

TRIANNA PARK

Master Planned Community

Planned Area Development Standards and Guidelines

March 16, 2009

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	
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Introduction

This is a request to rezone approximately 48-gross acres from PUD (Planned Unit Development with underlying C-2 Intermediate Commercial and PI-1 Planned Light Industrial) to PAD (Planned Area Development) for a master planned mixed-use development. *Trianna Park* is a proposed mixed-use master planned development by Gray Development Group ("GDG") containing approximately 48-gross acres which will consist of several land uses generally consisting of multi-family residential apartments, retail shops, a hotel, office condominiums, single-family attached housing or senior living housing.

Trianna Park will be located on the prominent 48-acre "island" completely encircled on the south and east by Loop 101, on the north by Thunderbird Road, and on the west by the New River corridor and the existing Broadstone Apartments. The PAD application for Trianna Park anticipates a range of potential square footages for each use to enable the project to respond to market conditions and the evolving needs of the community. It is anticipated that Trianna Park will be gradually built out over an estimated period of up to five years.

Trianna Park will be a pedestrian friendly, mixed-use community that integrates housing, retail, office, hotel and recreational uses in a way that sustains Peoria's quality of life while offering responsible, long-term economic development benefits.

Gray Development Group is the master developer and will develop the multi-family parcels within the Trianna Master Planned Community. Gray Development Group is one of the most prominent and most successful multi-family housing companies in Arizona. Gray Development Group focuses exclusively on large, urban infill product in order to offer a smart alternative to urban sprawl. Gray Development Group has been nationally and regionally recognized for the high caliber of its multi-family communities, garnering awards for its outstanding design, development and management of high-quality infill residential communities.

Legal Description

The property is generally bounded by Thunderbird Road on the north, the Loop 101 on the south and east, and the New River corridor to the west.

Legal Description: *Section 15, Township 3 North, Range 1 East*. The full Legal Description of the subject site is attached as Attachment B.

Consistency with General Plan

A companion Specific Area Plan application was filed to reclassify the General Plan land use classification designation from Residential, Medium-High (8.0-15.0 du/ac) to a Specific Area Plan to allow: Residential, High (15.0+ du/ac), Office, and Neighborhood Commercial land uses as part of a mixed use development. The companion Specific

Area amendment is considered a Minor Amendment to the General Plan since it does not meet any of the six criteria for a Major Amendment as listed under Section 2.c of the General Plan. The Specific Area Plan Land Uses reflects the proposed request for the property area between the Agua Fria Freeway ("Loop 101"), the existing QuikTrip gas station and convenient store, Broadstone Apartments, the New River corridor, and Thunderbird Road (see Attachment C).

The Land Use Element of the General Plan includes Goals, Objectives and Policies that encourage the type of development requested in this PAD application, such as:

Objective 2.1.A: Manage and control development to facilitate orderly growth and efficient urban form.

"The proposed PAD will develop multi-family, retail, and office condominium uses adjacent to the Loop 101 as an infill between the new river corridor and the freeway"

Policy 2.1.A.1: The City shall promote planned developments where resources and facilities are in place to facilitate a high quality, attractive and efficient urban development pattern.

"This proposal is in close proximity to several community resources such as the Loop 101, retail opportunities and a community park. The City of Peoria has begun redesigning Thunderbird Road for a widening project. This proposal will contribute to this project. This area will become one of Peoria's most urban environments."

Policy 2.1.A.3: The City shall encourage development to occur as master planned communities with an appropriate mix of land use types in areas where infrastructure is or will be adequate.

"Trianna Park is a master planned community with a mix of high and medium density residential and commercial land uses. This proposal is located less than five miles from City Hall and adjacent to the Loop 101 Freeway and Thunderbird Road. All infrastructure is already in place for this project."

Objective 2.1.B: Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

"The PAD will allow the development of an infill parcel for high-density residential developments adjacent to an arterial street between the New River wash and the loop 101. The PAD proposes a mix of multi-family residential, including a senior living housing component, and a neighborhood retail and office condominiums uses niche. The subject site will

also take advantage of the City's trail system and the nearby recently developed Rio Vista Community Park."

Policy 2.1.C.1:

The City shall require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

"This project is approximately one-half mile from the nearest single-family residential neighborhood (Desert Harbor). Thunderbird Road, Loop 101 and the Aqua Fria wash bound this property. A similar high-density residential development (Broadstone Apartments) is adjacent to a portion of this site's western boundary. This proposal is compatible with this use and the adjacent gas station along Thunderbird Road"

Policy 2.1.C.2:

The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

"Trianna Park is accessed directly from two points along Thunderbird Road. There are no lower-density neighborhoods in the area that would be impacted by this proposal."

Policy 2.1.C.3:

The City shall locate housing developments in areas that can be adequately served by police, fire and ambulance services.

"City of Peoria Police and Fire Departments currently service this area. A private ambulance company is located approximately one mile west of this site along Thunderbird Road."

Policy 2.1.C.7:

The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas.

"This area is currently served by municipal services such as police, fire, utilities, and schools. It will provide commercial development within its own boundaries, but is further augmented by the nearby retail establishments. This proposal is not on the periphery of the City, but rather near one of Peoria's core urban areas."

Objective 2.1.E:

Locate multi-family residential development in suitable areas in which they will not adversely impact lower density developments.

"The PAD will allow a mix of multi-family residential including a senior living housing component, neighborhood retail, and office condominium uses between the Loop 101 and the New River wash. The property is an infill site that is adjacent to an existing apartment complex and gas station and commercial type uses along the north."

Policy 2.1.E.1:

The City shall support the development of alternative forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

"This proposal will provide a multitude of unit sizes within the apartment housing type and attached single-family (future phases) in an area surrounded by existing and developing amenities such as Rio Vista Community Park, the future commercial/office development within the project and the various retail facilities at the intersection of 83rd Avenue and Thunderbird Road."

Policy 2.1.E.2

The City shall prohibit target densities for residential designations of eight units/acre or greater from being exceeded unless four of the following conditions are met:

- a. The site is located adjacent to an arterial roadway and/or transit corridor.

"This project is immediately adjacent to the Loop 101 Freeway and will have direct access from Thunderbird Road, an arterial roadway."

- b. The site is within one mile of community-level commercial, service, or employment centers.

"This project is within one-half mile of the community commercial node located at the intersection of 83rd Avenue and Thunderbird Road"

- c. The site creates a transition between existing or approved lower residential densities and non-residential uses.

"This development is a higher density infill between the retail developments to the north and east of the Loop 101 and the high density senior housing development across the New River wash to the west."

- d. Development of the site will not disrupt or negatively impact adjacent lower density land uses.

"This development is not located near existing residential development; however it will provide for an integrated attached single-family component within its boundary."

Policy 2.1.E.3:

The City shall encourage multi-family housing units adjacent to community level parks and public open space areas.

"Although not immediately adjacent to Rio Vista Community Park, this proposal will be directly connected to the park via an improved pathway within the Agua Fria Wash. This pathway is currently under construction by the Maricopa County Flood Control District. Properties adjacent to this community park were recently zoned for business park uses."

Objective 2.1.K:

Encourage mixed-use developments that promote residential, commercial, office, and clean industrial uses that minimize infrastructure needs and transportation demands.

"In addition to the 731 multi-family residential units, this proposal is expected to yield 10 du/ac of attached single-family attached units, approximately 99,000 square feet of retail and office space. This proposal will also contribute to the already planned widening of Thunderbird Road"

Objective 2.1.L:

Attract mixed-use development to create new economic niches within the City.

"The City of Peoria, as well as numerous other local cities has envisioned this blend of residential and commercial development for decades. Large-scale projects with similar intentions were proposed (Arrowhead Fountains Center), but developed with primarily commercial uses. Only within the past year to eighteen months have residential proposals become a reality. This proposal plans to begin with residential uses then draw quality commercial and office development shortly thereafter."

The proposed mixed-use master planned development will have access to various existing medical and professional offices, the nearby Rio Vista Community Park, regional open space trail, as well as proposed retail businesses at the intersection of 91st Avenue and Thunderbird Road. It will also have excellent access to Loop 101, which allows regional access to downtown Phoenix, commercial development on Bell Road, and major employment areas along the I-10 and I-17 freeway corridors.

General Site Information

The Property is generally located at the southwest corner of Thunderbird Road and the Loop 101 Freeway in Peoria, Arizona. The existing contextual area of the Property includes Thunderbird Road to the north with limited access at the Rio Vista Boulevard and 88th Avenue alignments, along with the Broadstone Apartments and the New River corridor to the west, and the Loop 101 Freeway to the east and south. The New River corridor cuts-off access to/from the site from the south and west. The nearest single-family neighborhood, Desert Harbor, is at least 988 linear feet away from the nearest property line and separated by the intense Thunderbird Road (see Attachment A).

The site is relatively flat and vacant with a portion of the site being used for agricultural purposes. Trianna Park consists of a long, narrow, and irregular shaped parcel of land containing approximately 48-gross acres (the "Property"). The irregular shaped boundary configuration of the Property consists of approximately 2,450 ft. of frontage along Thunderbird Road to the north, approximately 890 ft. of frontage along the New River and Broadstone Apartments to the west, and a combined length of approximately 3,850 ft. of frontage along the Loop 101 to the east and south boundaries of the Property. At approximate the midpoint of the Property, the Property has a narrowest dimension of approximately 230 feet due to the curvature of the Loop 101 freeway and the existing Broadstone Apartments.

This irregular shaped boundary presents substantial challenges to the successful implementation of many fundamental planning objectives including vehicular and pedestrian circulation, fire access, compatibility and proximity of adjacent land uses resulting in long and narrow irregularly shaped interior planning parcels. Because access to the Property is limited to Thunderbird Road via the realigned Rio Vista Boulevard and 88th Avenue alignment, this site will only support a finite combination of land uses and corresponding densities. More specifically, the proposed land uses and aggregate density that can be developed on the property are limited to certain aggregate trip generation number that is less than 1000-trips per day that can be supported by the combination of AM Peak Hour Inbound, AM Peak Hour Outbound, PM Peak Hour Inbound and PM Peak Hour Inbound traffic.

The site is an infill site "that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas." And with more than 3,800 feet of continuous highway frontage (almost 3/4th of a mile), this site is Peoria's premier opportunity to create a strong civic identity that establishes both the quality of the community and economic opportunities for businesses and employers.

