAND CEMENT SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.

WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES. ALL WALLS, FENCES AND STRUCTURES SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
2. ALL WALLS AND FENCES SHALL CONFORM TO APPLICABLE POOL FENCING ORDINANCES.
3. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS SHALL INCLUDE BUT NOT LIMITED TO WALL, COLUMNS, ENTRY GATES, POOL FENCE, AND WATER FEATURES. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY ITEMS REQUIRING SHOP DRAWING UNLESS THE LANDSCAPE ARCHITECT HAS REVIEWED AND APPROVED THE SHOP DRAWINGS.
4. ALL NEW FENCING SHALL BE POWDER COATED.
5. FOOTINGS SHALL BEAR IN UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
6. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 4" DEEP. MOISTURE CONDITIONED TO 3% ± OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3012.
7. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 1' LIFTS.
8. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
9. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
10. CONCRETE MIX DESIGN SHALL BE MAG CLASS "B" (2500 PSI) UNLESS OTHERWISE NOTED ON DRAWINGS. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
11. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
12. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
13. IF STRUCTURAL DRAWINGS ARE NOT PROVIDED BY THE LANDSCAPE ARCHITECT, THEN THE WALL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS FOR THE WALLS. SUCH ENGINEERING SHALL CONFORM TO APPLICABLE JURISDICTIONAL REGULATIONS.
14. WATERPROOF ALL WALLS TO HIGH GRADE, IF APPLICABLE. GROUT SOLIDFILL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.
15. ALL IRON/STEEL WORK TO BE 50 HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRONWORK, EXCEPT WHERE NOTED, TO BE PRIME AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A 1 YEAR RUST WARRANTY ON IRON/STEEL WORK.
16. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTING.
17. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
18. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



602-263-1100
 1-800-374-KE-11
 PINNACLE DESIGN, INC.

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REVIEW CASE #7, TONING: 104-25A.1; PREP LAY PULL-DOWN, BKG REPOSTS

WALL KEY MAP
SUNSET RANCH IIB
 N.W.C. WILLIAMS RD. & 99TH AVE. ALIGN.

