

Bella Casa Estates Planned Area Development Standards & Guidelines

(NWC of Yearling and Lake Pleasant Roads)
Peoria, Arizona

PROJECT TEAM

Owner

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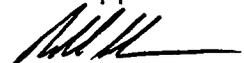
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REVISED October 2005

PLANNED AREA DEVELOPMENT APPROVAL

P/Z Commission Date 12/1/05
City Council Approval Date 12/13/05



Planner

**Bella Casa
PAD Standards & Guidelines**

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EXHIBITS

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I. INTRODUCTION

Purpose of Request

This request is being made for the purpose of rezoning 48.17 acres of vacant land at the northwest corner of Lake Pleasant Parkway and the Yearling Road alignment from SR 43 (residential, one-acre minimum) to PAD (Planned Area Development) for residential use. The property owner intends to create a gated community and build 47 custom homes. PAD zoning will offer several benefits:

- With smaller lots the development will be more affordable for citizens of Peoria while maintaining an overall density of less than one dwelling unit per acre.
- PAD zoning will allow the flexibility to lay out the subdivision efficiently while retaining existing natural vegetation and landforms, including a desert wash that runs through the site from north to south.
- PAD zoning also accommodates open space that is not required under the existing zoning. 14.8 percent of Bella Casa Estates will be kept in usable open space, more than twice the area required for PAD zoning. Usable open space will include stormwater retention areas as well as a multi-use pathway that runs along the wash and will connect with future pathways envisioned in the trail master plan now being developed by the City of Peoria. Both the retention basins and the pathway corridor will be landscaped with native plants salvaged from the rest of the project site and will accommodate passive recreation activities. Additionally, the subdivision will be designed to minimize mass grading and maximize the overland flow of stormwater. This will result in increased absorption and decreased concentration of stormwater compared to more conventional patterns of development.
- The Bella Casa PAD will be compatible with the surrounding area and developed environment by providing a transition and buffer between existing large-lot development to the north and west and areas immediately to the south, around the intersection of Lake Pleasant Parkway and Happy Valley Road, that are being rezoned for large-scale retail development.

Without PAD zoning, it would be difficult to develop many areas of the property efficiently and in compliance with General Plan density goals. A prime example is the northeast area of the property between the desert wash and the scenic easement along Lake Pleasant Parkway. This area would accommodate many fewer lots if laid out according to conventional development standards. With PAD zoning it can be laid out much more efficiently while still meeting the objectives of the General Plan and the Zoning Ordinance.

Description of Proposal

This proposal allows for the creation of a gated community featuring 47 custom built homes and scenic pedestrian walking trails. The uses will be exclusively residential and in harmony with the surrounding residential and commercial uses. In fact, the 25,000 square foot minimum lot size will allow this property to act as the ideal buffer between the SR-43 property to the north and east and the recently approved commercial center located directly to the south of this property.

II. CONSISTENCY WITH GENERAL PLAN

Project is Compatible with Surrounding uses and the General Plan

The land use plan map in the Peoria General Plan, adopted December 2002, designates the Bella Casa area as "Low Density, 2– 5 dwelling units per acre," with a "target density" of three dwelling units per acre. At 0.96 dwelling units per acre, the proposed development is not in conformance with the General Plan. However, the proposal would conform to the nextlower General Plan category, "Estate, 0– 2 dwelling units per acre, target density one dwelling unit per acre."

The General Plan states on page 149 that residential zoning requests that change densities by no more than one land use category, that are for areas larger than ten acres and are for a down-zoning do not require a General Plan amendment. The Bella Casa proposal complies with each of these conditions. It will constitute a downzoning of one land use category, from Low Density to Estate.

The property is located in a designated "Growth Area" on the land use map of the Peoria General Plan. The General clearly states that the proposed development is exactly what is expected and promoted in such areas:

Growth Areas are intended to promote and target development into areas that represent the logical extension of urbanization or irfill and which may be positioned to foster "Smart Growth" development areas enabling a concentrated and diverse mix of land uses . . .