Surrounding Land Uses

The property is isolated by Thunderbird Road, an arterial street along the north, the New River corridor, the Broadstone Apartments and QuikTrip gas convenience store along the west and Loop 101 Freeway along the east. An existing 2-story multifamily residential community and a QuikTrip convenience station borders the property on the northern half of the western boundary.

North:	Across Thunderbird Road, auto and restaurant uses in C-2 and I-1 zoning.
East:	Loop 101 Freeway
South:	Loop 101 Freeway
West:	QuikTrip gas and convenient store, Riverwalk Apartments, and New River corridor, in C-2, RM-1, and PUD zoning.

Preliminary Development Plan

Gray Development Group a multi-family residential development company which focuses on the development of high quality multi-family residential projects is the master developer and is proposing to develop three (3) parcels within Trianna Park as multi-family. Active open space amenities will include a path that will provide two (2) shade structures that will connect to the adjacent New River multi use trail system at the New River levee lush landscaped retention areas, ramadas with barbecue facilities, and a clubhouse, which will provide a fitness center, business center, and a resort-style pool/spa facility. Additional active exterior open spaces away from the pool/spa facility will include such amenities as; putting green, open lawn area for lawn games such as bocce ball, lawn badminton or croquet as examples and enhanced barbeque/picnic areas. The buildings will be designed with an overall consistent theme for all multi-family parcels. Consistency will also be maintained in landscaping materials, perimeter walls, and signage monumentation. Architectural design and site plans will utilize the City of Peoria Design Manuals in establishing site specific designs and plans.

One of the key elements of the Trianna Park PAD is its location. This location is unique in that it is a prime multi-family residential location since there are no single family residential neighborhoods or non-compatible uses adjacent to this site. Given its strategic location, Gray Development Group envisioning a unique, high quality mixed use development that includes multi-family residential, neighborhood commercial, hotel and office environment with innovative site design and grouping of buildings, clear and prominent entries, pedestrian pathways linking buildings, and architectural focal points to support the "mixed-use" theme.

As a long and narrow irregularly shaped parcel of land, the Property frontage on Thunderbird Road is limited to the first phase that would include the three multi-family residential apartments, office condominiums, and a portion of the retail thus; the balance of land uses including the last phase of the retail, the hotel, and the single family residential or senior living housing must depend on the proposed internal street

system for access, circulation and signage and marketing opportunities. Accordingly, the internal street system that yields the best access for vehicular and pedestrian traffic, including fire access with public street design standards is the "Y" shaped internal boulevard with Trianna Park Way on the east leg, and Rio Vista Boulevard on the west leg. These two legs merge at the midpoint of the Property and form the tail of the Y-configuration. The internal street will be design with additional landscaping to help provide a boulevard streetscape (see Attachment D).

Due to the existing off-set of Rio Vista Boulevard on the north and south sides of the Thunderbird Road intersection, Rio Vista Boulevard must be realigned to accommodate safe turning movements and to accept the additional traffic that will be an integral part of the new Trianna Park mixed-use master planned community. In order to accommodate this proposed realignment, a number of obstacles must be successfully overcome generally including: (i) the approval of the existing QuickTrip Convenience Store and Gas Station for an expanded access easement to the west and additional right-of-way along Thunderbird

Road, (ii) the design and construction of the revised entrance configuration to QuickTrip, (iii) the approval of Broadstone Apartments to the west to relocate their existing main entrance south along the new Rio Vista Boulevard alignment to avoid conflict with the realigned entrance to QuickTrip and (iv) the design and construction of the relocated entrance to Broadstone Apartments.

The proposed commercial parcel includes various opportunities for entertainment, pads for retail shops and restaurants, and the opportunity for in-line stores to accommodate a wide range of retail users. This proposal will provide approximately 30,930 square feet of retail buildings with the potential of approximately 8,100 square feet of sit-down restaurant. The project will utilize the high design standards expected from the City through the Design Review Manual.

The Trianna Park mixed-use land concept has an opportunity to develop either single-family attached or senior living housing component on parcel 6. The proposed senior mid-rise housing will accommodate residents with facilities that will compliment active seniors. Similar developments have been constructed to the west of this site, Casa Del Rio apart of the Plaza Del Rio campus and The Forum at Desert Harbor. The senior living concept envisions independent living with minor assistance to no medical supervision. It would be designed specifically for senior adults who want to enjoy a lifestyle filled with recreational, educational, and social activities with other seniors. Examples of recreational activities include swimming pool/spa, exercise facilities, and clubhouse/lounge.

The open space throughout the project will provide pedestrian walkway connections between buildings and other pedestrian areas within the site. Special efforts have been taken to create a design conducive to pedestrian usage and enjoyment. Pedestrian connections will be made between retail, office, and residential uses so as to integrate uses for convenient pedestrian access.

The subject site has excellent Freeway Proximity, in terms of visibility and accessibility. The Thunderbird Road/Loop 101 interchange is an elevated freeway design which provides a marketing window for employers to be seen by freeway traffic. The accessibility offered by the freeway enlarges the standard 20-minute commute shed used by employers to calculate Labor Force Accessibility. The freeway greatly increases Labor Force Accessibility and therefore a larger available work force to the site. This is a location factor highly valued by prospective employers. The site is in an ideal location to meet the two primary factors in locating employment uses: Freeway Proximity and Labor Force Accessibility. Including office uses at this location is a logical land use solution for this site.

This site is a desirable location for Master Planned Community which includes a mixed use environment next to the Agua Fria ("Loop 101") freeway. We believe that the impact of this mixed use project will be very positive for this area. The size and configuration of this site allows for excellent exposure to Loop 101. It also allows for strong pedestrian connections into the adjacent New River wash and the nearby Rio Vista community park. Major new arterial streets improvements will be installed to provide convenient access to this mixed-use project.

Permitted Uses

Each parcel shall be developed with permitted, conditional and accessory uses consistent with the uses listed below:

Parcel	District
Parcel 1	RM-1 Multi-Family Residential district under Article 14-6 of the Zoning Ordinance.
Parcel 2	C-2 Intermediate Commercial district under Article 14-9 of the Zoning Ordinance.
Parcel 3	RM-1 Multi-Family Residential district under Article 14-6 of the Zoning Ordinance.
Parcel 4	C-2 Intermediate Commercial district under Article 14-9 of the Zoning Ordinance.
Parcel 5	O-1 Office Commercial district under Article 14-9 of the Zoning Ordinance.
Parcel 6	RM-1 Multi-Family Residential district under Article 14-6 of the Zoning Ordinance.

Phasing

Phase 1: Multi-Family/Retail/Offices.

The first phase of development in late 2006 will include the three (3) multi-family residential on parcels 1 and 3; and approximately 19,900 square feet of the retail on Parcel 2; and the office condominiums on parcel 5.

Phase 2: Hotel/Retail/Single-family attached or Senior living housing:

Current market conditions indicate a likely start of Phase 2 during the 2007 calendar year.

Retail:

The remainder of the retail site (approx. 19,100 square feet) is expected in 2007-2008 calendar years.

Hotel:

Hotel development on Parcel 4 is expected during the 2007-2008 calendar years.

Single-family attached or Senior living housing:

Single-family attached or Senior living housing development on Parcel 6 is expected during the 2007-2008 calendar years.

The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with Article 14-32 of the Zoning Ordinance.

Development Standards

In keeping with the urban lifestyle of the Planned Area Development within this master planned community project the proposed development standards are unique to the multi-family residential lot layout and product. The following development standards shall apply to each parcel as noted below:

PARCELS 1 and 3 (Multi-Family Residential Parcels) Development Standards:

<i>Development Standards</i>	<i>Requirement</i>
Maximum Lot Coverage by all structures (%)	50%
Minimum Lot width (feet)	No minimum requirements
Maximum Density (du/ac)	Parcel 1: 30 du/ac Parcel 3: 43 du/ac
Maximum Principal Building Height (feet)	48-feet
MINIMUM BUILDING SETBACKS	
Thunderbird Road setback from Principal Building	15-feet from property line
Internal Y-shaped Boulevard (Trianna Parkway and Rio Vista Boulevard) setback from Principal Building	10-feet from property line
Building Setbacks along New River corridor	0-feet from property line
Carriage buildings or garages	0-feet from the property line
Front from Principal Building	15-feet
Rear (excluding Carriage buildings or garages)	15-feet
Corner Side	15-feet
Building Setback to Parking	8-feet

Parcels 2 and 4 (Commercial Retail and Hospitality Parcel) Development Standards:

<i>Property Development Standards</i>	<i>Requirement</i>
Minimum Lot/Site Area (acreage)	Conformance with Article 14-9 Section 14-9-6
Minimum Lot Width (feet)	Conformance with Article 14-9 Section 14-9-6
Minimum Lot / Size Depth (feet)	Conformance with Article 14-9 Section 14-9-6
Minimum Frontage on One Arterial (feet)	Conformance with Article 14-9 Section 14-9-6
Maximum Lot Coverage by all structures (%)	Conformance with Article 14-9 Section 14-9-6
Maximum Principal Building Height (feet)	48-feet
Thunderbird Road Setback from Principal Building	15-feet from property line
Internal Y-shaped Boulevard (Trianna Parkway and Rio Vista Boulevard) setback from Principal Building	10-feet from property line
Building Setbacks along Loop 101	20-feet from property line
Interior Side Setback (feet)	Conformance with Article 14-9 Section 14-9-6
Accessory Building Height & Setbacks (feet)	(a)

(a) All regulations and development standards applicable to the principal buildings shall apply. (Ord. No. 04-23)

Parcel 5 (Office Parcel) Development Standards:

<i>Property Development Standards</i>	<i>Requirement</i>
Minimum Lot/Site Area (acreage)	Conformance with Article 14-9 Section 14-9-6
Minimum Lot Width (feet)	Conformance with Article 14-9 Section 14-9-6
Minimum Lot / Size Depth (feet)	Conformance with Article 14-9 Section 14-9-6
Minimum Frontage on One Arterial (feet)	Conformance with Article 14-9 Section 14-9-6
Maximum Lot Coverage by all structures (%)	Conformance with Article 14-9 Section 14-9-6
Maximum Principal Building Height (feet)	40-feet
Front Setback (ft)	Conformance with Article 14-9 Section 14-9-6
Corner Setback (ft)	Conformance with Article 14-9 Section 14-9-6
Rear Setback (ft)	Conformance with Article 14-9 Section 14-9-6
Interior Setback (ft)	Conformance with Article 14-9 Section 14-9-6