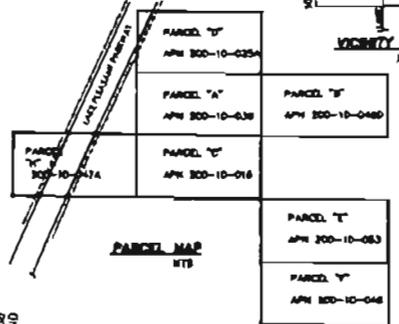
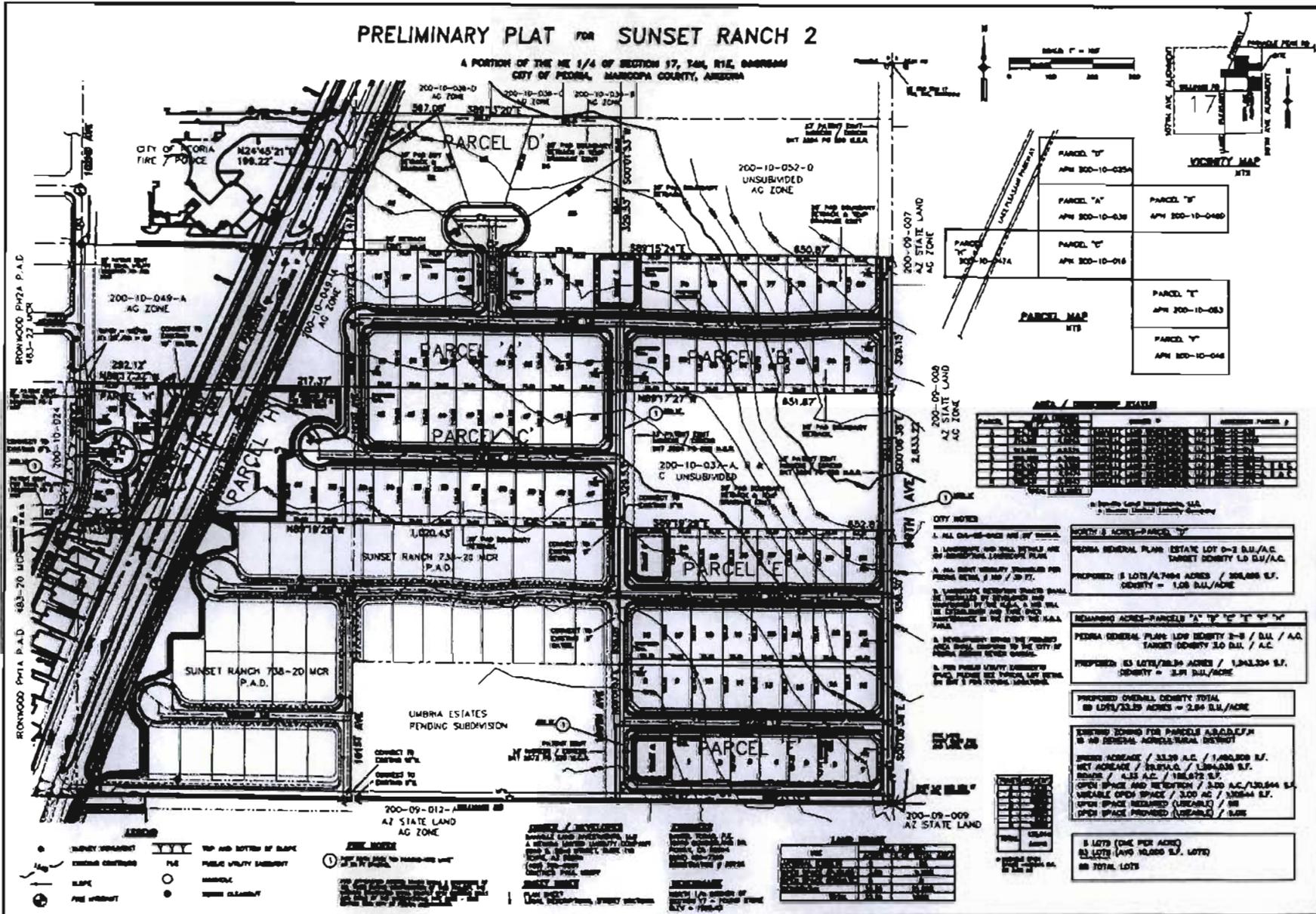
PEORIA, AZ

Drawn By: **BT**
 Job No: **09455**
 Date: **02.10.10**

1-6 of 1-15

PRELIMINARY PLAT FOR SUNSET RANCH 2

A PORTION OF THE NE 1/4 OF SECTION 17, T4N, R1E, S08R3M
CITY OF PEDRA, MARICOPA COUNTY, ARIZONA



PARCEL	ACRES	NET ACREAGE	NET ACREAGE
PARCEL A	1.02045	1.02045	1.02045
PARCEL B	1.02045	1.02045	1.02045
PARCEL C	1.02045	1.02045	1.02045
PARCEL D	1.02045	1.02045	1.02045
PARCEL E	1.02045	1.02045	1.02045
PARCEL F	1.02045	1.02045	1.02045

- CITY NOTES**
- ALL OR-16-001 ARE BY DESIGN.
 - LANDSCAPE AND TREE SPECIES ARE TO BE DETERMINED BY THE PLANNING DEPARTMENT.
 - ALL LOT WIDTHS SHALL BE 100' TO 120'.
 - LANDSCAPE DESIGN SHALL BE SUBMITTED TO THE CITY OF PEDRA FOR REVIEW AND APPROVAL.
 - A DEVELOPMENT SHALL BE FINISHED WITHIN 18 MONTHS OF THE DATE OF THE CITY OF PEDRA APPROVAL.
 - FOR PUBLIC UTILITY EXISTENCE, THE DEVELOPER SHALL PROVIDE ALL NECESSARY UTILITY LINES TO BE 10' FROM THE LOT BOUNDARY.

