

Santana Village

Planned Area Development Multi-Family Residential

Case #Z 07-16

Northeast corner of 77th Avenue &
Peoria Avenue

13.05 Acres

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>8/7/08</u>
City Council Approval Date	<u>9/16/08</u>
<u>E. Boik</u> Planner	

September 2008

Development Team

Property Owner:

Santana Village L.L.C.

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Phoenix, Arizona 85018

Developer:

Clark-Wayland

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Phoenix, Arizona 85018

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Rick Engineering

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Santana Village PAD Narrative

Introduction

This is a PAD rezoning of 13.05 acres from C-2 (Intermediate Commercial) to PAD (Planned Area Development). The PAD site along with an additional 2.12 acres already zoned RM-1 (Multi-Family Residential) will be developed as a 224-unit multifamily residential development. The undeveloped property is located at the northeast corner of 77th Avenue and Peoria Avenue (see Site Aerial, Exhibit A).

Legal Description

The subject PAD site is 13.05 acres (see Legal Description, Exhibit B).

Consistency with General Plan

The PAD conforms to the "Mixed Use" General Plan land use designation and also conforms to the "High Density Residential/Support Business" designation of the Central Peoria Revitalization Plan.

General Site Information

The overall 15.17 acre site is flat, but it is oddly shaped due to the existing commercial development to the east and church to the northwest. The primary access to this property will be located off of Peoria Avenue with secondary access off of 77th Avenue. A gated emergency access is provided on Mercer Lane.

Surrounding Land Uses

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

North:	RM-1, R1-8 (Church, Single-Family Residences)
East:	SR-43, PAD (Commercial)
South:	C-2, RM-1, R1-8 (Commercial, Single-Family Residences)
West:	RMH-2 (Mobile Home Park)

Preliminary Development Plan

The PAD Preliminary Development Plan illustrates 224 dwelling units in conjunction with interior open spaces and an interconnected pedestrian circulation system. The maximum density for the PAD is 14.76 dwelling units per acre. This plan includes a

main entrance off of Peoria Avenue and a secondary access along 77th Avenue (see Preliminary Development Plan, Exhibit C).

The preliminary plan identifies over 13% of the site as open space including a pool with clubhouse, volleyball court, large picnic area and passive open space, and a dog run area. The open space will provide pedestrian walkway connections between buildings and active areas within the site.

The development consists of 2-story residential buildings throughout the site and adjacent to the single-family residential, and 2/3-story residential buildings in the middle of the site and adjacent to the commercial. The buildings will consist of 1, 2 and 3 bedroom units with units ranging in size from approximately 780 to 1,165 square feet. Parking will be provided at 2.2 spaces per unit which meets the City's current standard.

Permitted Uses

The site shall be developed with permitted, conditional and accessory uses consistent with the uses listed in the RM-1 zoning district under Article 14-6 of the Zoning Ordinance.

Phasing

The PAD will be developed in one phase.

Development Standards

The site will developed utilizing the RM-1 development standards provided in the City of Peoria Zoning Ordinance except that the density for the Santana Village development may not exceed 14.76 dwelling units per acre as shown on the Preliminary Development Plan.

Parking

The parking meets the current requirements established in Article 14-23 of the Zoning Ordinance.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Multifamily Residential uses in effect as of the date of this PAD.

Signage

Signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

This project shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual.

Grading and Drainage

On-site retention and drainage will comply with the City of Peoria requirements.

Public Utilities and Services

There are 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.

Sewer	City of Peoria
Water.....	City of Peoria
Electricity.....	Area Provider
Telephone	Area Provider
Cable TV	Area Provider
Gas.....	Area Provider
Refuse.....	City of Peoria
Fire and Emergency.....	City of Peoria
Police	City of Peoria
Schools	Peoria Unified School District

Site Aerial



- PAD Rezoning
- Overall Site

**Legal Description
Santana Village PAD**

APN 142-11-299C

PORTION OF SECTION 23 TOWNSHIP 3N RANGE 1E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

POR SE4 SEC 23 DAF BEG SE COR SD SEC TH N 909.07F TH W 100.66F TO POB TH S 47D 15M W 546.37F TH S 88D 21M W 291.03F TH N 279.44F TH E 64.90F TO BEG TAN CUR RAD 275F TH NELY ALG S CUR 274.98F TH S 57D 23M E 50.45F TH E 354.12F TO TPOB AKA LOT 2 MCR 852-44 P/F 06-1088479.

EXCEPT THE WEST 338.18F OF DESCRIBED PARCEL.