Not only is the development compatible with the General Plan but it also is an ideal fit with the surrounding community. Immediately to the south of the subject property is the recently approved Vestar commercial center. The proposed 25,000 square foot minimum lot size will allow Bella Casa Estates to serve as a buffer between the new commercial center and the SR-43 zoning uses to the north and west.

III. GENERAL SITE INFORMATION AND EXISTING SITE CONDITIONS

Unique Characteristics Exist on the Land

The development is traversed by a large wash on the eastern side. The area within and around this wash is not developable; however, it provides the perfect opportunity to preserve the local wildlife and incorporate walking trails through the native vegetation. This unique characteristic makes this development an even more desirable addition to the City of Peoria.

IV. SURROUNDING LAND USES

Relationship to Surrounding Properties

Immediately to the south of the subject property is a recently approved commercial center. The requested minimum lot size of 25,000 sf allows this property to act as a buffer between the new commercial center and the SR-43 zoning uses to the north and to the east. 35,000 square foot lots are provided along the western edge of the development to serve as a buffer between existing one-acre lots immediately to the west and proposed 25,000 square foot lots to the east.

The Current Zoning is not Appropriate Given the Recently Approved Commercial Center

Immediately to the south of the development is the Vestar commercial center that was recently approved by the City. It is unlikely that future residents would find large one-acre parcels in such close proximity to a commercial center desirable. The smaller lots in this type of community will be more marketable. In fact, this community, allowing for slightly smaller lots and a gated entrance will act as the ideal buffer between the commercial and the SR-43 that is just to the north and west of the property.

V. PRELIMINARY DEVELOPMENT PLAN

Location and Accessibility

The main entrance to Bella Casa Estates will be located at Yearling Road and Souza Avenue, a short distance east of Lake Pleasant Parkway. The entrance will be gated. An emergency access will be located along the west side of Lake Pleasant Parkway.

Circulation System

The Bella Casa Estates Circulation System proposed is shown on the Conceptual Site Plan, Sheet CS1. As is depicted, Bella Casa Estates will be accessible by the extension of Yearling Road, west from Lake Pleasant Parkway to the Property boundary.

Community Facilities and Services

We are currently processing an annexation request for the entire property into the City of Peoria. The community sits within the City of Peoria's school district. The project will use the natural wash to incorporate a scenic walkway/pedestrian trail.

VI. TABLE OR LISTING OF PERMITTED, CONDITIONAL & ACCESSORY USES

Permitted uses

As set forth in Article 14-5-4 of the Peoria Zoning Ordinance with the exception of the following prohibited accessory uses: storage or parking of recreational vehicles or utility trailers, keeping of horses and other livestock.

Permitted conditional uses

As set forth in Article 14-5-3 of the Peoria Zoning Ordinance including public buildings providing cultural, educational, administrative, fire and police protection services, college or university with no on-site housing, non-commercial recreational, golf course, day care group home, group care facility, preschool center.

Permitted accessory uses

As set forth in Article 14-5-4 of the Peoria Zoning Ordinance except for storage or parking of recreational vehicles and utility trailers; and keeping of horses and other livestock.

VII. DISCUSSION OF PROJECT PHASING

Development Schedule

The development of 47 homes will occur in one single phase. It is anticipated that most of the homes will be built by the developer. Construction of subdivision infrastructure is expected to begin in early to mid 2006, following approval of the final subdivision plat.

VIII. PROJECT DEVELOPMENT STANDARDS

Development Standards for Permitted Uses

	Proposed PAD
Minimum Lot Area	25,000 sq ft
Average Lot Area	34,334 sq ft
Minimum Lot Width	120 ft
Minimum Lot Depth	73 ft
Maximum Lot Coverage	35%
Maximum Building Height	30 ft
Front Setback	20 ft
Interior Setback (min/total ft)	5/15
Rear Setback	15 ft
Corner Setback (ft)	10

Open Space Requirements

Although 14-33-2 requires only 7%, 14.8% percent of Bella Casa will be devoted to usable open space as defined in Article 14-33-2 of the Zoning Ordinance, including floodway and multi-use pathway. Existing native vegetation will be protected and retained, as shown in the Native Plant Inventory that is included in the application. These areas are designated as Tract B and Tract C on the Preliminary Site Plan.

