

ROCK SPRINGS

A 161.66 Acre Planned Area Development

Located at the northeast corner of 83rd Avenue and Jomax Road
Peoria, Arizona

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Revised: August 26, 2002
Amended: November 2, 2004
Amended: July 3, 2012
Amended: December 20, 2012

Prepared for

City of Peoria
8401 W. Monroe St.
Peoria, AZ 85345

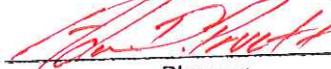
Prepared by

Courtland Homes, Inc.
5333 N. 7th St., Suite 305
Phoenix, AZ 85014

201-07A.3

**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date N/A
City Council Approval Date N/A


Planner

MINOR

Development Team

Developer/Applicant:

Courtland Homes

5333 N. 7th Street, Suite 305
Phoenix, AZ 85014 (602) 265-9467

Planner/Landscape Architect:

Arizona Land Design

5202 E. Oakhurst Way
Scottsdale, AZ 85254 (480) 951-6410

Engineer:

Sage Engineering

3414 S. 48th Street, Suite 8
Phoenix, AZ 85040 (480)-966-9971

Attorney:

Earl, Curley & Lagarde

3101 N. Central Avenue
Phoenix, AZ 85012 (602) 265-0094

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LIST OF EXHIBITS

1. Vicinity Map
2. Tax Parcel Map
3. Legal Description
4. Amended Zoning Application
5. Aerial Photograph of Subject Property
6. Conceptual Preliminary Plat
7. Conceptual Landscape Plan
8. Conceptual Entry Monument, Theme Wall and View Wall Elevations
9. Entry Monument Locations
10. Wall Standards & Details (2 pages)

ROCK SPRINGS

PROJECT DESCRIPTION

Courtland Homes is proud to present the following information on Rock Springs. Rock Springs, previously called Vista Del Rio, is a proposed 286-lot Planned Area Development (PAD), consisting of approximately 160 acres located at the northeast corner of 83rd Ave and Jomax Road. The intent of this PAD is to allow for the development of an exclusive, gated community with vast amounts of open space and trails for the enjoyment of its residents. With the distinctive land planning and diversity of architectural styles Courtland Homes proposes offering, Rock Springs will have a unique community identity which will complement the City of Peoria.

LAND USE

The proposed planned area development (PAD) consists of 286 single-family residential home sites at 1.8 du/ac with minimum lot dimensions of 60' x 120' and an average area of 7,722 sq. ft. The community will have 100.55-acres or 62.2% of its gross area maintained as open space. A tot lot and Ramada area will be provide near the middle of the community.

CONSISTENCY WITH GENERAL PLAN

The general plan designation is low density residential or 2.0 to 5.0 du/ac, with a target of 3.0 du/ac. Notwithstanding the vast amount of open space, the proposed lot sizes and home sites are consistent with the general plan designation as referenced above. As such, the proposed development not only conforms to both the surrounding land uses and its general plan designation, but also preserves the natural landscape for the benefit of the entire area.

SURROUNDING LAND USES

This region of the City has been gradually transforming from vacant native desert into planned residential communities over the past several years beginning with the Entrada subdivisions (located at the NEC of 67th Ave. and Happy Valley Road), Terramar, a master plan community located at the SWC of 67th Ave. and Jomax Road, Westwing, a master plan community designed for 1,900 units (located west of 83rd Ave between Happy Valley Road and Dynamite Blvd), Pleasant Valley, an upcoming planned community of 535 homes (located at the NWC of Jomax and Lake Pleasant Road), as well as several other smaller individual subdivisions.

DESIGN REVIEW REQUIREMENTS AND CONSIDERATIONS

Although the proposed product is not part of this submittal, as mentioned above, by reference herein, the community of Rock Springs will feature housing product that complies with all of the city design requirements. All development within the PAD shall conform to the City of Peoria Design Review Ordinance.

DEVELOPMENT STANDARDS

<u>Residential District R1-6</u>	<u>Required</u>
Minimum Lot Size	7,000 sf.
Minimum Lot Width	60 ft.
Minimum Lot Depth	100 ft.
Minimum Front Setback - <i>Side-entry garage</i>	10 ft.
Minimum Front Setback - <i>Front-facing garage</i>	20 ft. (back of curb)
Minimum Rear Setback	15 ft.
Minimum Side Yard Setback	5 ft.
Min. Total Side Yard Setback	10 ft.
Min. Corner Side Yard Setback	10 ft.
Maximum Lot Coverage	55%
Maximum Building Height	30 ft.

Notes:

1. Staggered setbacks shall be per Peoria Design Review Manual.
2. Per Section 14-33-2, building setbacks from all property lines, which form the perimeter of the PAD, shall be no less than twenty (20) feet.
3. Development will comply with other requirements of Section 14-33 that are not otherwise referred to in this PAD.
4. The side loaded garages are 10 ft. from the property line, but 17 ft. from the edge of street improvements which allows adequate room for proper vehicle ingress and egress.
5. Side loaded garages shall include architectural elements to match the front elevations of the house, such as faux windows with matching window treatments.

PERMITTED USES

- One detached single-family home per lot.

