

The Gardens on Cactus

by The Frank Development Group, Inc.

A Single-Family Residential Planned Area Development

19.3-Gross Acre Parcel

**West of the northwest corner
67th Avenue and Cactus Road
Peoria, Arizona**

Zoning Case #05-20

REVISED CONSOLIDATED PAD AMENDMENT

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>ADMINISTRATIVE</u>
City Council Approval Date	<u>9/15/08</u>
	
Planner	

Prepared:
August 12, 2005
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April 4, 2008
Revised:
May 30, 2008



Development Team

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The Gardens on Cactus PAD Narrative

Prefatory Note

This is a minor administrative amendment made to the approved PAD for the property located north and west of the northwest corner of 67th Avenue and Cactus Road. The purposes for the said amendment are as follows: (1) to bring the final PAD language into compliance with the original development plans submitted to the City of Peoria in connection with the rezoning and initial Community Development review of the subject site; (2) to correct mistakes contained in the original PAD, and (3) to provide an updated conceptual plat and landscape plan based on a redesign reflecting additional unanticipated retention requirements.

Introduction

This is a request to rezone 19.3-gross acres from C-2 (Intermediate Commercial) to Planned Area Development (PAD) to allow the development of 111 high quality single-family residential courtyard homes. The undeveloped property is located near the northwest corner of 67th Avenue and Cactus Road (see Vicinity Map, Exhibit A). This infill site has remained vacant for decades and surrounds an existing convenience store/gas station which is located at the immediate northwest corner of 67th Avenue and Cactus Road.

This PAD request proposes a courtyard concept to develop 111 detached single-family detached homes on a 19.3-gross acre parcel at a density of 5.75 units per acre. The number of homes has been reduced from 6.3 units per acre from the original proposal as a result of discussions with the adjacent neighborhood.

The applicant proposes a gated development with one and two-story elevations on smaller lots (see Conceptual Elevations, Exhibit I). All homes are to be sold to owner-occupants. This PAD will be a residential development with interior open spaces, pedestrian walkways and recreational amenities. The detached homes will be desirable to households that want the privacy offered by a gated community with smaller, low maintenance yards; common recreation amenities; and common area maintenance within the setting of a welcoming neighborhood environment. Approximately 1.53 acres of land is planned for open space with a common pool and picnic area.

Legal Description

The subject site is 19.3 gross acres (see Legal Description, Exhibit B).

Consistency with General Plan

A request to amend the General Plan land use designation for this property is being submitted concurrently with this zoning application. The request is to amend the General Plan land use designation from 2-5 dwelling units per acre to 5-8 dwelling units per acre for the 19.3 acre site. This is a minor amendment because the parcel is less than 100-acres, it is a one-step change in the residential land use category, and it generates less than 50 percent of the total enrollment of a K-8, middle school or high school.

The General Plan designates the entire site as “Residential, Low: 2-5 du/ac” (see General Plan – Existing, Exhibit C). However, the current vested zoning on the property is C-2 which would allow the development of commercial/retail on the entire 19.3 acres. The current general plan designation is in conflict with the existing zoning on the site. The companion General Plan Amendment application and this PAD zoning request will make the General Plan and zoning consistent.

The proposed companion General Plan Amendment (see General Plan – Proposed, Exhibit D) requests a change in the density from Residential Low to Residential Medium is to address the changing development trends in today’s residential market. This amendment allows for the rezoning of the property from C-2 commercial zoning district to a single-family residential use that will add quality and diversity to the housing stock in this part of the City. This request also takes into consideration the need to build on infill parcels in areas of the City that have not fully developed.

The PAD zoning residential density will further the City’s stated goal of enhancing diversity in the area’s housing stock. Different household types (i.e. couples with young children, empty nesters, working individuals) demand different types of housing based on their need for creative interior and exterior spaces. Moreover, diversity in housing is needed in the area to create population stability. The need for different types of housing alters over time as households change.

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:

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

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Objective 2.1.B: “Provide a diversity of housing types to meet the needs of persons of all income levels and ages.” This request allows the opportunity to provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Policy 2.1.B.1: “The City shall zone an adequate supply and mix of developable residential land to accommodate future housing needs.”

Objective 2.1.C: Create high-quality residential environments that provide for safe and convenient vehicular circulation, open space and recreational opportunities, access to public schools and services and protection from incompatible land use uses.

Policy 2.1.C.3: “The City shall locate housing developments in areas that can be adequately served by police, fire, and ambulance services.”

Policy 2.1.C.7: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, school, and shopping areas.

Policy 2.1.C.8: The City shall ensure that schools are accessible to residents of all housing units. Schools should have the current or potential capacity to support the increased enrollment generated by the new development.