Tract A	3.89 acres	Storm water retention & xeric landscaping
Tract B	4.33 acres	Desert wash & multi-use pathway
Tract C	2.81 acres	Desert wash & multi-use pathway
Tract G	<u>0.21 acres</u>	Xeric landscape
Total	11.24 acres	

A pathway that runs parallel to the desert wash will be accessible to the public, occupying an easement in Tract A and Tract C. Remaining usable open space will be reserved for Bella Casa residents.

Lighting

Street lights will be installed at an interval of approximately 150 feet along all streets within and adjacent to Bella Casa Estates. A homeowners' association will be formed by

the developer to assume responsibility for operation and maintenance of the street lighting system.

Street lighting design and installation will comply with the standards of the City of Peoria and the electric utility service provider. The lighting design will be prepared by a professional engineer.

Screening, Fencing and Walls

Masonry walls with a minimum height of six feet will be provided where rear and side lot areas abut streets within Bella Casa Estates or the adjacent right-of-way of Yearling Road.

Noise attenuation walls will be provided along Lake Pleasant parkway following an alignment that undulates at 100-foot intervals, with a minimum undulation depth of three feet. The developer will retain a consultant with knowledge of ADOT requirements for soundwalls to prepare a sound study to determine the required wall height.

Six-foot masonry walls also will be provided where rear and side lot areas abut retention areas and the multi-use pathway in tracts A, B and C.

Roadway Standards

Interior streets will be privately owned but designed and constructed to City of Peoria standards. They will be located in Tract F, an area of common ownership comparable to the right-of-way of a public street.

Right-of-way will be dedicated for Lake Pleasant Parkway and Yearling Road improvements. The developer will be responsible for curb, sidewalk, landscape and lighting improvements along these rights-of-way, as well as a portion of the roadway improvements.

Enhanced Design Review Standards

Bella Casa Estates will be developed with custom homes. Enhanced design review standards will comply with Peoria's Design Review Manual and Chapter 20 of the City Code. They will address mandatory requirements as well as guidelines for development of individual lots. Design review submittals will include conceptual renderings of street facades and information on finishes, materials, trim details and landscaping.

IX. SIGNAGE STANDARDS

Permanent subdivision identification will be mounted on free-standing monument signs adjacent to the Lake Pleasant Parkway and Yearling Road entrances to Bella Casa

Estates. The signs will be externally illuminated and surrounded by landscaping. They will meet Peoria Ordinances, codes and guidelines and will comply with Article 14-34 of the Peoria Zoning Ordinance.

X. PROJECT LANDSCAPING STANDARDS

Landscaping will be provided in areas of common ownership as described below.

- Tract A: Landscaped retention area
- Tract B: Floodway, multi-use pathway, landscaped above high water elevation
- Tract C: Floodway, multi-use pathway, landscaped above high water elevation
- Tract D: Entire Area
- Tract E: Entire Area
- Tract F: Entire Area
- Tract G: Scenic easement, entire area
- Tract H: Interior streets and Yearling Road, all areas not fronted by a house lot

Landscaping will comply with Article 14-35 of the Peoria Zoning Ordinance and will include trees, shrubs, vegetative ground cover and natural topping materials, such as decomposed granite or river-run rock. Xeric landscaping will be used to minimize irrigation requirements; however, automated irrigation will be provided where appropriate. Landscape plans will be prepared by a licensed landscape architect. Maintenance will be the responsibility of the homeowners' association. As shown in the Native Plant Inventory that is included in this application, much of the existing native vegetation will be salvaged and replanted in common areas.

XI. SLOPE ANALYSIS

Not applicable to this project.

XII. INFRASTRUCTURE/UTILITIES

Public Utilities and Services

The property is located entirely within the City of Peoria and will receive City water, sewer, public safety and fire services. Electric, telecommunications and natural gas service will be provided by private utilities franchised by the City of Peoria.

Grading / Drainage / Retention

The project will provide retention for a 100-year, two-hour storm. The wash will remain undisturbed except for roadway crossings. The project will provide an erosion hazard setback based on the State Standard Level 1 analysis.