Internal Y-shaped Boulevard (Trianna Parkway and Rio Vista Boulevard) setback from Principal Building	10-feet from property line
Building Setbacks along Loop 101	20-feet from property line*
Accessory Building Height & Setbacks (feet)	(a)

- (a) All regulations and development standards applicable to the principal buildings shall apply. (Ord. No. 04-23)

Parcel 6 (Single-Family Attached) Development Standards:

Development Standards	Requirement
Maximum Lot Coverage by all structures (%)	60%
Minimum Lot width (feet)	30-feet
Maximum Density (du/ac)	Single-Family Attached Housing: 10 du/ac
Maximum Principal Building Height (feet)	30-feet
MINIMUM BUILDING SETBACKS	
Internal Y-shaped Boulevard (Trianna Parkway and Rio Vista Boulevard) setback from Principal Building	10-feet from property line
Building Setbacks along New River corridor	0-feet from property line
Front from Garage	18-feet
Front from Principal Building Separation	10 -feet
Rear	15-feet
Rear from Patio	10-feet
Corner side	5-feet

Parcel 6 (Senior living Housing) Development Standards:

Development Standards	Requirement
Maximum Lot Coverage by all structures (%)	50%
Minimum Lot width (feet)	No Minimum Requirement
Maximum Density (du/ac)	Senior Living Housing: 860 units (67 du/ac)
Maximum Principal Building Height (feet)	48-feet
MINIMUM BUILDING SETBACKS	
Internal Y-shaped Boulevard (Trianna Parkway and Rio Vista Boulevard) setback from Principal Building	10-feet from property line
Building Setbacks along New River corridor	0-feet from property line

Principal building Separation	15-feet
Rear	15-feet
Corner Side	15-feet

Parking

Parking ratios for this development will satisfy the current parking requirements established in Article 14-23 of the Zoning Ordinance, except for the multi-family residential parcels. The multi-family residential parcels shall comply with the following standards: (see Exhibit C)

1. Multi-family residential parking will be a minimum 1.5 space per unit, including resident and guest parking.
2. Multi-family residential parking stall dimensions will be 9.0' x 18' (16 with 2' overhang). Compact parking space dimensions will be 8.5' x 18' (16 with 2' overhang) and shall not exceed thirty percent (30%) of the required spaces.
3. Landscaped parking islands will be located every ten (10) spaces with a width of 6'(outside face of curb to outside face of curb and will be planted with minimum twenty-four inch (24") box.
4. At face to face parking, provide at least two (2) tree diamonds between islands, unless there is a conflict with parking canopies instead of the continuous median. Landscape diamonds shall have clear planting area of five foot (5') by five foot (5').
5. The parking area landscape requirement minimum will increase to fifteen percent (15%).

Screening, Fencing and Walls

Article 14-3-4 Screening:

The project shall provide a "decorative" masonry wall or fence a minimum of six feet (6') in height above grade may be constructed in strategic locations to provide additional screening

"A decorative perimeter theme wall shall be constructed along portions of Thunderbird Road and Trianna Parkway. This wall may include combinations of smooth and split face block, wrought iron and stone element".

All loading and delivery, trash areas, service, and all ground mounted and roof mounted equipments shall be screened from view.

Article 14-3-5 Walls and Fences:

A combination of walls and mounding may be used, provided the overall height not to exceed three feet (3') in the front yard and not to exceed six feet (6') eight inches (8") in the side or rear yard.

Article 14-3-5.B7 Noise Attenuation Walls Required:

A noise study shall be required for all multi-family residential developments adjacent to Thunderbird Road or the Loop 101. The noise study shall meet ADOT standards and shall be required for the 1st floor of the development.

Enhanced Design Review Standards: Trianna Park will provide enhanced landscaping along the riverbank adjacent to the project site, and create new public access points to the New River. New pedestrian and paths will link the wash to the City's overall master trail system and Rio Vista Park network. All together, at least nine percent (9%) of the overall project will be preserved as active and passive open space. Trianna Park is a uniquely designed master planned community. A compatible and consistent design theme is planned throughout the project that allows retailers, restaurants, office developments and other users to create and design their unique identities. The urban lifestyle of the project requires densities and setbacks that help create this feeling and concept.

Multi-family residential development within the PAD shall comply with the City of Peoria Design Review Manual for Multifamily Residential uses in effect as of the date on this PAD, with the following exception and enhancement:

1. Section 20-70-22B.1.e which requires all parking to be a minimum of fifteen feet (15') from any building. Due to the unique shape of this parcel and the unique design and the range of building types being proposed, the minimum building to parking area will be eight feet (8').
2. Section 20-70-22C.1.c which requires three distinct active open space areas on site. This proposal will have several distinct active open space areas which includes a path with two shade structures that connects to one (1) large linear open space tract that is located along the New River Wash along the western boundary of the site, clubhouse with fitness/exercise facility along with a business center, pool and spa, ramadas with barbeques, and other active exterior open space examples; putting green, open lawn area for lawn games such as bocce ball, lawn badminton or croquet.

Signage

The overall project will have a consistent sign theme. Signage should be in accordance with Article 14-34 of the City of Peoria Zoning Ordinance except as modified herein:

1. (Section 14-34-7.F) Sign Area. Shall be defined as stated in the City of Peoria Zoning Ordinance except when the signage is located on a mesh panel. When signage is located on a mesh panel the sign area shall be measured by the smallest rectangles surrounding the characters on the mesh panels including the space between letters of individual words (See Exhibit E & F).
 - a. Freeway multi-tenant signs that include a perforated, aluminum mesh panel shall not have a sign mesh panel area in excess of 400 square-feet

and a sign letter/logo area not to exceed 200 square-feet. (See Exhibit G; Signs #4 & #5 of the Trianna Sign Plan- Exhibit D)

- i. There shall be an additional 20% allowance of sign area for identification of the center/complex. This would allow for a maximum sign area of 240 square-feet, devoting exclusively the additional 40 square-feet (20%) to identification of the center/complex.
 - ii. All such signs shall be located a minimum of fifty (50) feet from any non-freeway lot line and a minimum of two hundred (200) feet from any single-family residentially zoned property.
 - iii. The multi-tenant freeway monument signage as depicted on Exhibit D shall be the only freeway monument signage allowed
- b. (Section 14-34-8.A.8) Directional Sign. A permanent, on-site sign which includes copy offering pertinent directional information for the purpose of assisting in the flow of vehicular or pedestrian traffic.
- i. Such signs shall not exceed 5-feet and 6-inches (5'-6") in height (including minimum 6-inches (6") for architectural embellishments), nor six (6) square-feet in area. (See Exhibit J; Signs #6-#13 of Trianna Sign Plan- Exhibit D)
 - ii. Directional signs exceeding three (3) feet in height shall obtain a permit and a footing inspection(s).
 - iii. The 5-feet and 6-inches (5'-6") directional signs will not need to meet the sixty (60) foot separation requirements which are required for freestanding monument signs by the City of Peoria Zoning Ordinance.
 - iv. Directional signs shall reserve the top 6-inches (6") of the sign exclusively for an architectural embellishment.
- c. (Section 14-34-8.A.11) Freestanding Monument Sign. A sign which is erected, or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building or wall (Ord. No. 97-39)
- i. The freestanding monument sign abutting Loop 101 and Thunderbird Road which shall display the center name only, shall not exceed twelve (12) feet in height including its supporting structures and a maximum of 15 square-feet in area. (See Exhibit I; Sign #3 of Trianna Sign Plan- Exhibit D)
 - ii. The multi-tenant freestanding monument sign adjacent to Thunderbird Road, (Sign #14 of the Trianna Sign Plan- Exhibit D), shall not exceed ten (10) feet in height and 48 square-feet in sign area, including its supporting structure.

- iii. The single-user freestanding monument sign on the east side of 88th Avenue, (Sign #15 of the Trianna Sign Plan- Exhibit D), shall not exceed eight (8) feet in height and 32 square-feet in sign area.
- d. (Section 14-34-8.A.13) Freestanding Wall Sign. A sign consisting of individual letters on a wall which is detached from, but architecturally integrated with the building.
 - i. The wall signs located on either side of 88th Avenue adjacent to Thunderbird Rd. shall not exceed 8-feet in height and must be a minimum of one (1) foot above ground level. The maximum sign area shall be 24.5 square-feet. (See Exhibit H; Signs #1 & #2 of the Trianna Sign Plan- Exhibit D)

Landscaping

At least nine percent (9%) of the overall Trianna Park PAD project will be preserved for active and passive open space. Open space will be used as opportunities to enhance the visual quality of the project and to provide pedestrian friendly, pleasing areas within the community.

The following amenities will be included within the open space of project:

1. Enhanced Landscaping
2. A "boulevard/green" streetscape providing pedestrian and vehicular circulation throughout the planned community.
3. A path to the New River corridor/pathway.

Common area landscaping within the Trianna Park PAD will take a variety of themes.

Thunderbird Road:

1. A minimum fifteen feet (15') landscape buffer shall be located along Thunderbird Road frontage.
2. Enhance landscaping will be used to identify entry points and approach areas to the project. Sixty percent (60%) of all trees on the street perimeter will be twenty-four inch (24") box trees or greater.
3. Turf areas will be used as accent and focal areas.
4. Non-lawn areas will receive a minimum of two inch (2") depth of three-fourths inch (3/4") decomposed granite.
5. Drainage will be designed so that it slopes away from sidewalks and buildings areas in accordance with the overall master drainage plan.

Y-shaped Internal boulevard (Trianna Parkway and Rio Vista Boulevard):

1. A minimum ten feet (10') landscape buffer shall be located along all internal street frontage.

2. Total landscape area will be no less than thirteen feet (13').
3. Sidewalks will be detached and no less than five feet (5').
4. Landscape area beyond detached sidewalk will be no less than eight feet (8').
5. Enhance landscaping will be used to identify entry points and approach areas to the project. Twenty-five (25%) of all trees on the interior street will be 36" box trees with 24" box trees as the minimum.
6. Turf areas will be used as accent and focal areas.
7. Non-lawn areas will receive a minimum of two inch (2") depth of three-fourths inch (3/4") decomposed granite.
8. Drainage will be designed so that it slopes away from sidewalks and buildings areas in accordance with the overall master drainage plan.

