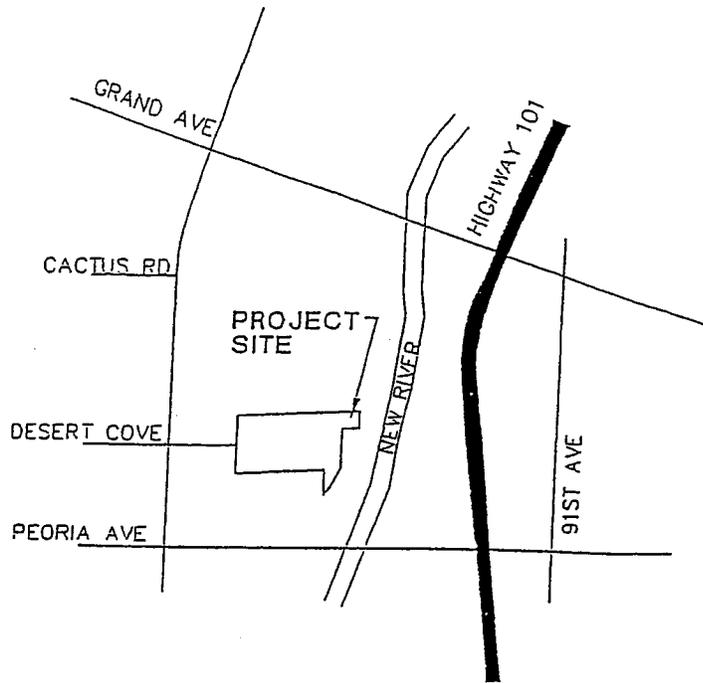


DESERT VISTA PLACE ADDITION STANDARD REPORT



VICINITY MAP
N.T.S.



Owner/Developer

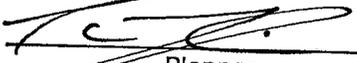
Saturn Resources Incorporated
David Smith
P.O. Box 2057
Prescott, Arizona 86301

Engineer

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4441 East McDowell Road
Phoenix, Arizona 85008
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**PLANNED AREA DEVELOPMENT
APPROVAL**

P/Z Commission Date 9/19/02
City Council Approval Date 10/1/02


Planner

JULY 2002

JN 6823



FINAL

2nd sub

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1.0 SUMMARY

1.1 PURPOSE OF REQUEST

The purpose of this request is to expand a very successful residential condominium community called Desert Vista Place. Desert Vista Place was approved and built in 1985 with the understanding that additional lots would be added in the area we are requesting. In 1985 it was uncertain whether this area would be needed for the New River flood control project. Since that time, New River has been channelized and an open space with a jogging and bike trail was provided. This action by the County and the City allowed this area to be developed. We therefore request approval to develop 14 additional lots to Desert Vista Place. Presently the vacant site is an eye sore with little vegetation.

1.2 REQUEST

The owner of the property request approval to rezone a 2.3 acre parcel from AG (General Agricultural and Holding District) to PAD. The rezoning will allow 14 residential adjacent to an existing RMH-2 manufactured home subdivision named Desert Vista Place and will be governed by the existing home owners association. The RMH-2 zoning district criteria was revised from when it was used for the adjacent manufactured home development. Today RMH-2 only allows recreational vehicles. No other zoning district is appropriate to allow manufactured homes compatible to the adjacent use. Utilizing the PAD Zoning, we hereby request a waiver of the 10 acre minimum based on the following conditions.

1. All surrounding properties are developed leaving this parcel as the only vacant area left. The only access to this parcel is through Desert Vista Place.
2. The owner of this property is also the owner of the adjacent manufactured home development .
3. There is no zoning district that would provided for the use intended.

1.3 PROJECT LOCATION

The general location of the proposed project is north of Peoria Avenue and east of 99th Avenue. Specifically it is at the eastern terminus of Desert Cove Avenue off of 99th Avenue.

1.4 ZONING HISTORY

The property was zoned AG (General Agricultural District) as a "Holding District" when it was annexed into the City. Desert Vista Place was zoned RM-1 and RMH-2 when it was approved by the City and recorded in 1984.

2.0 SITE CONDITIONS

2.1 SURROUNDING LAND USES

West:

Desert Vista Place is a recorded single family manufactured home subdivision.

North:

Beyond a six foot CMU wall is the maintenance yard for the Golf Course in Sun City Unit Ten subdivision, commonly known as Qual Run. The common property line is also the north line of the City of Peoria.

East:

Beyond a six foot CMU wall is the City of Peoria irrigated open space with a 15 ft. wide paved jogging and bike path. This area is shown on the Peoria General Plan. East of the open space is the concrete channel for the New River. Drainage Way.