- Any accessory use customarily incidental to a detached single-family home.
- Ramadas, swimming pools, play stations, or other recreation facilities customary to common areas in a residential subdivision.
- Home occupation, in accordance with Article 9 of the City Code.
- Day care for four or less children in accordance with Ordinance No. 93-25
- Group Homes are permitted in accordance with City ordinances.

SIGN STANDARDS

Signage for Rock Springs includes one (1) major monument and two (2) minor monuments. The major monument is located just west of lot number 1 near a planned retention area and the minor monuments are located on the east and west side of the 80th Avenue entrance. Each monument consists of approximately 10 square feet, for a total of 30 square feet aggregate for the project.

The major monument location does not meet the current zoning requirements in that it is not located at an entrance or intersection. However, the proposed location on the west side of the community is preferred in order to provide a 'bookend' for the entire subdivision. Another major monument is proposed at the corner of Jomax Road and 75th Avenue (Rock Springs II, under separate plat) and will define the eastern boundary of the community. These two major monuments, along with additional minor monuments along Jomax Road and 75th Avenue, will provide distinct neighborhood boundaries and improve legibility within the surrounding area. The entry monument locations for Rock Springs are shown on the attached Exhibit A.

LIGHTING

- Subdivision identification signs may be externally illuminated in accordance with Section 14-34-8 of the Zoning Ordinance
- Street light standards shall be approved by the City of Peoria and will be installed along private streets by the developer.

- Low-level lighting will be provided in the tot lot and Ramada open space area. Light standards shall be approved by the City of Peoria.
- All lighting shall meet the Dark Sky Ordinance.

EXISTING SITE CONDITIONS

The property consists of rolling hill with varying elevations from 1,390 ft in the center of the spillway easements to 1,430 ft. at the peak of the butte in the northeast portion of the property. In general, the topography lends to southwesterly drainage flows. The site's gross area equates to 161.66 acres, with a net area of 159.25 acres. Approximately 63.69 acres are encumbered by a spillway easement, which accommodates levels of flooding described as SPF or downstream inundation suitable for 200 to 500 year events. As depicted on the preliminary plat, said spillway easements are located on both sides of a majority of the home sites. The property will have three points of access to Jomax Road. Two principal access points will be local streets built per City standards and located above the FEMA 100-year flood level elevation. One access point will be at 82nd Avenue and the second will be at 80th Avenue. The third access point will be provided by way of a private emergency access road that connects to Jomax Road off of 79th Drive. This emergency roadway will be built to the natural grade and designed per the Fire Department's standards.

SLOPE ANALYSIS

At this time, no lots encroach within the 10% slope area. See 10% slope line on preliminary plat.

LANDSCAPE PLAN

Landscape will be provided along the developed frontage of Jomax Road where lots back to the road. Jomax Road frontage adjacent to open spaces will remain native desert. Landscape tracts will be provided along both sides of the collector street for both entrances off Jomax Road. A landscape tract will be provided on the rear of lots that back to the subdivision along the west property line. A series of landscaped retention areas are dispersed in the southern portion of the development. A landscaped open space with tot lot, Ramada, and picnic tables is located near the middle of the development at the north end of the 80th Avenue collector. All other open spaces will remain native desert. All open space and landscape areas shall be maintained by an establish Homeowners Association.

The wall along Jomax Road will include a 6-foot high decorative theme wall on top of a 2-foot berm to provide an 8-foot high screen from top of curb. The theme wall will be located only along the developed portions where lots back to Jomax Road. The open spaces along Jomax Road will be left undisturbed and therefore will include a wall. View walls will be located along the rear lot lines adjacent to native desert open spaces and washes. The design of the decorative theme wall and view wall are identified on the landscape plan. The entry monument, theme wall and view wall will be smooth CMU with split-face CMU accents. Columns will be constructed with split face CMU. View walls will have a 2-foot CMU base with 45-inches of tubular steel mounted on top to meet UBC requirements for pool access control. The entry monument includes the theme wall design with the project sign mounted on the front of a 5-foot high landscape planter. The monument sign is wall mounted with Granite Tiles that are etched with the Rock Springs name. All signage shall be approved through separate permit.

TRAFFIC ANALYSIS

The main entrances will be off of Jomax Road. Courtland will install offsite improvements for Jomax Road along its frontage. Courtland may be interested in constructing Jomax Road east of the site to connect Jomax to the existing pavement adjacent to Terramar if the city is interested in entering into a Development Agreement that identifies financial reimbursement for impact fee credits up to the maximum amount allowed per unit to pay for the cost to build the road. If a Development Agreement is provided, Courtland will provide a traffic analysis to show which improvements need to be made.

GRADING AND DRAINAGE

The existing topography of the site generally slopes from north to south.

POTABLE WATER SYSTEM

The City of Peoria will provide Vista Del Rio with water through a 16-inch line Courtland installs in Jomax Road along the frontage of the project. An 8-inch looped system will service the proposed home sites within the community. We are currently pursuing a redundant water supply source.

WASTEWATER SYSTEM

A portion of Rock Springs will be served by 8-inch sewer lines that connect the development to the existing sanitary sewer system located at 83rd Avenue and Jomax constructed as a part of the West Wing Mountain development. The applicant is attempting to obtain a sewer line easement

from the Arizona State Land Department in order to service the balance of the property. In the event the applicant is unsuccessful in obtaining the easement, a lift station will be required for a portion of the site.