ITEM	QUANTITY	UNIT	REMARKS
5 LOTS (ONE PER ACRE)	5	LOTS	83 LOTS (AVG 16,666 S.F. LOTS)
88 TOTAL LOTS	88	TOTAL LOTS	

- LEGEND**
- MONEY PAYMENT
 - EGRESS ROUTE
 - BLOCK
 - FIRE HYDRANT
 - TOP AND BOTTOM OF BLOCK
 - PUBLIC UTILITY EGRESS
 - MANHOLE
 - WATER CLOSURE

- NOTES**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY UTILITY LINES TO BE 10' FROM THE LOT BOUNDARY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY LANDSCAPE AND TREE SPECIES TO BE DETERMINED BY THE PLANNING DEPARTMENT.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY LANDSCAPE DESIGN TO BE SUBMITTED TO THE CITY OF PEDRA FOR REVIEW AND APPROVAL.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY UTILITY LINES TO BE 10' FROM THE LOT BOUNDARY.

ITEM	QUANTITY	UNIT	REMARKS
5 LOTS (ONE PER ACRE)	5	LOTS	83 LOTS (AVG 16,666 S.F. LOTS)
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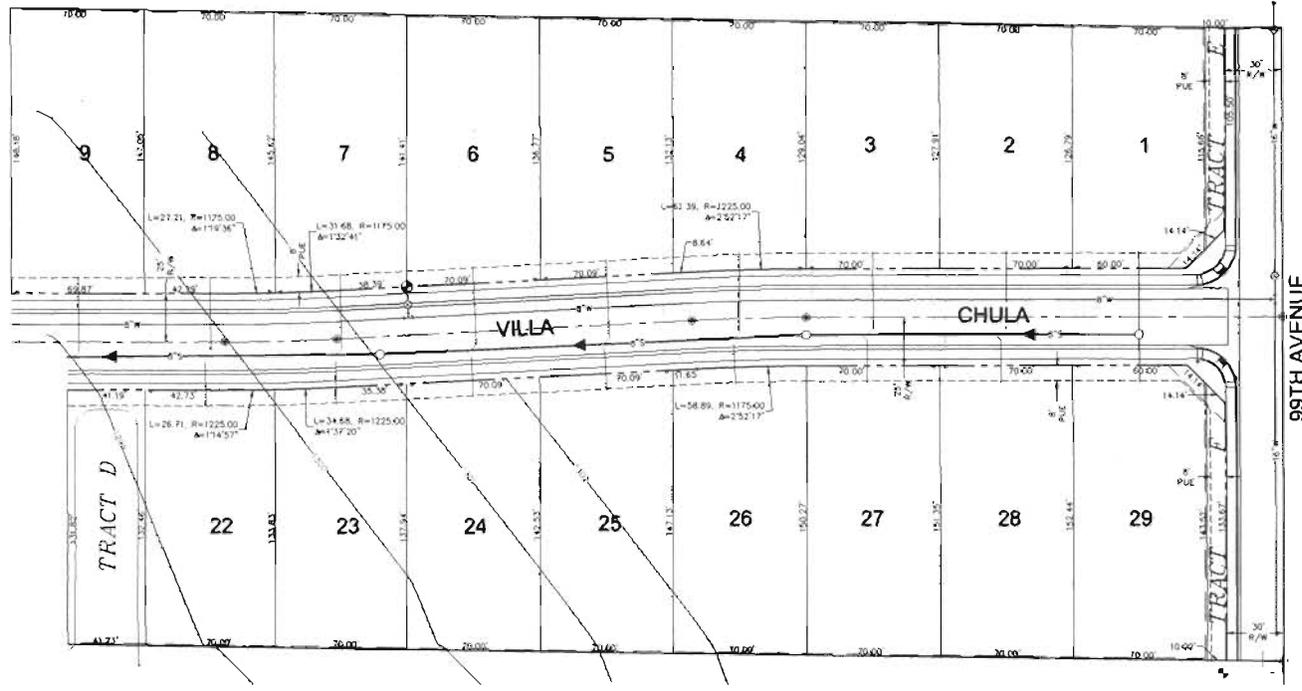
TOBAR ENGINEERING
 consulting civil engineer