Objective 2.1.Q: allows the consideration of amendments to ensure that the General Plan remains a valid and applicable document.

The existing C-2 zoning on the site is inconsistent with the Residential 2-5 unit per acre General Plan designation. The proposed PAD will remove the existing C-2 zoning and allow single-family residential zoning that is compatible with the surrounding area.

General Site Information

The site is 19.3 gross acres and 17.9 net acres. The PAD proposes a variety of lot sizes, the smallest of which is 3,033 square feet (52 feet x 58 feet) for detached single-family homes at a density of 5.75 units per acre. The site is currently identified for single-family residential development within the density range of 2-5 units per acre, and is vacant with C-2 zoning. The site is relatively flat, with public street access along 67th Avenue and Cactus Road.

Surrounding Land Uses

The surrounding properties are developed with the surrounding land uses and zoning:

North:	Single-Family subdivision, R1-8 zoning.
East:	Across 67 th Avenue, City of Glendale, Shopping Center, C-2 zoning.

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South: Commercial developments, C-2 zoning.
West: Single-family subdivision and a large single family lot, R-12 and AG zoning.

Preliminary Development Plan

The PAD preliminary plan illustrates 111 single-family residential lots and common open space within a looped street circulation system. The preliminary plan includes a main entrance off of Cactus Road. A fire emergency entrance is planned with a fire access gate on the opposite end of the loop road at 67th Avenue. The street configuration design options are limited to a single looped street with lots backing to 67th Avenue and Cactus Road, with the individual single-family lots and common open space located on the inside of the loop (see Conceptual Plat, Exhibit E). The street cross-section shall be determined during the preliminary plat. As an accommodation to the existing neighborhood to the north, the developer has agreed to build only one-story homes along the north property line.

The PAD includes four typical lot sizes. The lots are designed to accommodate detached homes with two car garage and 18-foot driveways (see Typical Lot Layout, Exhibit H). The minimum lot area is 3,033 square feet with minimum dimensions of 52-foot wide and 58-foot deep. There are 15 lots that back to 16 existing lots in the adjacent subdivision to the north. The lots abutting the north property line are oriented such that the side yard is adjacent to the rear yards of the existing subdivision. The minimum building setback along the north property line and adjacent to the commercial parcel at the southeast corner of the site will be 15 feet.

The street system is designed as a looped roadway system with common lanes that form short blocks. The standard courtyard has five homes situated around the common lane creating the appearance of a cul-de-sac. The main entrance is off of Cactus Road. The emergency/secondary entrance is off of 67th Avenue. The main entrance has a turn-around for vehicles that are not able to gain entry through the gates. Emergency vehicles have gate access via pre-emption devices built into the gates that allow emergency personnel to open the gates electronically.

Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with the single-family residential zoning district under Article 14-5 of the Zoning Ordinance.

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Phasing

The PAD will be developed in one phase. The necessary onsite and offsite improvements will be determined during the Preliminary and Final Plat process in accordance with City of Peoria Ordinances and Guidelines.

Development Standards

The proposed development standards are modified to accommodate the unique house products for this infill site. The standards are as noted in the following Development Standards Table:

Land Use	Min Lot Size	Minimum Setbacks for Principal Buildings						Max Bldg Ht in Feet	Max Lot Coverage
	Area	Width	Depth	Front	Least Side	Total Sides	Rear		
Lots	3,033 sf	52'	45'	8' [*] 18' ^{**}	4' ^(1, 2)	8'	10' ⁽³⁾	30' ⁽⁴⁾	44%

* To living areas or side loaded garages.

** To front loaded garages.

(1) Corner lots abutting local private streets shall provide a 10'-wide side setback.

(2) Building setbacks along the northern boundary shall be a minimum of 15'

(3) Building setbacks along the common boundary with the adjacent commercial parcel shall be a minimum of 15'

(4) All lots abutting the northern boundary shall be limited to one-story in height

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Detached Single-Family Residential uses in terms of Architectural Design, Site Design, Landscape Design, Quantitative Guidelines, and Plat Design. The design of each court cluster and the placement of homes were done with care to reduce the impact of garages and create a more interesting streetscape similar to a European village.

One and two story homes are proposed with a minimum of five different house products, each having a minimum of two elevations (see Conceptual Elevations, Exhibit I). Homeowners will have five color combinations and various roof tile color and styles

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to choose from. Architectural enhancements shall be provided on all four sides of each home with special attention to window openings. Windows on garage doors and stone accents will be provided as options. Garages are recessed or situated on the side of the home, creating a sense of entry and windows on the street.