DRY UTILITIES

The community will receive its dry utilities from the local utility companies. Electrical service will be provided by SRP, natural gas by Southwest Gas, telephone by U.S. West or Quest and cable by Cox Communications.

OPEN SPACE

One of the unique features of Rock Springs is preserving a vast amount of the native desert and not developing above the 10% slope line. Courtland believes that leaving these areas native will allow all Peoria residents the ability to enjoy the natural setting of Rock Springs. A cleared earthen trail system will be maintained throughout the natural floodway area to allow all Peoria residents access to this natural environment. The trails system itself will be compatible with the surrounding trails. The amount of open space provided is 62.2%, which is well above the 11% required per the design review guidelines. All open spaces will be owned and maintained by an HOA. The HOA will maintain the Jomax Road frontage with the right-of-way.

COMMUNITY THEME STANDARDS

The gates, walls, entry monuments, signage, and landscaping will be designed to provide a sense of community to the future residents of Rock Springs. The project theme wall will consist of subdued desert colors. Native Ironwood and Palo Verde trees will be relocated onsite and incorporated into our landscape design.

PROJECT TEAM

Engineering, Sage Engineering, Cesar Perez

Landscape Architecture/Land Planning, Arizona Land Design, Christine Taratsas

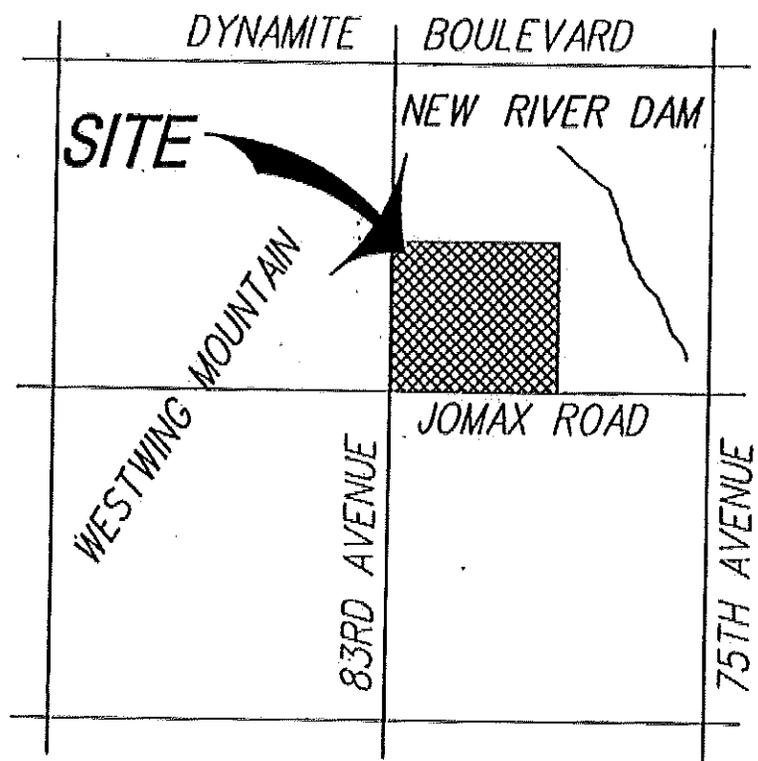
Zoning Attorney, Earl, Curley and Lagarde, Mike Curley

Developer, Courtland Homes, John Wittrock

CONCLUSION

Rock Springs is a PAD that is consistent with the General Plan and complements the surrounding projects of Westwing and Terramar. The density of Rock Springs is 1.7 du/ac under the General Plan target density of 3.0 du/ac. The land plan for Rock Springs includes abundant open space, protection of native environments, and has many unique design elements which will be appealing to existing and future Peoria residents.

ROCK SPRINGS



(NORTHWEST)

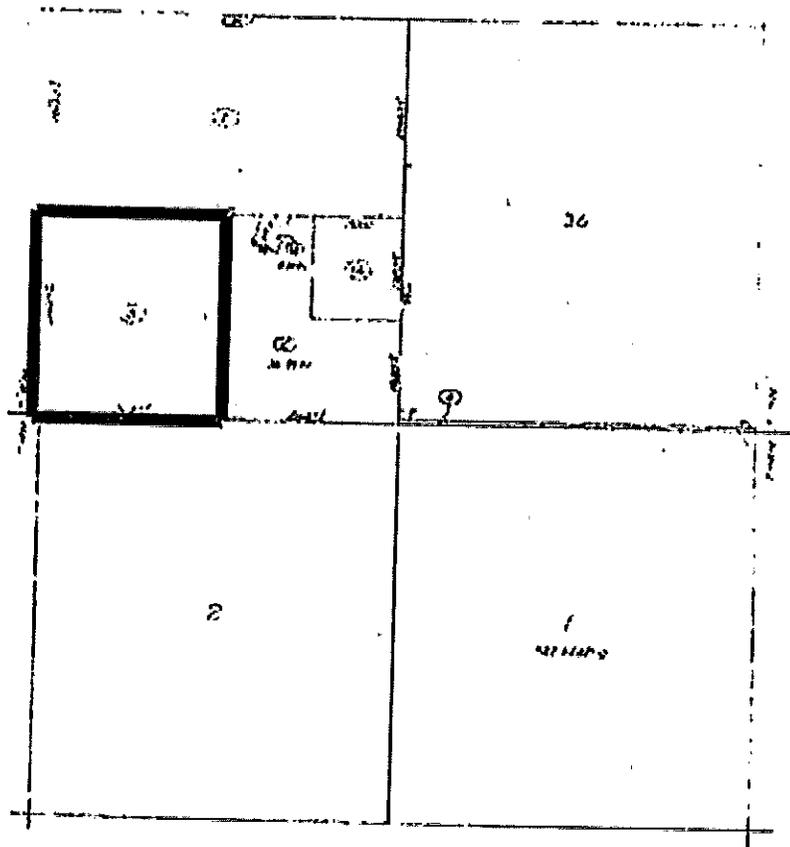
VICINITY MAP
SECTION 35, T.5N., R.1E.