**** New Landscape area/materials will not be required along QuickTrip the convenient and gas station and Broadstone Apartments (existing apartments) property lines as a result of the new right-of-way dedication for Rio Vista Boulevard.**

Additional Landscape Enhancements to Y-shaped Internal Boulevard (Trianna Parkway and Rio Vista Blvd):

1. Required Trees: one (1) tree per twenty feet (20') of street frontage and twenty-five percent (25%) of trees will be thirty-six inch (36") box.
2. Required Shrubs: ten (10) shrubs per twenty-five feet (25') of street frontage
3. Required Ground Cover: Seventy-five percent (75%) coverage of the front fifteen feet (15').

Additional Landscape Enhancements in the Right of Way (ROW) Landscaping:

1. Twenty-five percent (25%) of trees in thirty-six inch (36") box size with a twenty-four inch (24") box tree minimum.

Hardscape/Roadway Enhancements

1. Enhanced paving materials at the entrance of Trianna Parkway at Thunderbird Road and the intersection of Rio Vista Boulevard and Trianna Parkway. (see Exhibit B)

Landscaping along New River Frontage:

1. Twenty-five percent (25%) of the required trees in thirty-six inch (36") box size along with twenty-four inch (24") minimum.
2. Provide ten percent (10%) increase in plant material and sizes over the ordinance requirements.
3. The landscape design will blend into adjacent New River Wash improvements

Landscape Requirements for this development will satisfy the current requirements established in Article 14-35 of the Zoning Ordinance, in addition, each parcel will comply and go beyond the zoning ordinance for landscape enhancements:

On-Site Landscape Requirements:

1. Required Foundation Landscaping: five foot (5') planters at an average fifty percent (50%) of building frontage – two (2) shrubs per five (5) linear feet of planter.
2. Required Multi-family Landscaping: The landscape minimum is thirty percent (30%) of net site area. *
3. Required Trees: one (1) tree per four hundred square feet (400 sq. ft.) of required landscaping – twenty-five percent (25%) of trees will be thirty-six inch (36") box, with the rest minimum twenty-four inch (24") box.
4. Required Shrubs: Ten (10) shrubs per four hundred square feet (400 sq. ft.) of required landscaping.

* This landscape enhancement will not be applicable to the following parcels; 2, 4, 5, and 6, but each parcel will be in conformance with the ordinance.

Parking Area Landscape Requirements:

1. Fifteen percent (15%) minimum for parking area landscape

Landscaped parking islands will be six feet (6') wide and located every ten (10) spaces, but will be planted with minimum twenty-four inch (24") box trees instead of the standard fifteen (15) gallon trees. At least two (2) landscaped triangular planter diamonds are proposed between front-to-front parking spaces, unless there is a conflict with parking canopies.

Grading and Drainage

The PAD site has no slopes and generally drains from north to south. Site grading will comply with the City's engineering standards and policies to handle drainage flows. Drainage and retention will be accommodated through a combination of retention basins or a private underground conveyance system. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

Retention for the 100-year 2-hour storm shall be provided for all commercial or retail development. A waiver for the 100-year 2-hour retention may be submitted for the residential portion of the project with the site plan submittal. All waivers shall be evaluated on a case by case basis.

Public Utilities and Services

There is an existing water and sewer lines available to the site. This project shall obtain all ROW and construct all improvements necessary for access at Rio Vista and Thunderbird intersection and for access to a future ADOT frontage road. The developer will provide street and utility improvements when the site is developed as required by the City.

Sewer	City of Peoria
Water.....	City of Peoria
Electricity.....	Salt River Project
Telephone	Qwest Communications
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria
Schools	Peoria Unified School District

EXHIBIT A



Entry at Thunderburg Road & Tanna Parkway

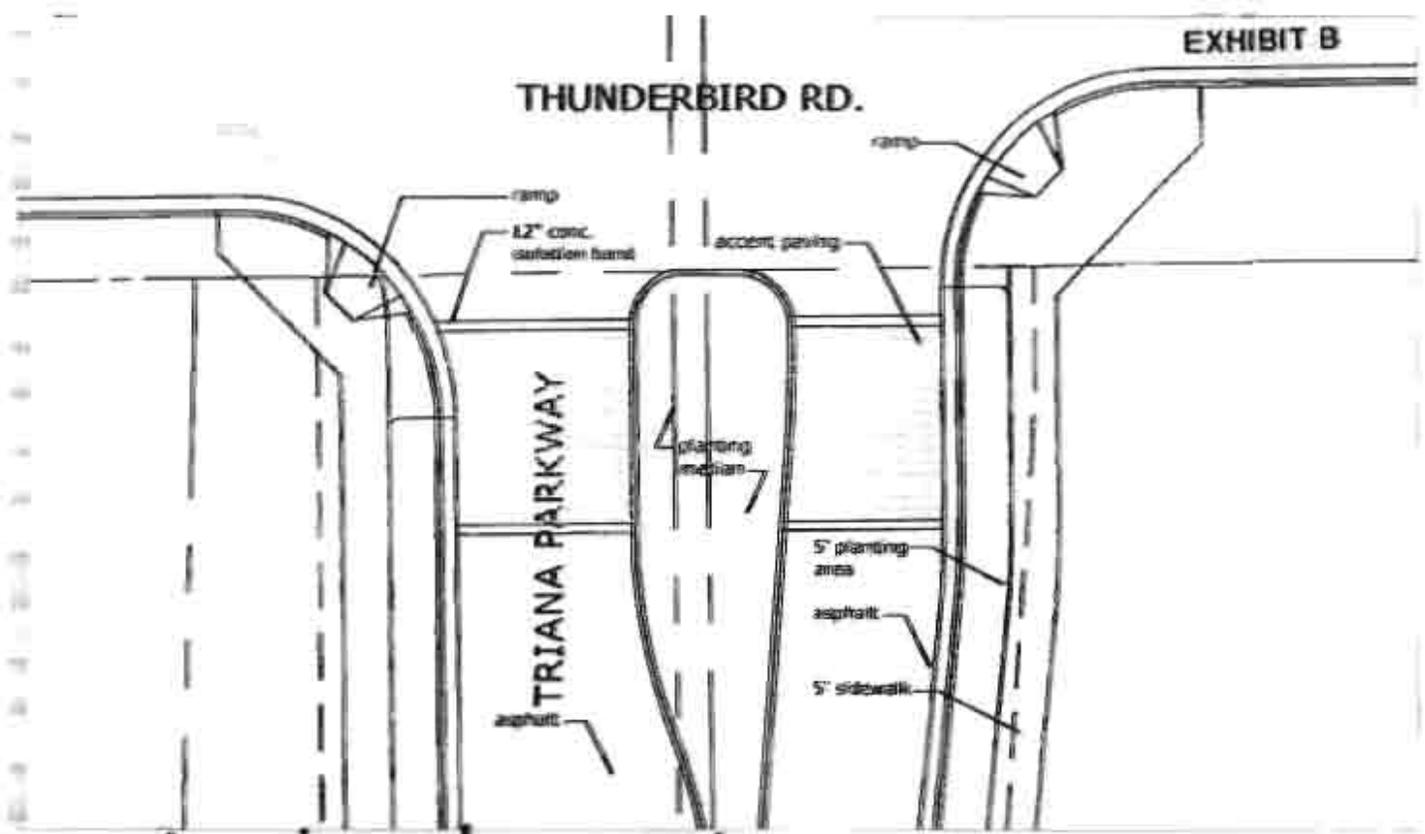


EXHIBIT B

THUNDERBIRD RD.

TRIANA PARKWAY

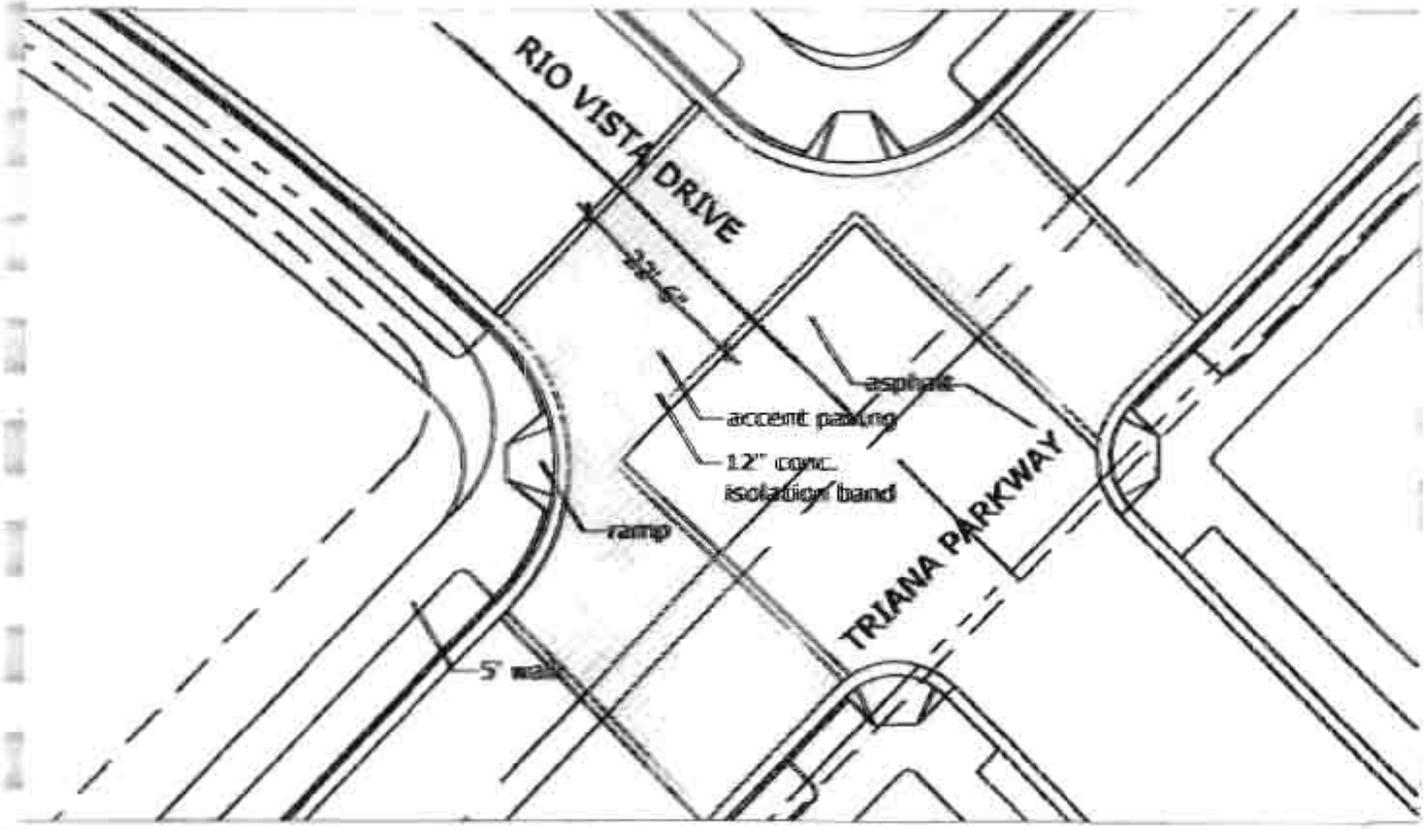
planting median

5' planting area

asphalt

5' sidewalk

accent paving enlargement
thunderbird rd. & triana pkwy.