Signage

The project shall include one monument sign at the entrance located west of the northwest corner of 67th Avenue and Cactus Road (see Conceptual Landscape Plan, Exhibit F). All signage shall be in accordance with Article 14-34 of the Zoning Ordinance and subject to a separate permitting process.

Landscaping

The Frank Development PAD shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance (see Conceptual Landscape Plan, Exhibit F). The perimeter open spaces are designed to provide an enhancement to both the streetscape and the project. An average 23-foot wide landscape buffer consisting of a minimum 10' wide landscape tract and right-of-way landscaping is provided along 67th Avenue. A varying landscape/retention tract is provided along Cactus Road to buffer homes from the arterial streets and from existing commercial development to the south and east. The plan identifies a 6-foot high staggered decorative theme wall with landscaping along the main entry that leads into the primary open space area behind the gate. The main entry gate has a landscape median, and landscape tracts on both sides. Landscape tracts are placed along both sides of the main entrance to enhance the subdivision entrance. Landscape retention areas are located near the southwest corner of the site and inside the loop street. All other landscape requirements for The Gardens shall be in conformance with the City's standards.

Useable Open Space

The conceptual site plan identifies 1.53 acres or 9.0% of the gross project area as common open space (see Open Space Analysis, Exhibit G). As designed, the proposed development plan meets the open spaces provision of the Section 20-70-12.C.1.a, *Detached Single-Family Residential Design Review Guidelines*, which requires 9% useable open space for single-family lots less than 10,000 square feet.

The western open space, located at the termination of the main entrance, incorporates a themed entry arbor, Ramada with BBQ grill and picnic table, and a large turf area for active recreation. Another open space area is located in the eastern portion of the

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development and will include a dog-walking station and benches. Landscaping is to be designed and installed along all internal streets to provide visual aesthetics to the street system and the residential lots as people walk, bike or drive through the development.

A homeowners association will maintain the common open spaces within the development and the landscaped tracts along the perimeter streets. The subdivision Covenant Conditions and Restrictions (CC&Rs) for this development will identify that the Homeowners Association (HOA) will own all common areas, landscaping within all open space tracts, retention areas, pedestrian pathways, decorative perimeter walls, entry features, and recreation amenities.

Screening

As required by the Ordinance (Ord. No. 03-11) an 8-foot high, 6-inches thick, undulating masonry noise attenuation wall will be constructed along 67th Avenue and Cactus Road. Additionally, the walls along 67th Avenue and Cactus Road will also be designed as a theme wall consistent the City's Design Review approval process. The theme wall design consists of smooth single-scored CMU with two rows of split-face CMU accent banding in an earth tone color. Approximately every 115' the wall is off-set by two feet to create additional interest. A 6-foot high block wall exists along the northern and a portion of the western boundary.

Lighting

All lighting within the Frank Development project shall be in accordance with the Dark Sky Ordinance (Ord. No. 98-114) set forth in the City Code, Chapter 20, Section 20-60 through 20-67, and all amendments thereto.

Parking

Every home has a two car garage which is setback 18-feet from the street right-of-way to allow for two additional guest parking spaces. This ratio satisfies the requirements of Article 14-23.

Grading and Drainage

The PAD site has limited slopes, but some fill dirt may need to be added to the site to properly accommodate on-site drainage and retention. On-site retention basins approved in Preliminary and Final Plat will accommodate all storm water drainage. Drainage will be designed to accommodate 100-year, 2-hour storm events.

Public Utilities and Services

There is an existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City of Peoria.

- Sewer City of Peoria
- Water City of Peoria
- Electricity Arizona Public Service
- Telephone..... Qwest Communications
- Cable TV..... Cox Communications
- Gas Southwest Gas Company
- Refuse City of Peoria
- Fire and Emergency City of Peoria
- Police City of Peoria
- Schools Peoria Unified School District

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EXHIBIT A

Vicinity Map



EXHIBIT B

Legal Description

A portion of the Southeast quarter of Section 13, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of Section 13, being marked by a brass cap in hand hole;

THENCE South 88 degrees 13 minutes 32 seconds West (basis of bearings) along the Southerly line of the Southeast quarter of Section 13, a distance of 275.13 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 88 degrees 13 minutes 32 seconds West, a distance of 1059.71 feet to the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 13 and from which point the South quarter corner of said Section 13, being marked by a brass cap in hand hold, bears South 88 degrees 13 minutes 32 seconds West, 1334.84 feet distant therefrom;