EXHIBIT A

**BELLA CASA
LEGAL DESCRIPTION**

A PORTION OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BELLA CASA ESTATES IS COMPRISED OF THE FOLLOWING DESCRIBED PARCELS AND TOTALS 48.16 ACRES:

PARCEL "A"

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL "B"

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, LYING WESTERLY OF LAKE PLEASANT ROAD AND THE SOUTH 166.74 FEET OF LOT 4 SECTION 4, LYING WESTERLY OF LAKE PLEASANT ROAD, SAID SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA EXCEPTING THAT PARCEL AS DEEDED IN DOCUMENT #2002-0392637, MARICOPA COUNTY.

PARCEL 1

THAT PORTION OF THE SOUTH HALF OF LOT 3, SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA LYING NORTHERLY AND WESTERLY OF THE NORTHWESTERLY RIGH-OF-WAY LINE OF LAKE PLEASANT ROAD AS SET FORTH IN BOOK 21 OF ROAD MAPS, PAGE 20 RECORDS OF MARICOPA COUNTY.

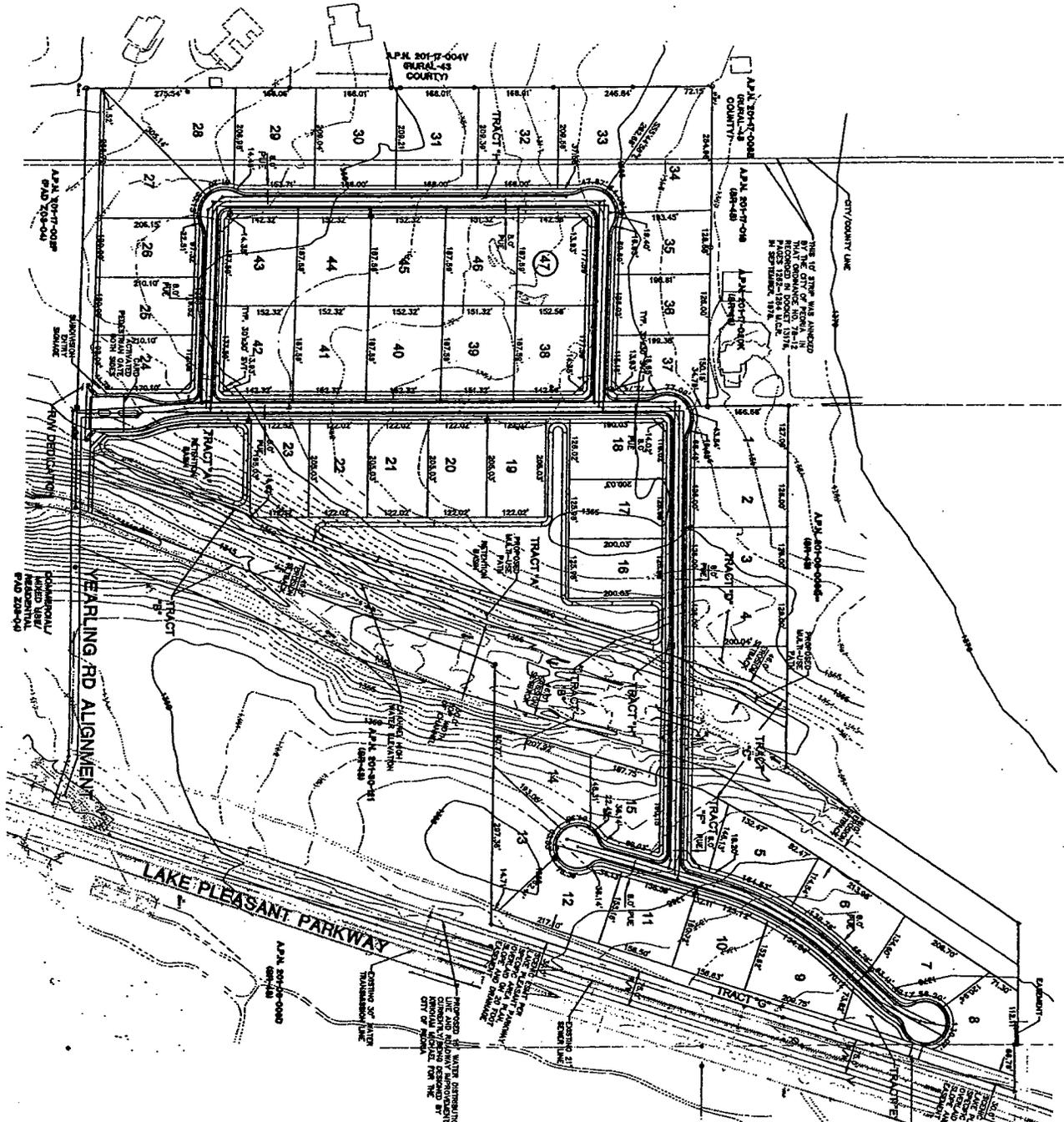
PARCEL 2

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 4, 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 NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 00-29-04 EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1123.83 FEET; THENCE SOUTH 89-30-17 EAST A DISTANCE OF 752.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 33-42-29 EAST 576.21 FEET; THENCE SOUTH 89-

35-08 EAST A DISTANCE OF 254.91 FEET; THENCE SOUTH 0041-19 EAST A DISTANCE OF 445.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE (33 FEET FROM CENTERLINE) OF LAKE PLEASANT ROAD; THENCE SOUTH 17-52-54 WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 38.36 FEET; THENCE NORTH 89-30-17 WEST A DISTANCE OF 568.28 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (ALSO KNOWN AS LOT 3) OF SAID SECTION 4 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1320.43 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 4, SAID POINT BEING THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 0041-05 EAST ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 614.