RIO VISTA DRIVE

TRIANA PARKWAY

asphalt

accent paving

12" conc. isolation band

ramp

5' sidewalk

accent paving enlargement
triana pkwy & rio vista dr.

Unit and Parking Breakdown

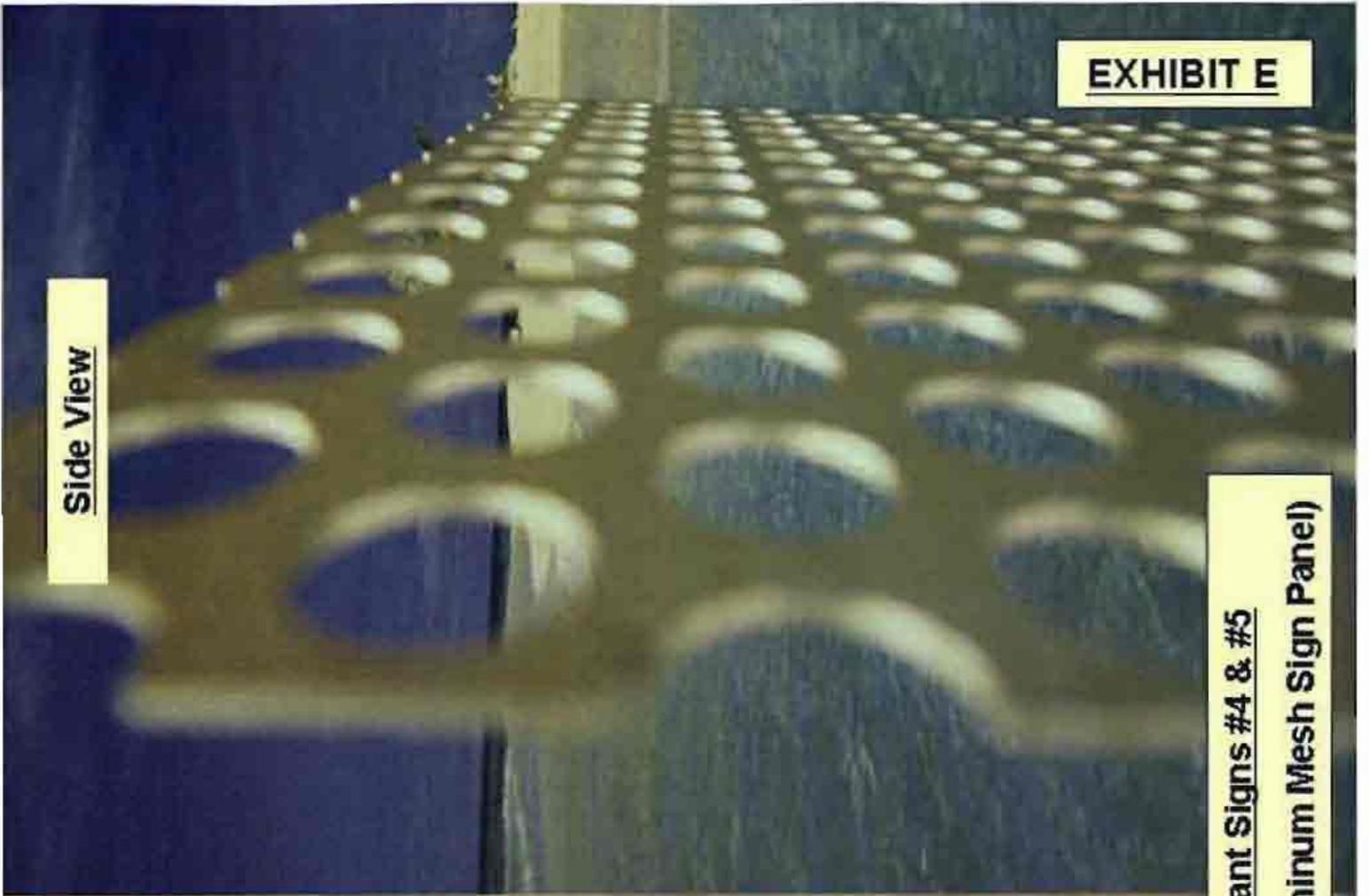
Exhibit G

Trane Park Unit Breakdown						
Unit Type	Parcel 1	Parcel 3A	Parcel 3B	Total	COP requirement	Total parking required per COP requirements
Studio	0	38	36	68	1.0	68.0
1-bedroom	60	50	108	218	1.5	327.0
2-bedroom	162	107	108	377	1.5	565.5
3-bedroom	30	0	0	30	2	60.0
Unit totals	252	227	252	731		
Total spaces required						1098.3
Spaces per unit						1.5

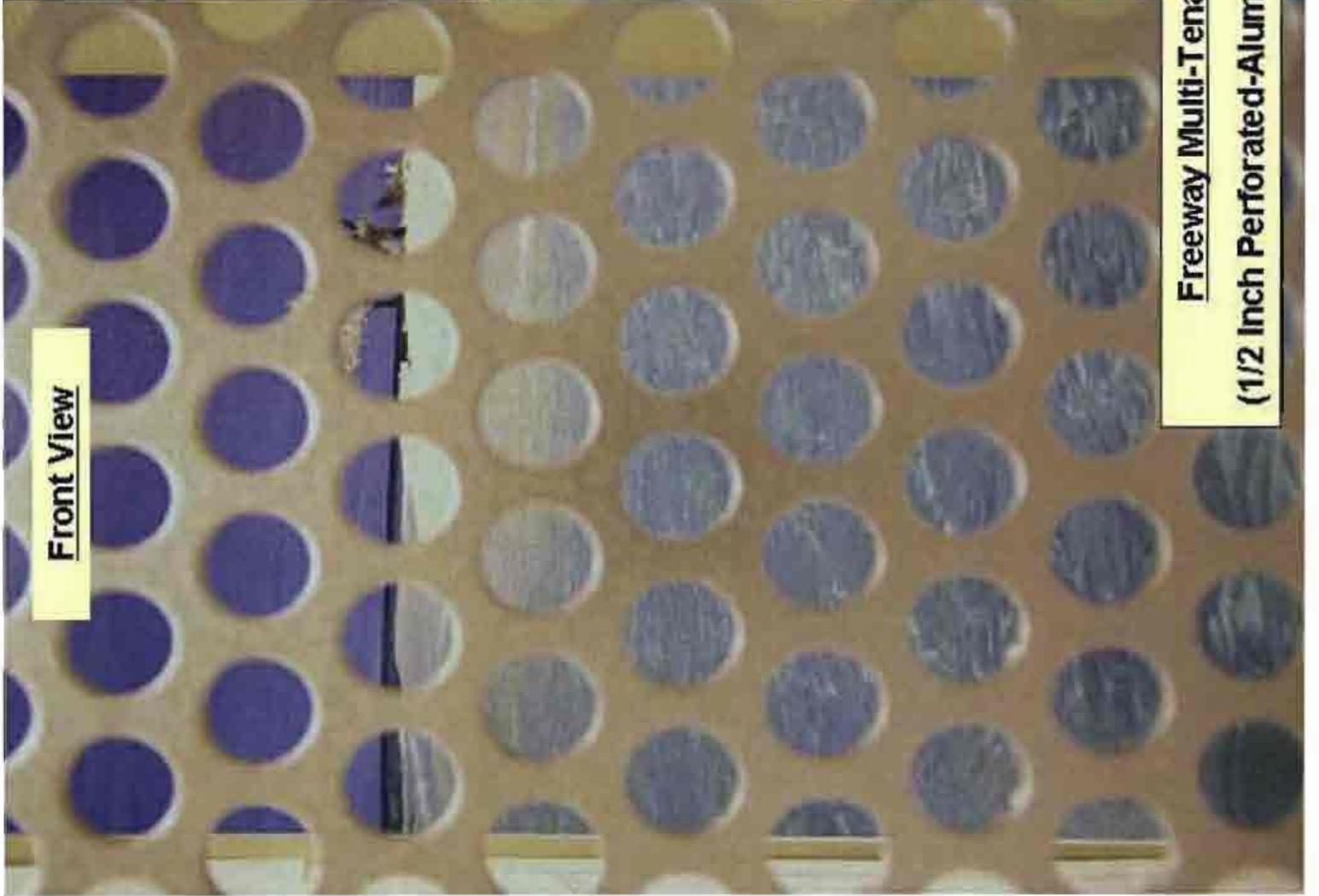
Parking site matrix	Parking Ratios	Space Size	Allowable Overhang	Office/Industrial uses	1 way Drive Width	Compact spaces	1/26/2008
Avondale	Studio - 1.5, 1 Bdrm - 1.5, 2 Bdrm - 1.75, 3 Bdrm - 2.0	9'0" x 18'0"	2'0" overhang	8'0" x 16'0"	24'-0"	8'0" x 18'0" (20 office/industrial uses)	
Buckeye	1 space per 1000 sq. ft. of gross	9'0" x 18'0"	NA	NA	26'-0"	NA	
Chandler	Studio - 1.5, 1 Bdrm - 1.5, 2 Bdrm - 2.0, 3 Bdrm - 2.0 1 guest per 2/3 Bdrm unit	8'0" x 18'0"	2'5" overhang	NA	24'-0"	NA	
Gilbert	Studio - 1.0, 1 Bdrm - 1.0, 2 Bdrm - 2.0, 3 Bdrm - 2.0 25 guest per unit	9'0" x 18'0"	2'5" overhang	NA	25'-0"	8'0" x 16'0" (4 spaces max. per grouping)	
Glendale	Studio - 1.0, 1 Bdrm - 1.0, 2 Bdrm - 2.0, 3 Bdrm - 2.0 23 guest per unit	10'0" x 20'0"	NA	NA		NA	
Goodyear	Studio - 1.0, 1 Bdrm - 1.5, 2 Bdrm - 2.0, 3 Bdrm - 2.0 0.1 guest per unit	9'0" x 20'0"	NA	NA	25'-0"	NA	
Mesa	Studio - 1.0, 1 Bdrm - 1.5, 2 Bdrm - 2.0, 3 Bdrm - 2.0	9'0" x 18'0"	2'0" overhang		24'-0"	NA	
Peoria	2.2 spaces per unit	9'6" x 20'0"	2'0" overhang	NA	24'-0"	8'0" x 16'0" (15% max.)	
Phoenix	Studio - 1.5, 1 Bdrm - 1.5, 2 Bdrm - 1.5, 3 Bdrm - 2.0	8'6" x 18'0"	2'5" overhang	NA	24'-0"	8'0" x 16'0" (10% max.)	
Scottsdale	Studio - 1.0, 1 Bdrm - 1.5, 2 Bdrm - 1.7, 3 Bdrm - 1.9	9'0" x 18'0"	2'0" overhang	NA		NA	
Tempe	Studio - 1.0, 1 Bdrm - 1.5, 2 Bdrm - 2.0, 3 Bdrm - 2.5	9'0" x 18'0"	2'0" overhang	NA	23'-0"	NA	