THENCE North 0 degrees 04 minutes 09 seconds East along the Westerly line of the said Southeast quarter of the Southeast quarter of Section 13, a distance of 685.40 feet to a point on the Southerly line of the subdivision known as PROMENADE, according to Book 342 of Maps, page 27, records of Maricopa County, Arizona;

THENCE North 88 degrees 13 minutes 32 seconds East along the Southerly line of said subdivision, a distance of 1334.06 feet to a point on the Easterly line of the said Southeast quarter of Section 13 and from which point the East quarter corner of said Section 13, being marked by brass cap in a hand hole, bears North 0 degrees 00 minutes 15 seconds East, 1929.47 feet distant therefrom;

THENCE South 0 degrees 00 minutes 15 seconds West along the said Easterly line on the Southeast quarter of Section 13, a distance of 420.24 feet to a point from which the said Southeast corner of Section 13, bears South 0 degrees 00 minutes 15 seconds West, 265.13 feet distant therefrom;

THENCE South 88 degrees 13 minutes 32 seconds West, being parallel with and 265.00 feet Northerly of, as measured at a right angle to the said Southerly line of the Southeast quarter of Section 13, a distance of 275.13 feet;

THENCE South 0 degrees 00 minutes 15 seconds West, being parallel with and 275.00 feet Westerly of, as measured at a right angle to the said Easterly line of the Southeast quarter of Section 13, a distance of 265.13 feet to the TRUE POINT OF BEGINNING;

EXCEPT the East 55 feet thereof; AND ALSO
EXCEPT the South 40 feet thereof.