N.T.S.

Tax Parcel Map

PART OF SECS. 35, 36 T-5N R-1E
PART OF SEC-2 T-4N R-1E

BOOK 201
MAP 20



Amended Zoning Application



PLANNING DIVISION REZONING

Community Development Department

APPLICATION #: _____ SUBMITTAL DATE: _____ FEES: _____ ACCEPTED BY: _____
TYPE: STANDARD P.A.D. AMENDED P.A.D. P.U.D. SPECIAL USE

EXISTING ZONING:	AG	PROPOSED ZONING:	PAD
ADDRESS OF PROPERTY (if applicable):	NEC Jomax Rd & 83rd Ave Align		
	ZIP CODE: 85383		
OWNER OF RECORD:	Courtland Homes		
ADDRESS:	5333 N. 7th Avenue, Suite 305		
CITY/STATE:	Phoenix, AZ	ZIP CODE:	85014
PHONE:	602-265-9467	FAX:	602-285-1208
OWNER'S SIGNATURE:	David W. Biscoe See letter of authorization		
OTHER PARTIES OF INTEREST:	Courtland Homes		
ADDRESS:	5333 N. 7th Street		
CITY/STATE:	Phoenix, AZ	ZIP CODE:	85014
PHONE:	602-265-9467	FAX:	602-285-1208
INTEREST'S SIGNATURE:	John Wittrock		
REPRESENTATIVE:	Earl, Curley & Lagarde (Mike Curley)		
ADDRESS:	3101 N. Central Ave, Ste 1000		
CITY/STATE:	Phoenix, AZ	ZIP CODE:	85012
PHONE:	602-265-0094	FAX:	602-265-2195
EXISTING LAND USE:	Undeveloped		
PROPOSED LAND USE:	286 single-family homes with 100-ACES O/S.		
GENERAL LOCATION OF PROPERTY:	NEC Jomax Rd + 83rd Ave Align.		
TAX PARCEL NUMBER:	201-20-003		
GROSS ACREAGE OR SQUARE FEET:	161.66 ac.		
APPLICATION MUST BE SIGNED BY PROPERTY OWNER OF RECORD AND ALL OTHER PARTIES OF INTEREST (E.TENANTS, OPTION HOLDERS, ETC.) USE EXTRA SHEETS AS NEEDED.			