EXHIBIT E

Side View



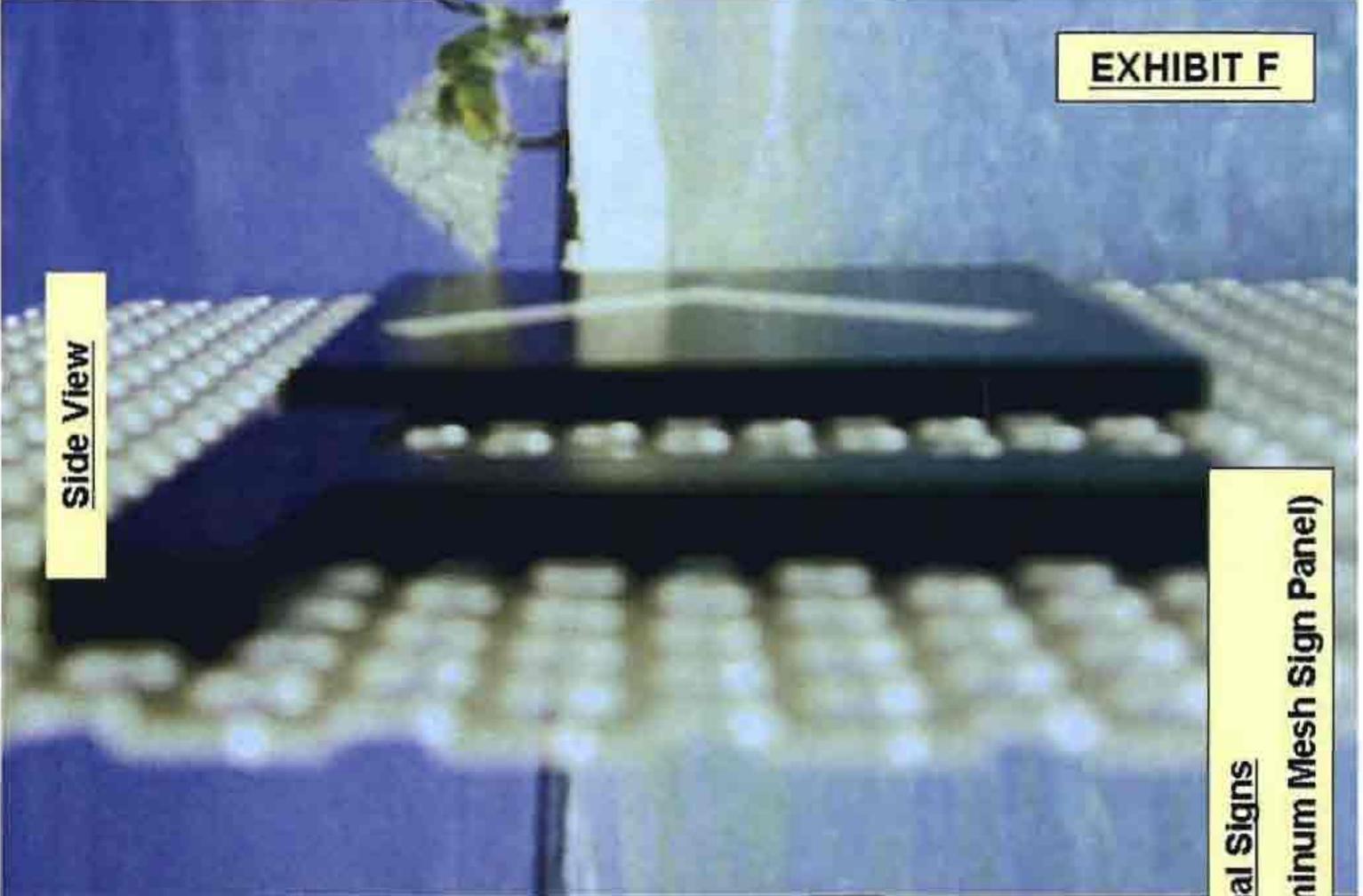
Front View



**Freeway Multi-Tenant Signs #4 & #5
(1/2 Inch Perforated-Aluminum Mesh Sign Panel)**

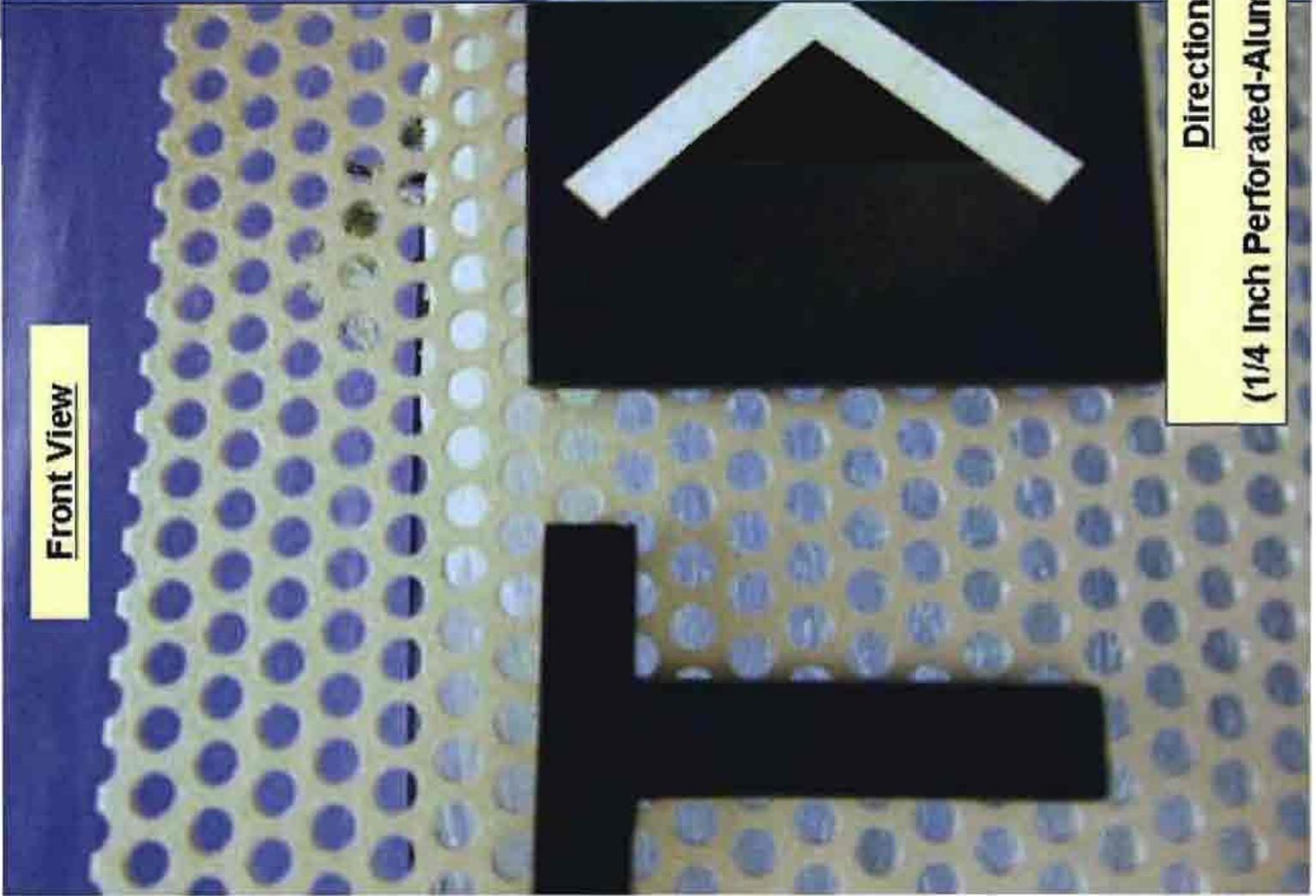
EXHIBIT F

Side View



**Directional Signs
(1/4 Inch Perforated-Aluminum Mesh Sign Panel)**

Front View



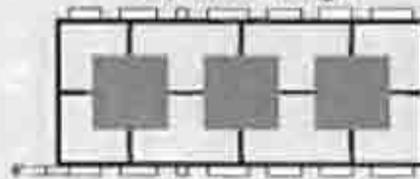
Freeway Monument

Exhibit G

Quantity: Two (2)
Sign Location #4 and #5

DID1

Top View of Sign



LETTER AREA: 1' 8" X 14' 4" - 23.8 SQ. FT.

Aluminum marquee band, painted black with illuminated pan channel letters white faces, trim cap, and returns.



Painted, perforated aluminum sign panel: Perforated metal allows columns to be visible. Max Perforated Panel Area: 400 Sq. Ft.