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EXHIBIT C

General Plan – Existing

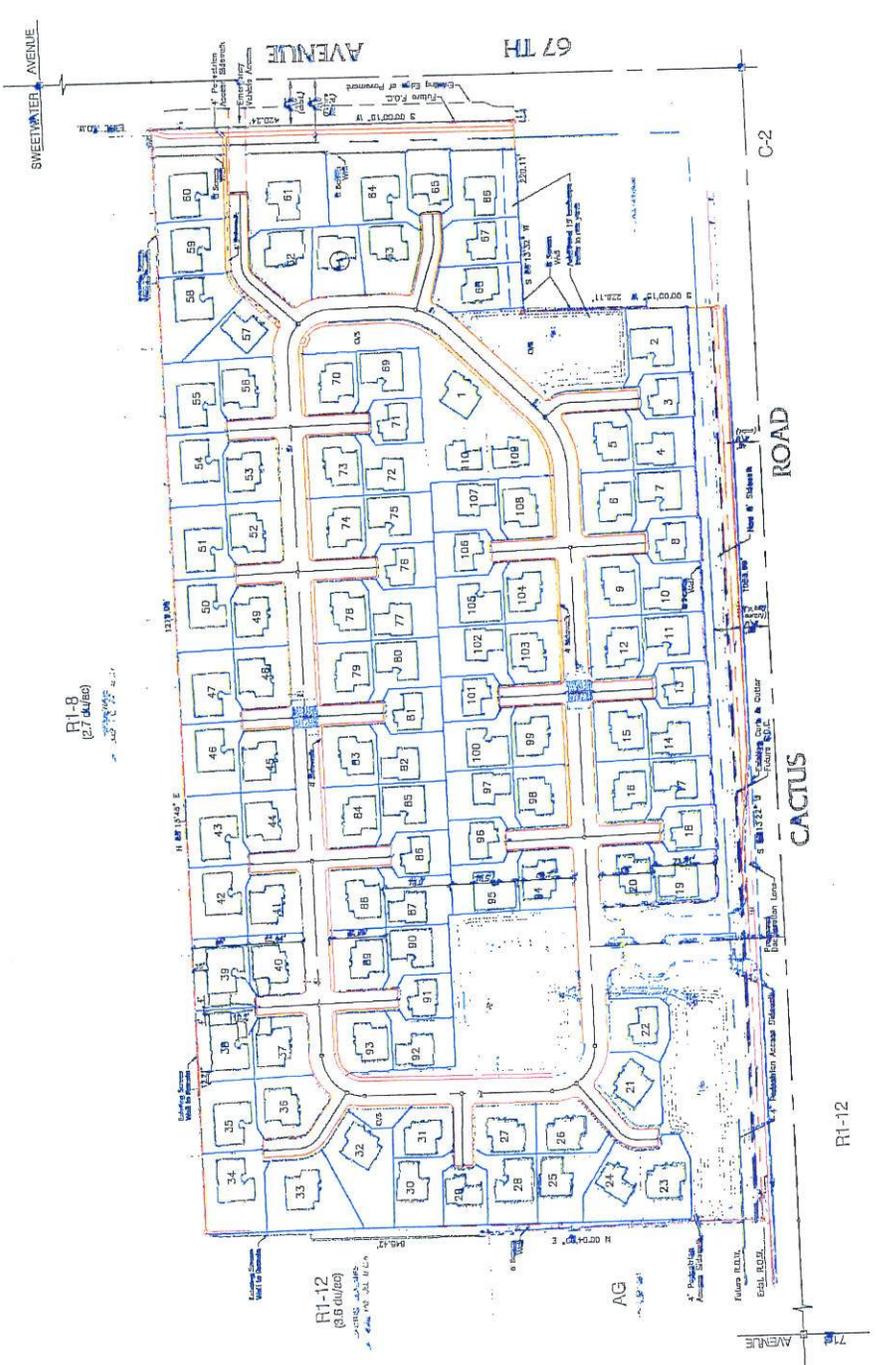


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EXHIBIT D

General Plan – Proposed



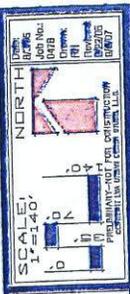


RI-8
(27 d.u./60)

RI-12
(8.8 d.u./60)

AG

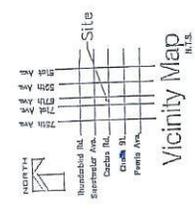
RI-12



Planned Area Development - Exhibit E Conceptual Plat

Gardens on Cactus
NWC 67th Ave. & Cactus Rd. Peoria, Arizona

CVA urban design studio
 1127 North 15th Avenue • Peoria, Arizona 85601 • Phone: 520-344-1127
 Email: info@cva-studio.com • Website: www.cva-studio.com



SCALE: 1" = 140'

NORTH

DATE: 10/11/11
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO.: 11-001

Prepared for: NWC 67th Avenue & Cactus Road
 Peoria, Arizona

NWC 67th Avenue & Cactus Road - Planned Area Development Conceptual Landscape Plan

Peoria, Arizona

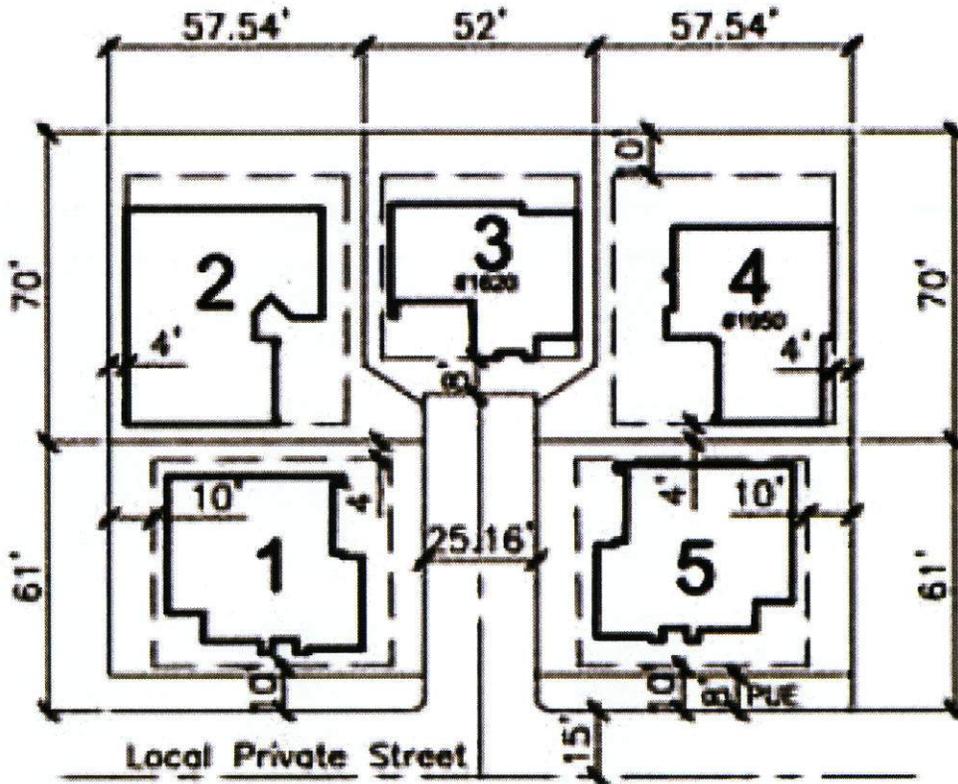
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 Landscape Architecture • Planning • Engineering and Construction

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EXHIBIT H

Typical Lot Layout



Min. Typical Court Cluster Layout

1" = 40'

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EXHIBIT I

Conceptual Elevations