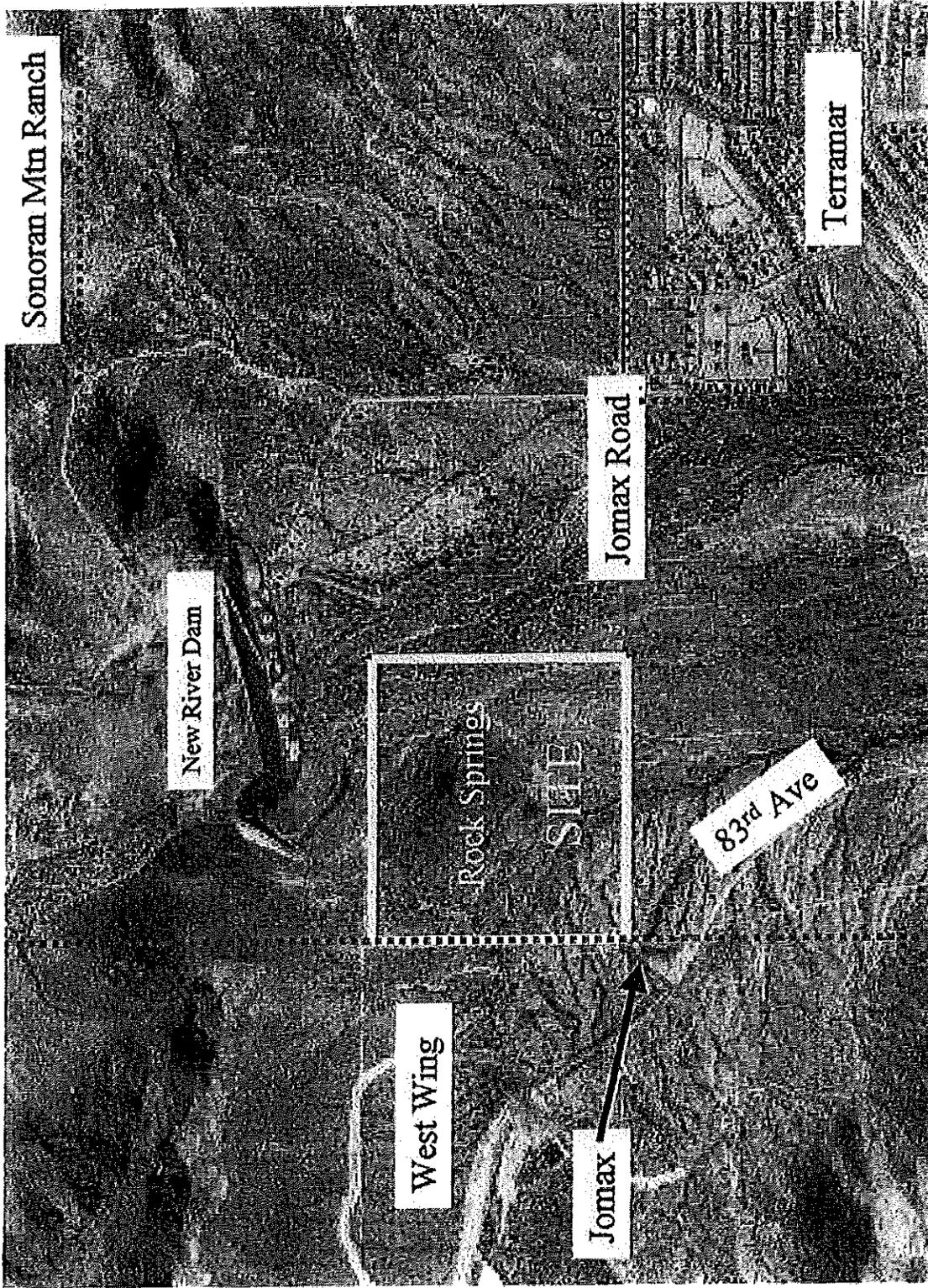
Preliminary Plat

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Legal Description

The Southwest quarter of Section 35, Township 5 North,
Range 1 East of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona

Site Contains 161.659-acres



Sonoran Mtn Ranch

New River Dam

Jomax Road

Terramar

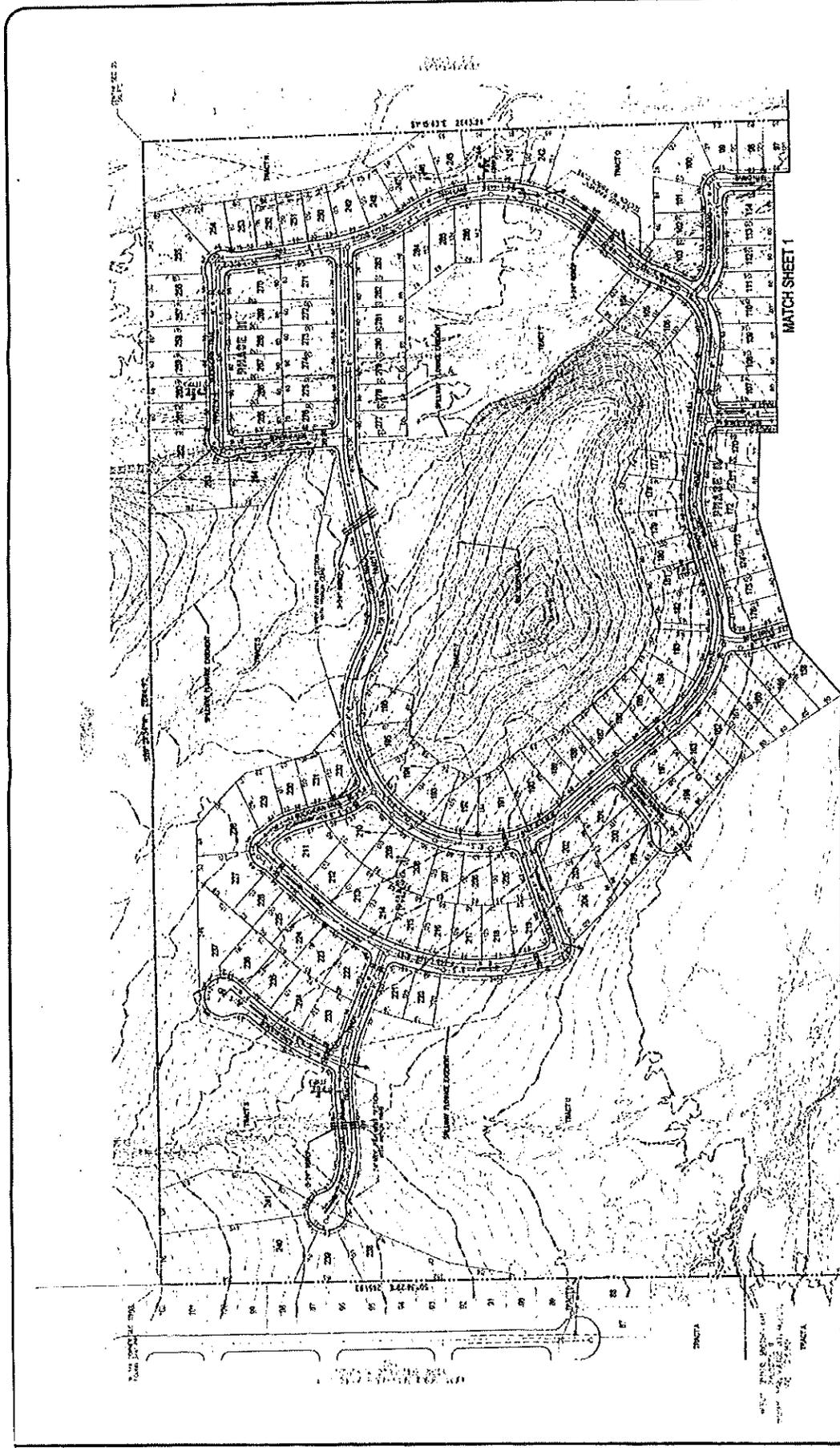
Rock Springs
SITE

83rd Ave

West Wing

Jomax

Preliminary Landscape Plan



PRELIMINARY PLAT OF
ROCK SPRINGS
SHEET 2 OF 2



PREPARED BY:

Age engineering corporation
1400 N. 11th St.
Phoenix, Arizona 85014
1602-1205-9467
1400786-4711



JULY 17, 2002
PREPARED FOR:

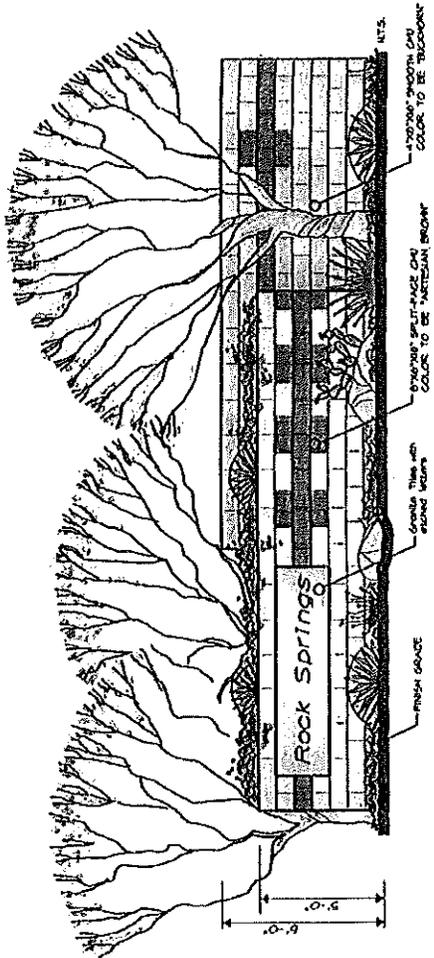
DEVELOPER NOTES
5313 N. 7TH STREET
PHOENIX, ARIZONA 85014
1602-1205-9467



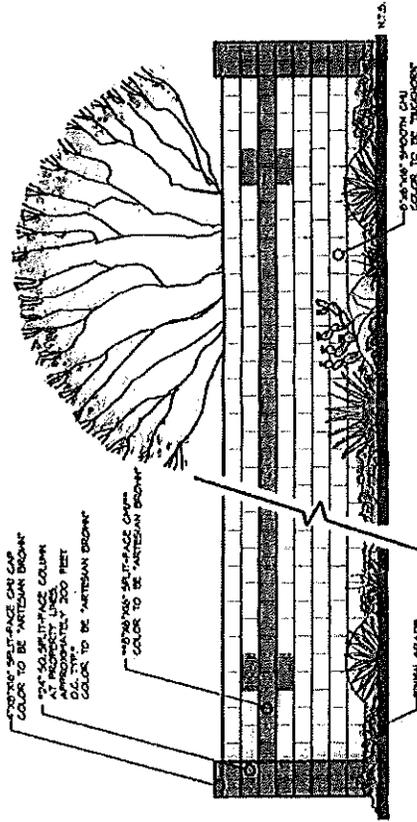
1319002-2001E-APPENDIX SHEET 2 OF 2

MATCH SHEET 1

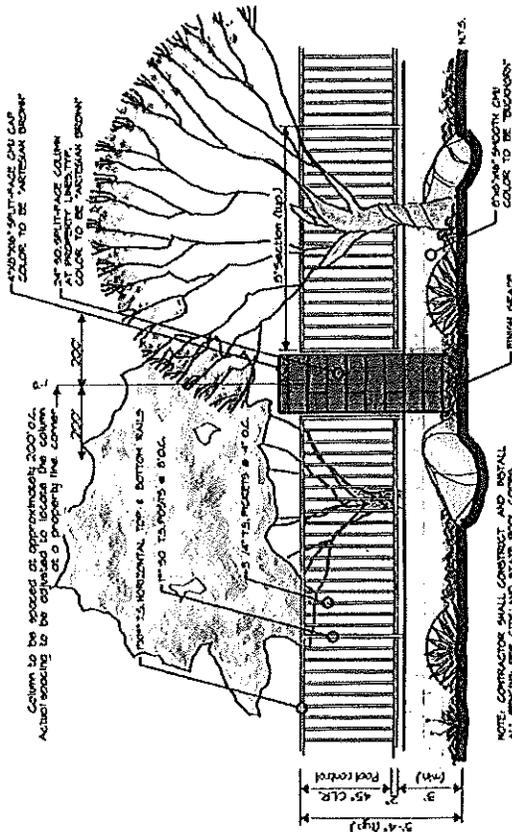
Entry Monument Elevation



SUBDIVISION ENTRY SIGNAGE



THEME WALL ELEVATION



VIEW FENCE/WALL ELEVATION

Actual spacing to be adjusted to locate the column at a property line corner. Include radius approximately 40 feet on corner spaces evenly between columns.