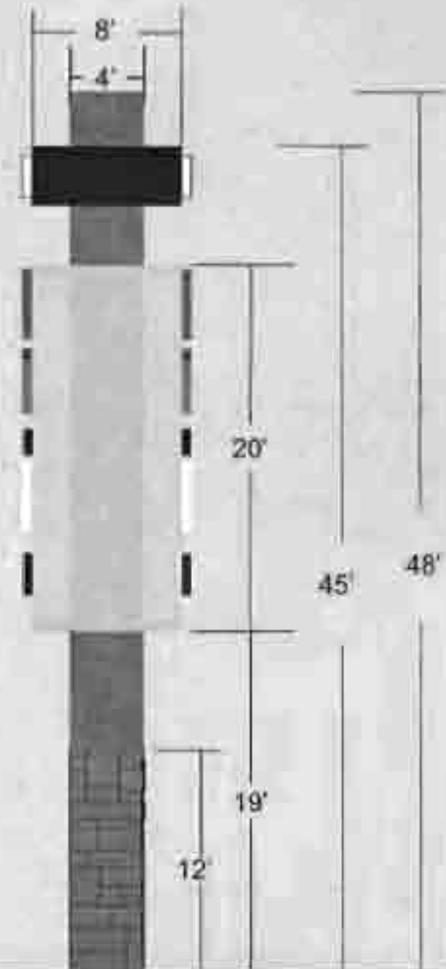
McNichols Company Mesh 1/4 in. diameter round holes, 11/16 in. stagger, 60% Slant, 125 aluminum painted Matthews brushed aluminum

400 SQ. FT. MESH SIGN BACKGROUND

Illuminated, Pan Logos & Letters Placed on sign panel. (200 Sq. Ft. total sign copy allowed. Sign area to be measured by the smallest rectangle, encompassing space between all characters / logos)

Dryvit System Color T.B.D.

Accurastone finish or stone cladding



**DID 2
Entry I.D.**

Quantity: Two (2)
Sign Location #1 and #2



Letter Area: 11.5' x 1.3' = 14.95 SQ. FT.
Raceway Area: 12.25' x 2' = 24.5 SQ. FT.



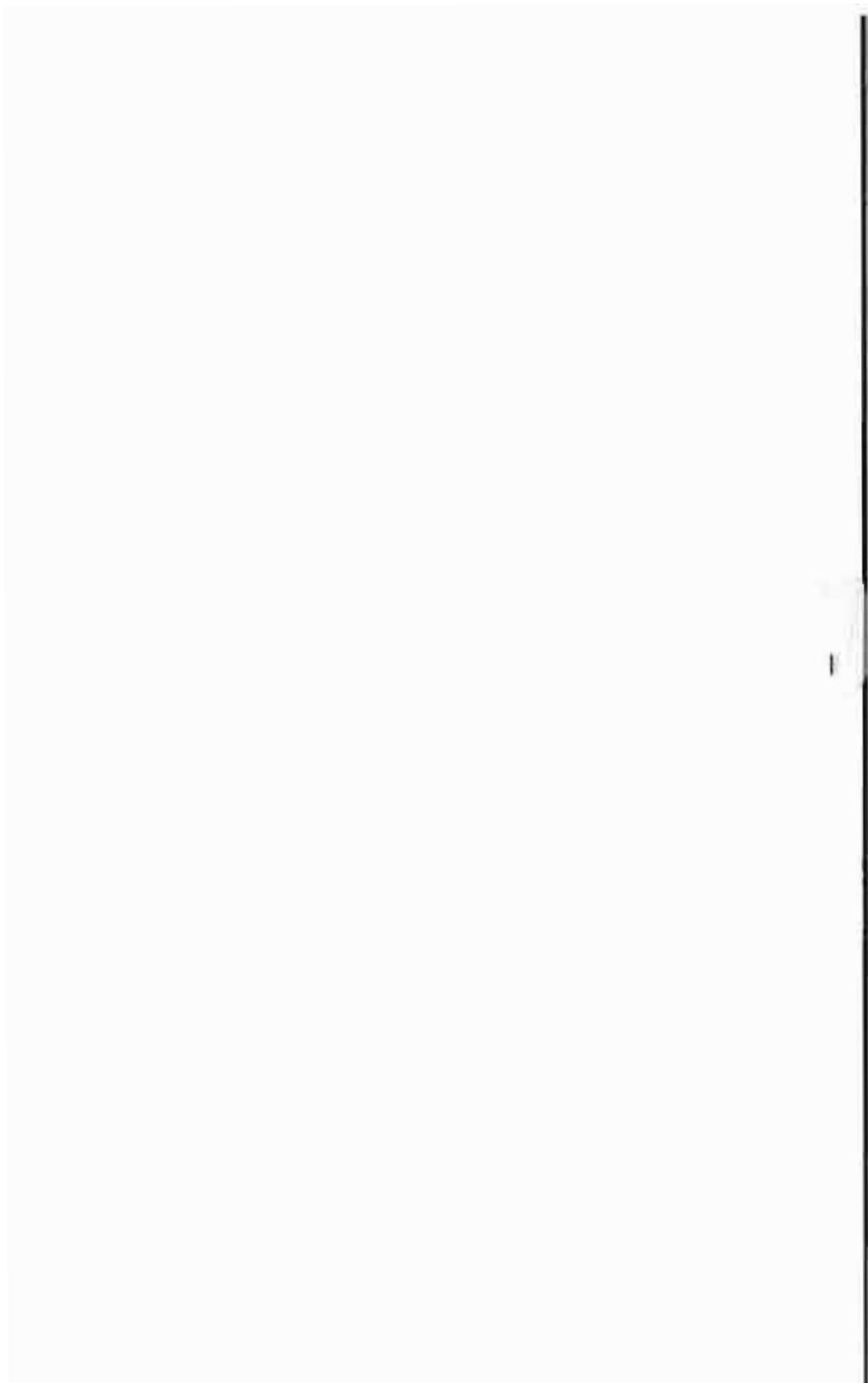
NATIONAL SIGN FABRICATORS INC.
2734 West Windsor Avenue
Phoenix, AZ 85009
602-415-9444 Office
602-415-9433 Fax
info@national-sign.com

CLIENT: Gray Development	CLIENT APPROVAL:
ADDRESS: Thunderbird & 101	APPROVAL DATE:
SALES REP: Newbomb	WORK ORDER #:
DATE: 6-5-2008	FILE NAME: Thunderbird_Sign_2008_0605_001.dwg

UL LISTED

INTERNATIONAL SIGN ASSOCIATION

SCALE:	1/8" = 1'
REVISION:	AMEND
DATE:	1-1-00
FILE:	1-1-1

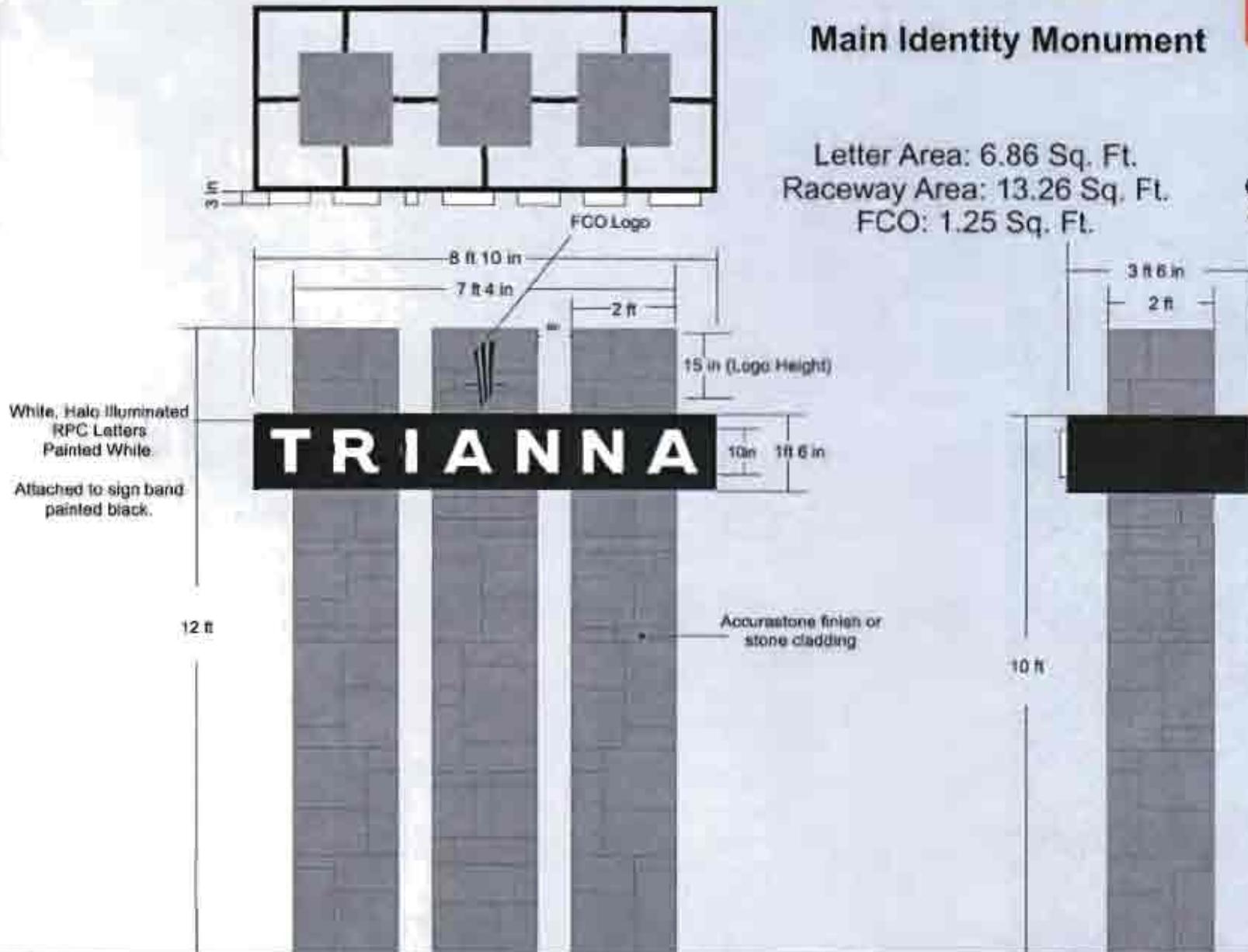


Main Identity Monument

DID3

Letter Area: 6.86 Sq. Ft.
 Raceway Area: 13.26 Sq. Ft.
 FCO: 1.25 Sq. Ft.