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89-35-00 WEST 40.00 FEET; THENCE SOUTH 00-41-05 WEST 25.00 FEET; THENCE SOUTH 89-35-08 EAST 179.53 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD; THENCE NORTH 17-46-00 EAST ALONG SAID RIGHT-OF-WAY LINE 26.19 FEET; THENCE NORTH 89-35-08 WEST 147.02 FEET TO THE TRUE POINT OF BEGINNING.



LOT#	S.F.	ACRES
1	34,328	0.88
2	34,328	0.88
3	34,328	0.88
4	34,328	0.88
5	34,328	0.88
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39	34,328	0.88
40	34,328	0.88
41	34,328	0.88
42	34,328	0.88
43	34,328	0.88
44	34,328	0.88
45	34,328	0.88
46	34,328	0.88
47	34,328	0.88
TOTAL EXCLUDED	3,182	0.88



Attachment E

<p>CS2</p> <p>CONCEPTUAL SITE PLAN</p>	<p>FILE/DATE: 5/23/05</p> <p>NO. OF SHEETS: 5</p> <p>SHEET NO.: 5</p>	<p>BELLA CASA ESTATES Tamm DEVELOPMENT</p> <p>LAKE PLEASANT PARKWAY AND YEARLING RD</p> <p>PEORIA, ARIZONA</p> <p>CONCEPTUAL SITE PLAN</p>	<p>NO. DESCRIPTION DATE</p> <p>1 ZONING APPLICATION 2-10-05</p> <p>2 ZONING APPLICATION 6-22-05</p> <p>3 ZONING APPLICATION 8-09-05</p>	<p>DATE: 8/19/05</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: BELLA CASA ESTATES Tamm DEVELOPMENT</p> <p>CLIENT: [Name]</p>	<p>TRI-CORE ENGINEERING</p> <p>3732 E. IRVAN SCHOOL, NO. 10</p> <p>SCOTTSDALE, AZ 85251</p> <p>PHONE: (480) 348-2300</p> <p>FAX: (480) 348-3100</p>
	<p>PLANNING DEPARTMENT</p> <p>CONCEPTUAL SITE PLAN</p>		<p>EMERGENCY ADDRESS: 30' MIN. CLEAR WIDTH</p>		
	<p>LAKE PLEASANT PARKWAY AND YEARLING RD</p>				