Actual spacing to be adjusted to locate the column at a property line corner. Include radius approximately 40 feet on corner spaces evenly between columns.

Column to be spaced at approximately 200 O.C. Actual spacing to be adjusted to locate the column at a property line corner.

NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL ALL FENCING PER CITY AND STATE TOOL CODES WITH 3\"/>

Rock Springs

Preliminary Landscape Plan Conceptual Wall Elevations

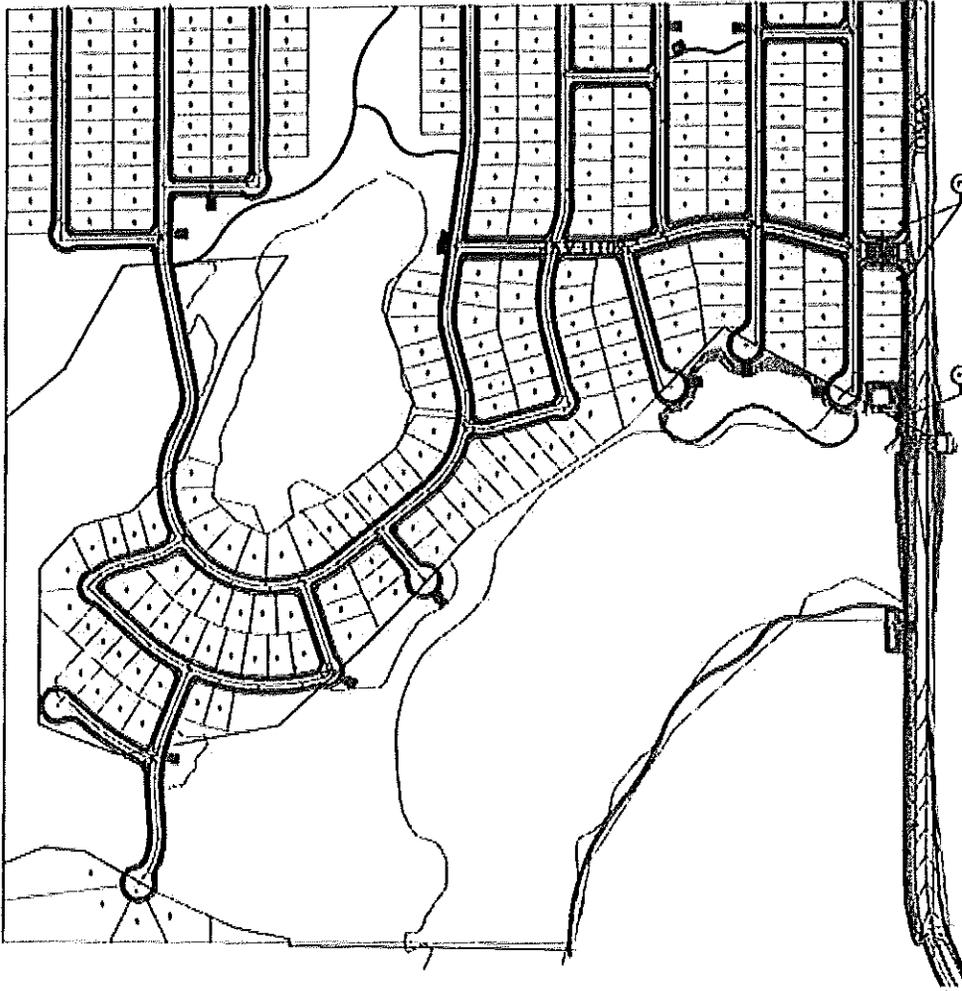
Prepared For Prepared By

Arizona Land Design
5202 E. Oakhurst Way
Scottsdale, AZ 85254
Phone: 480.951.6410
Fax: 480.315.8648
Contact: John Mitroch
Christine Taratsoos, R.L.A.

Note:
Wall design is conceptual only and subject to revision at time of final design



Job # 02.10
Date: 08.29.02
SHEET 2 OF 2



PINNACLE
DESIGN, INC

ENTRY MONUMENT LOCATIONS ROCK SPRINGS I, PEORIA, AZ

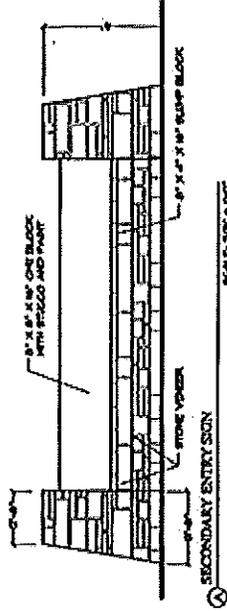
THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