South:

A developed grass park with a lake and fountain is maintained by the Desert Vista Place Home Owners Association.

2.2 SITE TOPOGRAPHY AND VEGETATION

The topography is relatively flat with a constant slope to the south. The site has been graded and contains no significant vegetation.

2.3 ACCESSIBILITY

The project is accessible by west Desert Cove Avenue east of 99th Avenue. Pedestrian access is also available from the jogging and bike trail along New River.

2.4 COMMUNITY SERVICES

Desert Vista Addition is served by Peoria Unified School District. A letter has been sent to them indicating that this project will focus on the retirement age group and will not have school age children. The City Community Center on Peoria Avenue is a short walking distance on 99th Avenue or along the New River pedestrian pathway.

2.5 DRAINAGE

The project site drains to the south and the drainage retention basin located in the community park. A drainage analysis will be prepared to determine if there is sufficient capacity in the existing retention basin. If there is not the needed capacity then a drainage basin will be constructed in the open space on the project site.

3.0 PUBLIC UTILITIES AND SERVICES

3.1 WATER:

Citizens Utilities operates and maintains the water system in this area. The proposed 14 lots will be served with a loop system connecting to the existing line located on Montana Road.

3.2 SEWER:

This development will connect to the existing sewer lines located in Montana Road.

3.3 REFUSE:

This proposed 14 lot subdivision will be included in the refuse collection of Desert Vista Place.

3.4 POLICE & FIRE:

The City of Peoria provides these services. Fire Hydrants are labeled as Sun City Fire Hydrants.

3.5 ELECTRIC:

Arizona Public Service

3.6 TELEPHONE:

U.S. West

3.7 CABLE T.V.:

CAVT Cable

4.0 LAND USE PLAN

4.1 DEVELOPMENT STANDARDS

Desert Vista Place Addition, a single family residential development is designed to meet the City of Peoria standards unless otherwise stated in this PAD.

DEVELOPMENT STANDARDS	PAD	RMH-2 REQUIREMENTS	DESERT VISTA
MINIMUM LOT SIZE	4,792	1,750	3,915
MINIMUM LOT WIDTH	48'	35	45
MINIMUM LOT DEPTH	100'	50	87'
FRONT SETBACK	7'	4'	8
SIDE SETBACK	5'	3	3
TOTAL SIDE SETBACK	10'	15'	6
CORNER SETBACK	7'	4'	7
REAR SETBACK	5' (1)	5	7'
MAX BUILDING HEIGHT	15'	25	15'

- (1) Per section 14-33-2 building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than twenty.

4.2 ARCHITECTURAL CHARACTER

The residential homes in Desert Vista Place Addition will be similar in architectural style with the existing manufactured homes in Desert Vista Place. The project will conform to the requirements of the City.

4.3 SIGNAGE

There will not be monument signage with this development. Temporary sale signage will conform to City requirements.

4.4 LIGHTING

Street lighting will conform to City requirements including the Dark Sky Ordinance.

5.0 LANDSCAPING

5.1 GENERAL LANDSCAPE CHARACTER

The landscaping for Desert Vista Place Addition will follow existing character in Desert Vista Place but with greater emphases on desert tolerant vegetation. The project will follow the guidelines of Article 14-35, Peoria Zoning Ordinance. The proposed landscape open space will encompass more than 11% of the development.

5.2 LANDSCAPE STANDARDS

Landscaping within Tract "D" will continue the grass lawn that surrounds the lake into these parcels. Landscaping in Tracts "A", "C", & "E" will be predominately desert plants with decomposed granite. Tracts "A" will contain a pedestrian linkage to the jogging trail along New River open space.

5.3 MAINTENANCE

All open space landscape tracts will be owned and maintained by the Homeowners Association.

6.0 PHASING

Desert Vista Place is proposed to be built in one phase.

7.0 OPEN SPACE

Desert Vista Place Addition is a 14 lot condominium community which is an expansion of an existing condominium manufactured home community located immediately to the west. The most appropriate zoning is PAD which requires 11% open space with lots that are less than 10,000 square feet. This addition provides more than the required 11% open space. All of the landscaped open space are accessible to the residents. Tract "D" is grass landscape areas that increases the size of the existing Desert Vista Place Park. Tract "A" is desert landscape area that provides pedestrian linkage to the park and the jogging/bike path along the New River Flood Control. Tracts "C" & "E" are desert landscape areas which will provide a buffer from the existing residential homes and a buffer at the end of a block. Tract "C" will also be a utility access to the existing water facilities. Following is an open space allocation chart.

OPEN SPACE REQUIREMENTS

Project Area = 2.3 acres (100,188 S.F.)
11% required for open space = 11,020.68 S.F.