Quantity: One (1)
 Sign Location #3



White, Half Illuminated
 RPC Letters
 Painted White.
 Attached to sign band
 painted black.

Accurastone finish or
 stone cladding.

NATIONAL
sign
FABRICATORS, INC.
 2624 West Windsor Avenue
 Phoenix, AZ 85009
 602-413-9444 Office
 602-413-9413 Fax
 info@national-sign.com

CLIENT: Gray Development
 ADDRESS: Thunderbolt & 101
 SALES REP: Newcomb
 DATE: 6-6-2008

CLIENT APPROVAL:
 APPROVAL DATE:
 SIGN ORDER #:
 P.L.S. NAME: [Redacted]



SCALE: 1/8"
 REVISION: 01/2008
 DATE: 1-18-08
 PAGE: 1 of 1

Sign locations 6-13. Quantity Eight (8)

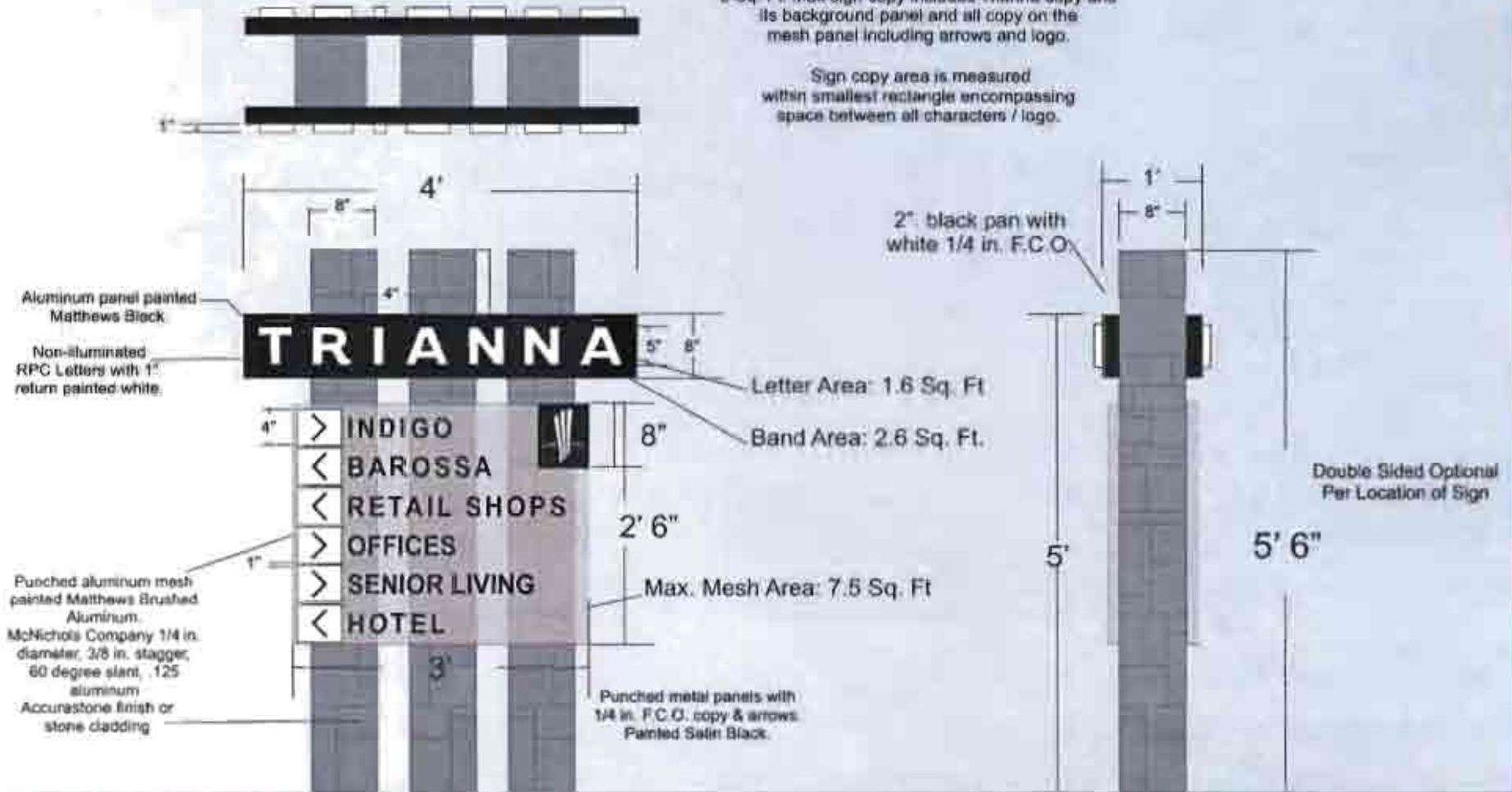
See next page for copy and location.

DID4

Traffic Directional Sign

8 Sq. Ft. Max sign copy includes Trianna copy and its background panel and all copy on the mesh panel including arrows and logo.

Sign copy area is measured within smallest rectangle encompassing space between all characters / logo.



The Project Site



Wood, Paul & Associates, Inc.
 (602) 375-7500
 6000 Westgate Drive

January 17, 2006
 WP# 0304185
 Page 1 of 2

PARCEL DESCRIPTION
 Triana
 Overall Parcel

A parcel of land lying within Section 15, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly, described as follows:

Commencing at the north quarter corner of said Section 15; a brass cap flush, from which the northwest corner of said section, a 1-inch iron bar, bears South 89°49'56" West (basis of bearing), a distance of 2640.52 feet;

THENCE along the north-south mid-section line of said section, South 10°58'00" West, a distance of 63.35 feet;

THENCE leaving said north-south mid-section line, South 87°44'14" West, a distance of 66.63 feet, to a point on the westerly right-of-way line of Loop 101, recorded in Document No. 89-581755, Maricopa County Records (M.C.R.), also being the **POINT OF BEGINNING**;

THENCE along said westerly right-of-way line, South 0°11'46" East, a distance of 101.55 feet;

THENCE South 31°24'20" West, a distance of 393.19 feet;

THENCE South 19°20'29" West, a distance of 503.17 feet;

THENCE South 44°32'13" West, a distance of 664.93 feet, to a point on the south line of the southeast quarter of the northwest quarter of said section;

THENCE leaving the westerly right-of-way line of said Loop 101, recorded in Document No. 89-581755, along the westerly right-of-way line of Loop 101, recorded in Document Nos. 89-361070 and 89-396071, South 48°45'10" West, a distance of 1234.41 feet;

THENCE leaving the westerly right-of-way line of said Loop 101, along the westerly right-of-way line of Loop 101, per A.C.O.T. project no. 600-0-203, resolution no. 91-06-A-068, South 53°37'12" West, a distance of 972.92 feet, to a point on the west line of the southwest quarter of said section;

THENCE leaving said westerly right-of-way line, along said west line, North 00°50'41" East, a distance of 118.81 feet, to the west quarter corner of said section;

THENCE leaving the west line of said southwest quarter, along the west line of said northwest quarter, North 60°50'34" East, a distance of 411.68 feet;

THENCE leaving said west line, along the easterly line of Maricopa County Flood Control, recorded in Document No. 94-0795772, M.C.R., North 31°10'55" East, a distance of 962.65 feet;

THENCE North 25°36'31" East, a distance of 86.69 feet, to the southerly line of River Walk Apartments, recorded in Book 262, page 36, M.C.R.;

THENCE leaving said easterly line, along said southerly line, North 89°20'12" East, a distance of 798.07 feet, to the southeast corner of said River Walk Apartments;

THENCE leaving said southerly line, along the easterly line of said Riverwalk Apartments, North 00°57'19" East, a distance of 981.30 feet, to the southwest corner of Quclairip Corporation Parcel, recorded in Document No. 03-128455.

Parcel Description
Tlana
Overall Parcel

January 17, 2006
WP# 042141.85
Page 2 of 3

THENCE leaving said easterly line, along the southerly line of said Quicktrip Corporation Parcel, North $89^{\circ}13'15''$ East, a distance of 370.17 feet, to the southeast corner of said Quicktrip Corporation Parcel;

THENCE leaving said southerly line, along the easterly line of said Quicktrip Corporation Parcel, North $00^{\circ}57'19''$ East, a distance of 294.33 feet, to a point on the southerly right-of-way line of Thunderbird Road;

THENCE leaving said easterly line, along said southerly right-of-way line, North $89^{\circ}10'56''$ East, a distance of 289.95 feet;

THENCE North $89^{\circ}10'56''$ East, a distance of 198.39 feet;

THENCE South $00^{\circ}45'04''$ East, a distance of 7.00 feet, to the southerly A.D.O.T. right-of-way line of Thunderbird Road as recorded in Document No. 89-281725 M.C.R.;

THENCE leaving said southerly right-of-way line, along said southerly A.D.O.T. right-of-way line, South $86^{\circ}25'13''$ East, a distance of 195.64 feet;

THENCE South $87^{\circ}00'12''$ East, a distance of 150.33 feet;

THENCE North $89^{\circ}10'56''$ East, a distance of 49.08 feet, to the POINT OF BEGINNING.

Containing 46.6521 acres, or 2,032,167 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the ALTA for Loop 101 and Thunderbird road, WP# 042141.81A for Tlana Park Phase II, WP# 042141.80, and ALTA for Tlana Parcel I, WP# 042141.81 and other client provided information. This parcel description is located within an area surveyed by Wood, Pahl & Associates, Inc. during the month of May, 2004 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

3 - Wood, Pahl & Associates, Inc. - 10000 - 10000



Land Use Designation Exhibit

Geographically Isolated

- "Island" between river corridor and freeway corridor
- Separated from established SF neighborhoods
- Buffered location for multi-family development

Proximity to Freeway

- Extensive Loop 101 frontage
- Opportunity to create gateway for Peoria
- Opportunity for major employment/tax revenues
- Vehicular access
- Project can provide visual/noise screening

Proximity to New River Corridor

- Enhanced riverfront restoration
- Augmented riparian landscaping
- New walking trails to extend Community Park network

Parcel Summary

- Parcel 1 - Proposed Multi-family Residential
- Parcel 2 - Proposed Retail
- Parcel 3 - Proposed Multi-family Residential
- Parcel 4 - Proposed Hotel
- Parcel 5 - Proposed Office Condominiums
- Parcel 6 - Proposed Future S-F Attached / Senior Housing