DAWELLE LAND INVESTMENTS, LLC
 SUNSET RANCH II
 PRELIMINARY PLAT

DATE: 1/25/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 11/2/20
 SHEET 1 - 2
 OF 0606

Registered Consulting Engineer, U.S.
 2000 South Peoria Drive
 Tempe, Arizona 85282
 Phone: (480) 960-8800
 www.bowmanconsulting.com

PRELIMINARY PLAT
 SUNSET RANCH II - PARCELS E, F, G
 ARIZONA
 FEB2014



LOT AREAS

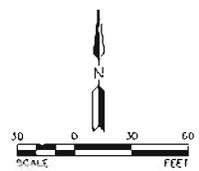
LOT NO.	AREA	WIDTH
1	8,785	72
2	8,914	72
3	8,895	72
4	4,418	72
5	4,415	72
6	8,736	72
7	10,096	72
8	10,251	72
9	10,323	72
10	10,412	72
11	10,490	72
12	10,569	72
13	10,648	72
14	10,683	72
15	10,422	132.66
16	16,776	227.49
17	8,790	72
18	8,790	72
19	8,037	72
20	8,113	72
21	8,189	72
22	4,224	72
23	4,570	72
24	4,896	72
25	10,138	72
26	10,949	72
27	10,996	72
28	10,533	72
29	10,659	72