Open space provided:

Tract "A"	=	785 S.F.
Tract "C"	=	2,192 S.F.
Tract "D"	=	7,445 S.F.
Tract "E"	=	1,215 S.F.

Total = 11,637 S.F. or 11.6% of Site

1.0 APPENDIX

ASSESSORS MAP

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1.0 APPENDIX

ASSESSORS MAP

2.0 APPENDIX

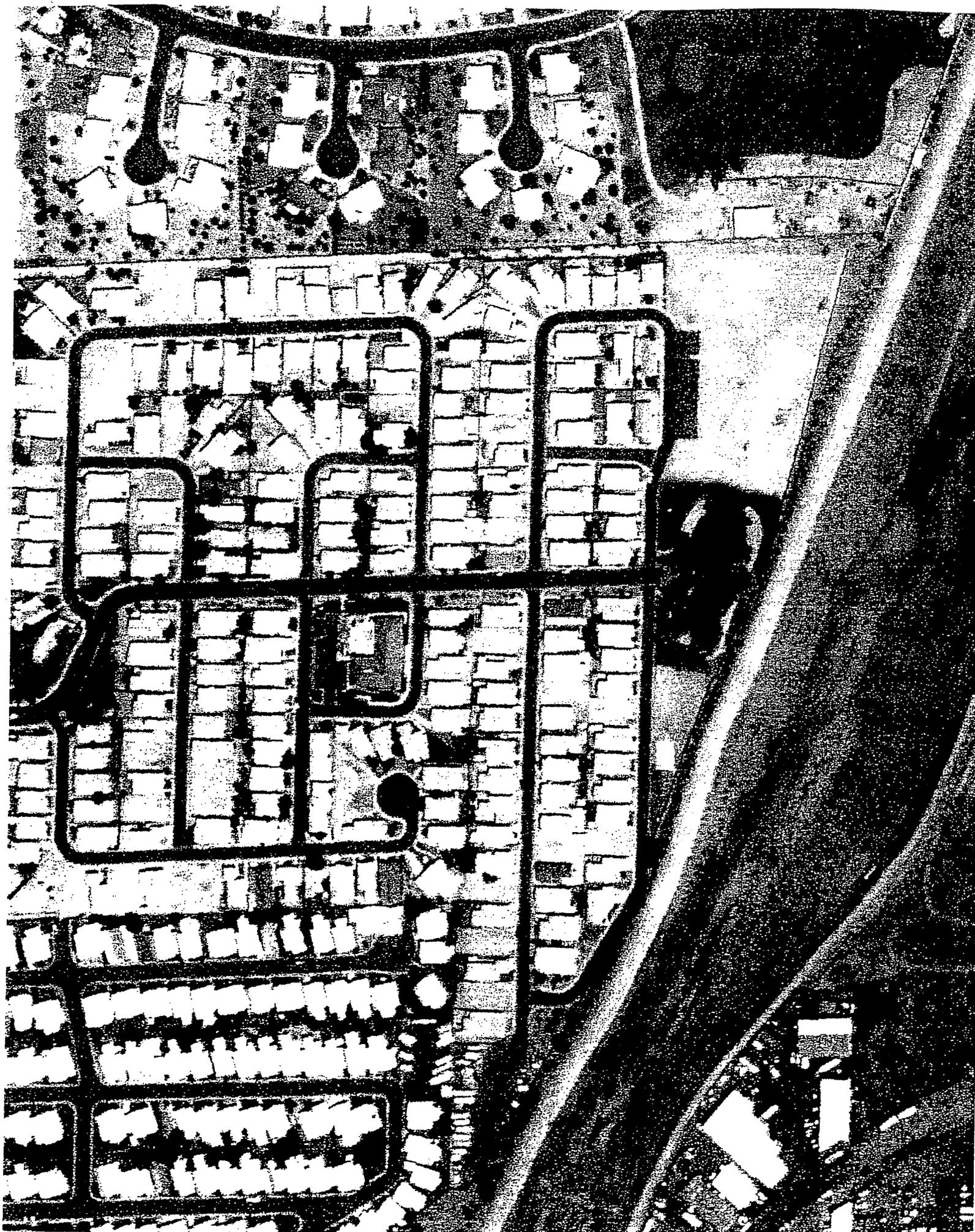
PEORIA ZONING MAP

3.0 APPENDIX

CONTEXT PLAN

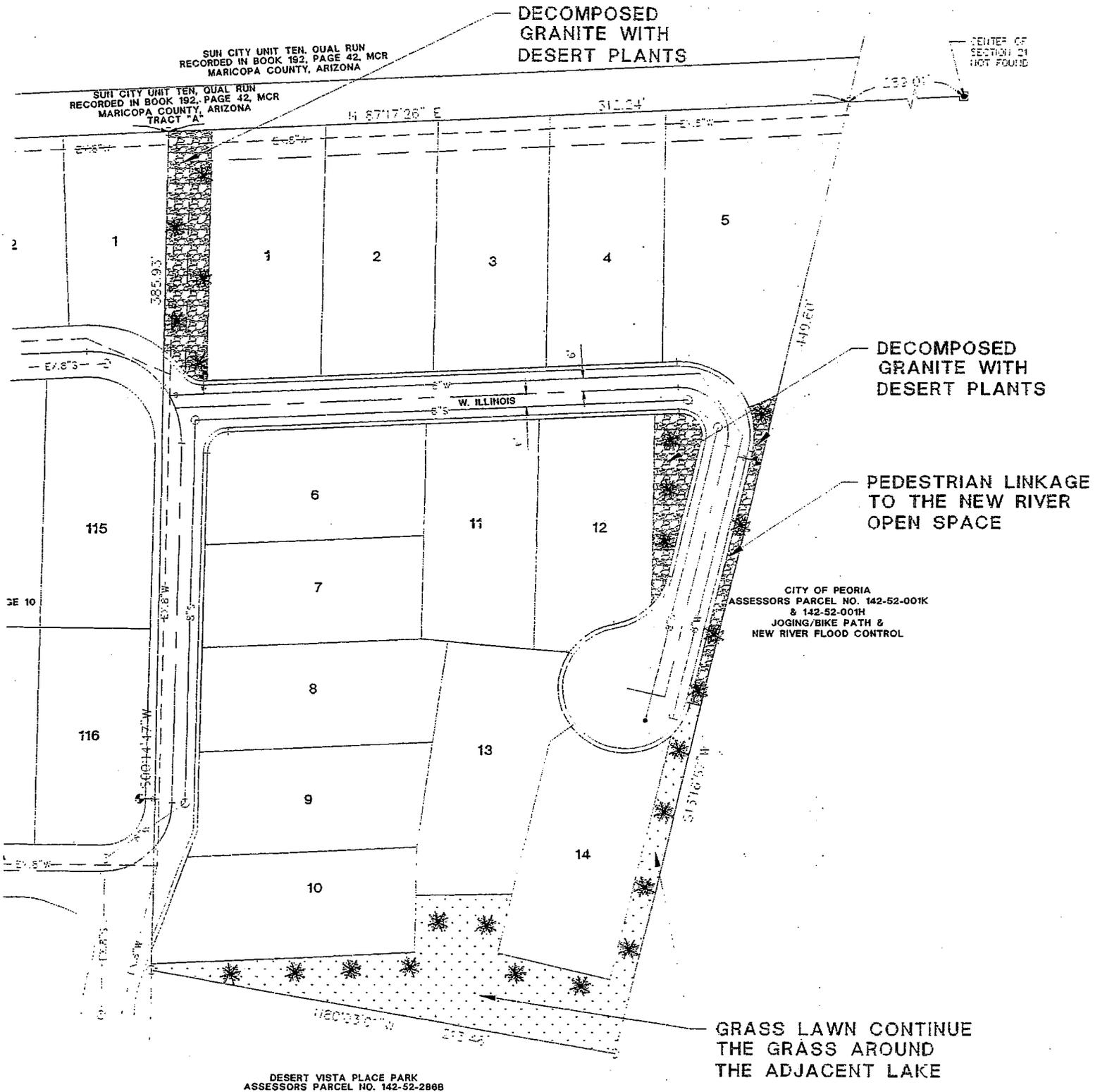
CONCEPTUAL SUBDIVISION PLAT

AERIAL PHOTO



CONCEPTUAL LANDSCAPE PLAN

DESERT VISTA PLACE ADDITION CONCEPTUAL LANDSCAPE PLAN



DESERT VISTA PLACE PARK
ASSESSORS PARCEL NO. 142-52-2868

7.0 APPENDIX

LEGAL DESCRIPTION

DESERT VISTA PLACE ADDITION

LEGAL DESCRIPTION

That part of the Southwest quarter of Section 21, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

From the Northeast corner of DESERT VISTA PLACE, according to Book 268 of Maps, Page 10, records of Maricopa County, Arizona, measure North 87 degrees 17 minutes 26 seconds East along the North line of said Southwest quarter of Section 21, a distance of 312.24 feet;

Thence leaving the said North line as follows;

South 13 degrees 16 minutes 57 seconds West 449.60 feet;

Thence North 80 degrees 03 minutes 01 seconds West 213.46 feet to a point on the East line of said Desert Vista Place;

Thence North 0 degrees 14 minutes 47 seconds East along the said East line, a distance of 385.93 feet to the POINT OF BEGINNING.