WALL KEY NOTES

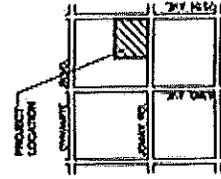
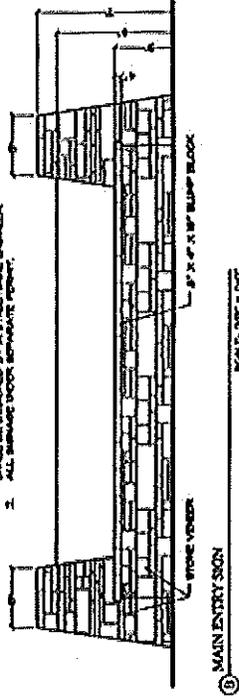
- ① MAIN ENTRY MONUMENT WALL
- ② SECONDARY WALL

*
▲

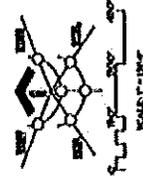
1. ALL WALLS AND COLUMNS OVER 8' SHALL BE CONCRETE WITH STAINLESS STEEL REINFORCEMENT.
2. ALL SURFACE WORK SEPARATE TYPING.



1. ALL WALLS AND COLUMNS OVER 8' SHALL BE CONCRETE WITH STAINLESS STEEL REINFORCEMENT.
2. ALL SURFACE WORK SEPARATE TYPING.



VICINITY MAP
NOT TO SCALE



Reason for requested amendment:

K. Hovnanian is requesting a minor PAD amendment seeking an increase in maximum wall heights. The wall height shall be measured as outlined in Article 14-3-5 of the Zoning Ordinance. The wall heights are as follows:

Adjacent Residential Lots. Where two residential lots abut one another, but have differing finish grades, the wall heights shall be limited to six (6) feet eight (8) inches in height on the high side and ten (10) feet in height on the low side (Figure A).

Lots Adjacent to Streets. The Lot side of a wall shall not exceed six (6) feet eight (8) inches in height. The street side shall not exceed twelve (12) feet in height (Figure B).

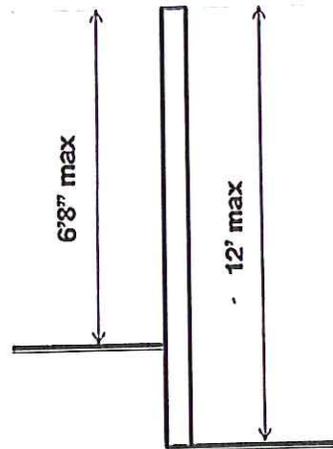
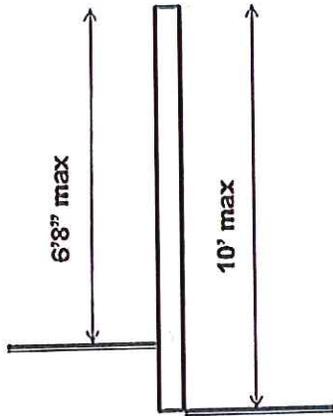


Figure A – Residential to Residential

Figure B – Residential to Street



Photos of existing 10' max walls in Phase 2 of Rock Springs.

Lots Adjacent to Retention Areas. Walls adjacent to planned or natural retention areas, waterways, or similar features shall not exceed six (6) feet eight (8) inches in height on the lot side and shall not exceed ten (10) feet on the retention side as measured to the required two (2) foot shelf at the base of the wall. If additional retention depth is required, retaining walls may be added in the sloped banks of the retention area. Such walls shall not exceed two (2) feet in height and shall be offset by no less than four (4) feet. The maximum slope between walls shall not exceed 4:1 (Figure C).

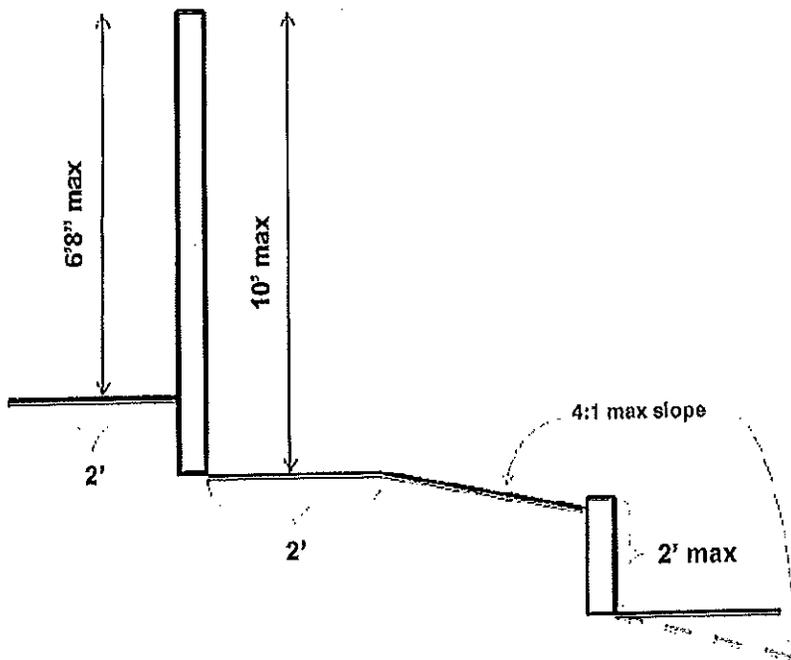


Figure C – Residential to Retention