TRACT AREAS

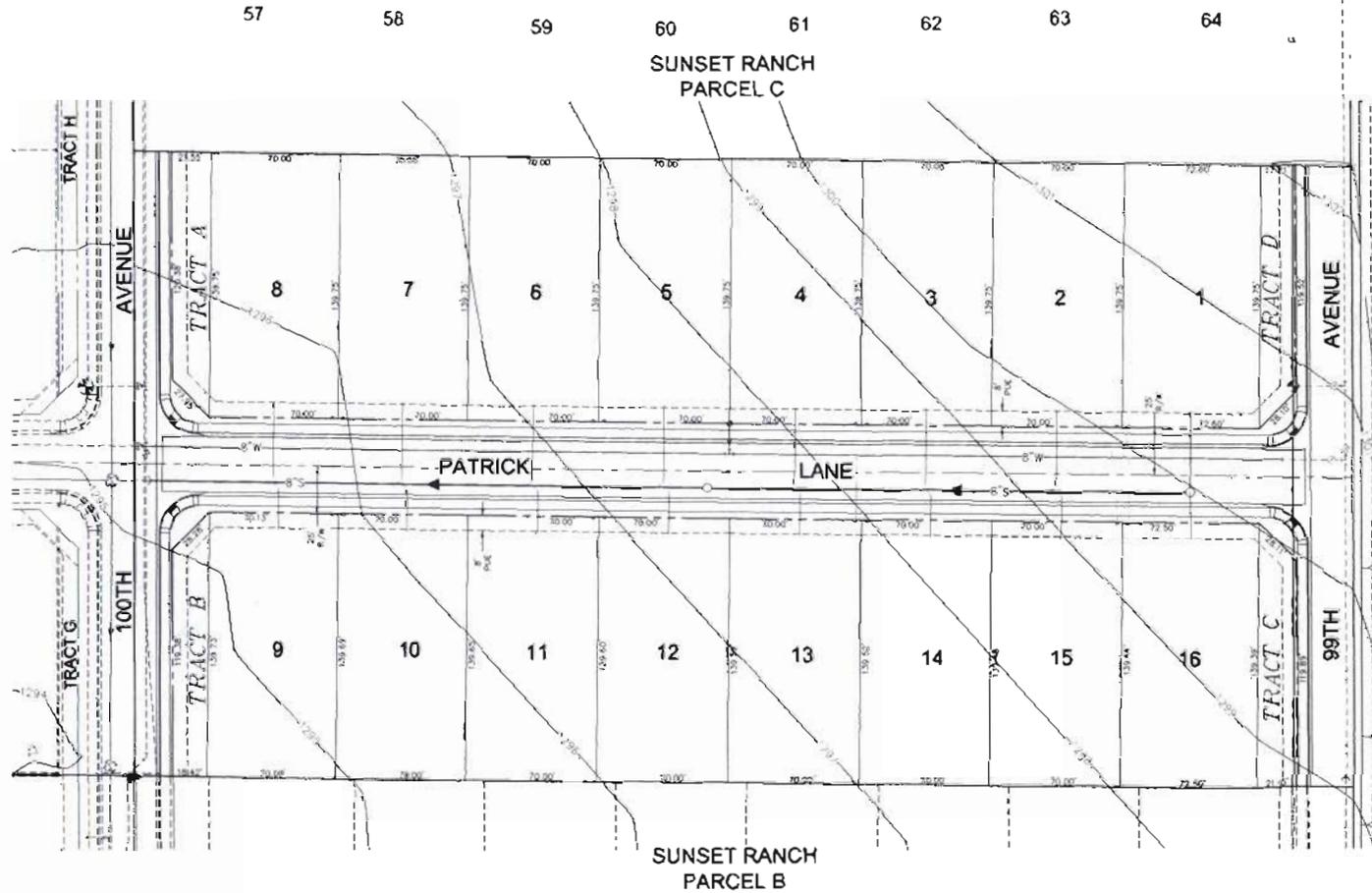
TRACT	LAND USE/TYPE	AREA(SF)	ACRES
Tract A	Landscape, Open Space, Retention, P.U.E.	40,361	0.93
Tract B	Landscape, Open Space, P.U.E.	2,826	0.06
Tract C	Landscape, Open Space, P.U.E.	1,124	0.03
Tract D	Landscape, Open Space, P.U.E.	5,445	0.13
Tract E	Landscape, Open Space, P.U.E.	1,106	0.03
Tract F	Landscape, Open Space, P.U.E.	1,386	0.03
Total		52,249	1.21

SUNSET RANCH
 PARCEL C

TRACT L 72 73 74 75 76 77 78 79



DATE	DESCRIPTION	
JIS	CRS	SJD
DESIGN	DRAWN	CHK'D
SCALE		
JOB NO.	1620-01-001	
DATE	05/09/12	
FILE NO.	PP03	
SHEET	3 of 5	

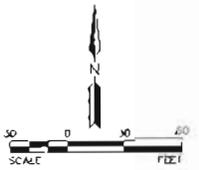


LOT AREAS

LOT NO.	AREA	WIDTH
1	10,146	72.6
2	8,783	70
3	8,782	70
4	8,783	70
5	8,783	70
6	8,783	70
7	8,782	70
8	8,782	70
9	8,780	70
10	9,772	70
11	2,024	70
12	2,771	70
13	4,788	70
14	8,785	70
15	8,782	70
16	10,426	72.5

TRACT AREAS

TRACT	LAND USAGE	AREA (SQ. FT.)	ACRES
Tract A	Landscape, Open Space, PUE	2,752	0.06
Tract B	Landscape, Open Space, PUE	2,471	0.06
Tract C	Landscape, Open Space, PUE	2,597	0.06
Tract D	Landscape, Open Space, PUE	2,424	0.06
TOTAL		10,244	0.24



PLAN SHEET

DATE	DESCRIPTION
JS	CRS
DESIGN	DRAWN
	CHKD
SCALE	"
JOB No.	950-01-001
DATE	08/09/12
FILE No.	PP06
SHEET	4 of 5