APN 142-11-299B

PORTION OF SECTION 23 TOWNSHIP 3N RANGE 1E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

PT SE4 SE4 DAF COM SE COR DESERT COVE MANOR MCR 230-8 W 55F TO TPOB TH S 47D 17M W 544.37F S 88D 23M W 47.15F N 47D 17M E 546.35F TH E 45.68F TO TPOB.

EXCEPT THE WEST 47.15F OF DESCRIBED PARCEL.

APN 142-11-299B

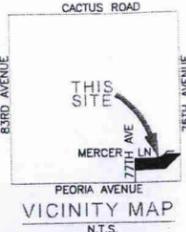
PORTION OF SECTION 23 TOWNSHIP 3N RANGE 1E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

SE4 SE4 EX BEG SE COR SEC N 909.07F W 5KF S 48D 01M W 537.88F S 530.01F E 455F TH N 909.07F W 55F TO TPOB TH S 47D 15M W 544.37F S 88D 21M W 837.88F N CUR 274.98F TH CONT S 57D 23M E 50.42F TH E 399.81F TO POB & ALSO EX PER 1.

R1-8

R1-B "DESERT COVE MANOR UNIT 2"
(BK 234 PG 28 MCR)

"DESERT COVE MANOR"
(BK. 234 PG. 28 M.C.R.)



- BY: DATE:

ASI SITE NOTES

1. PREFABRICATED STEEL CARPORT-TYPICAL PROVIDE A VERT MIN. CLEARANCE OF '08' AT ACCESSIBLE CARPORTS
2. ASPHALTIC PAVING-SEE CIVIL DRAWINGS.
3. TYPICAL PARKING STALL-9'-6" X 18'-0" (WITH A 7'-0" OVERHANG)
4. 6" X 8" EXTRUDED CONCRETE CURB-TYP. MOUNT 3" FROM FACE OF ASPHALT.
5. PLANTER AREA-SEE LANDSCAPE PLANS FOR PLANTING AND WALK LAYOUT.
6. TYPICAL 24" WIDE ACCESS DRIVE-SEE CIVIL PLANS FOR NEGOTIATION.
7. RETENTION AND LANDSCAPING AREA-SEE LANDSCAPE AND CIVIL PLANS.
8. REFUSE ENCLOSURE-SEE DETAILS.
9. CLUBHOUSE BUILDING-SEE ARCHITECTURAL PLANS FOR CONSTRUCTION.
10. NEW 6" HIGH WALL
11. SEE L/S FOR DETAILS
12. TYP. SIDEWALK 4'-0" WIDE
13. SCORED OR INTERGRAL COLORED ASPHALT, 1/4" DEEP SCORE MAX.
14. ACCESSIBLE CAR STALL SEE DET. THIS SHEET
15. ACCESSIBLE SPACE SEE DET. THIS SHEET
16. PROJECT SIGN
17. MAINT. BUILDING SEE ARCH. PLANS
18. POOL / SPA, SEE LANDSCAPING
19. TOT. FT. ARE SEE LANDSCAPING, AND SPEC. 2D. CABANA, SEE PLANS
20. EXISTING 6" HIGH CURB WALL
21. 3" HIGH SCREEN WALL
22. EXISTING 6" HIGH CURB WALL
23. FDC LOCATION-VERIFY WITH CIVIL PLANS.
24. POOL EQUIPMENT
25. SITE TRIANGLES
26. VEHICULAR GATED ENTRY
27. REPAIR PERMIT REQUIRED.
28. GAS BEG THIS LOCATION SEE L/S & PLUMBING.
29. EMERGENCY ACCESS ONLY
30. 3" HIGH SCREEN WALL, SEE L/S FOR DETAILS AND ELEVATIONS.
31. FIRE DEPT APPROVED SITE DIRECTORY
32. MAINT. CHANGE AT WALKWAYS, SEE L/S AND CIVIL

Site Project Data

UNIT	QUANTITY	TYPE	COMB. TYPE	GROSS SF.	NET SF.	RATIO	TOTAL	SPRINK.
AI	86	R-2	V-2B	782	738	94.5%	81,288	URS
BI	36	R-2	V-2B	360	360	100%	36,000	URS
CI	1	R-2	V-2B	160	160	100%	16,000	URS
TOTALS	123			1,302	1,258	96.6%	133,288	

General Notes:

- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- B. PURSUANT TO CHAPTERS OF THE PEORIA CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEPENDENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.
- C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY 3" OR LARGER SHALL BE SCREENED BY A MASONRY WALL, PAINTED TO MATCH THE BUILDING.
- D. NO SIGNS, WALLS, UTILITY BOXES, STRUCTURES, BARBED HEDGES OR OTHER PLANTS, (EXCLUDING TREES) SEE PEORIA DET. 810 FOR RESTRICTIONS, OVER 8' IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRAFFIC ENGINEER.
- E. ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW BY A PARAPET WALL.
- F. ALL AUTOMATIC GATED DRIVEWAYS SHALL HAVE 'OPTIC' OR EQUAL RECEIVER FOR FIRE TRUCK CONTACT TO OPEN AUTOMATICALLY.
- G. NOT USED
- H. ALL FIRE HYDRANTS TO BE OF THE 'LET BARREL' TYPE, MAINTAIN A MINIMUM 3' CLEAR SPACE AROUND FIRE HYDRANT AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENDOURCH UPON THE 3' CLEAR SPACE WHEN MATURE.
- I. ALL LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 14-3-3.1 OF THE CITY OF PEORIA ORDINANCE LIGHTING REQUIREMENTS AND THE CITY OF PEORIA OUTDOOR LIGHT CONTROL ORDINANCE.
- J. ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.
- K. ALL GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.
- L. REFUSE CONTAINERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PEORIA ZONING ORDINANCE.
- M. PEORIA ZONING ORDINANCE REPRESENTS THE FIRE LANE. Every fire apparatus access roadway required under the authority of this section shall be posted with signs readable from either direction of travel and vertically installed at points not more than eighty (80) feet on corner along the length of the required fire apparatus access roadway. Fire Lane signs, with indicating arrows, shall be posted at the beginning and end of each fire lane with the indicating arrow pointing in the direction of the fire lane. If the fire lane is interrupted by a drive, then a two-way arrow shall be installed at that location. In lieu of signs the curb can be painted red and named 'NO PARKING FIRE LANE' in four (4) inch white block letters on the vertical face of the curb and spaced eighty (80) feet on corner (ref: IFC - 2006 amended, section 905.3). All open curb within this project shall be required to be marked as 'No Parking - Fire Lane'.
- N. FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTION 905.3.1 & 905.3.2 OF THE INTERNATIONAL FIRE CODE WITH CITY OF PEORIA AMENDMENTS.
- Q. A full set of keys to open all areas inside and outside the structure, to include the fire alarm panel, shall be placed inside the key box.
- R. Any gates to the block, a fire apparatus separate submittal for a permit (ref: IFC - 2006) amended, section 903.6.1. Additionally the gates shall meet the City of Peoria design requirements (ref: IFC - 2007 amended, section 903.6.6) Access road will require a permit.

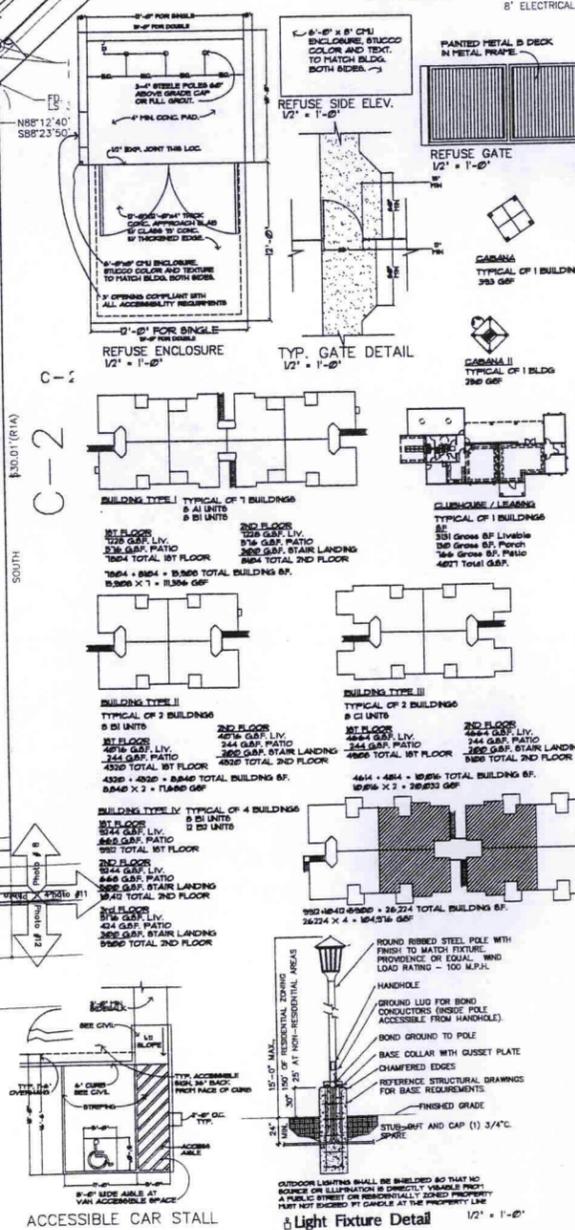
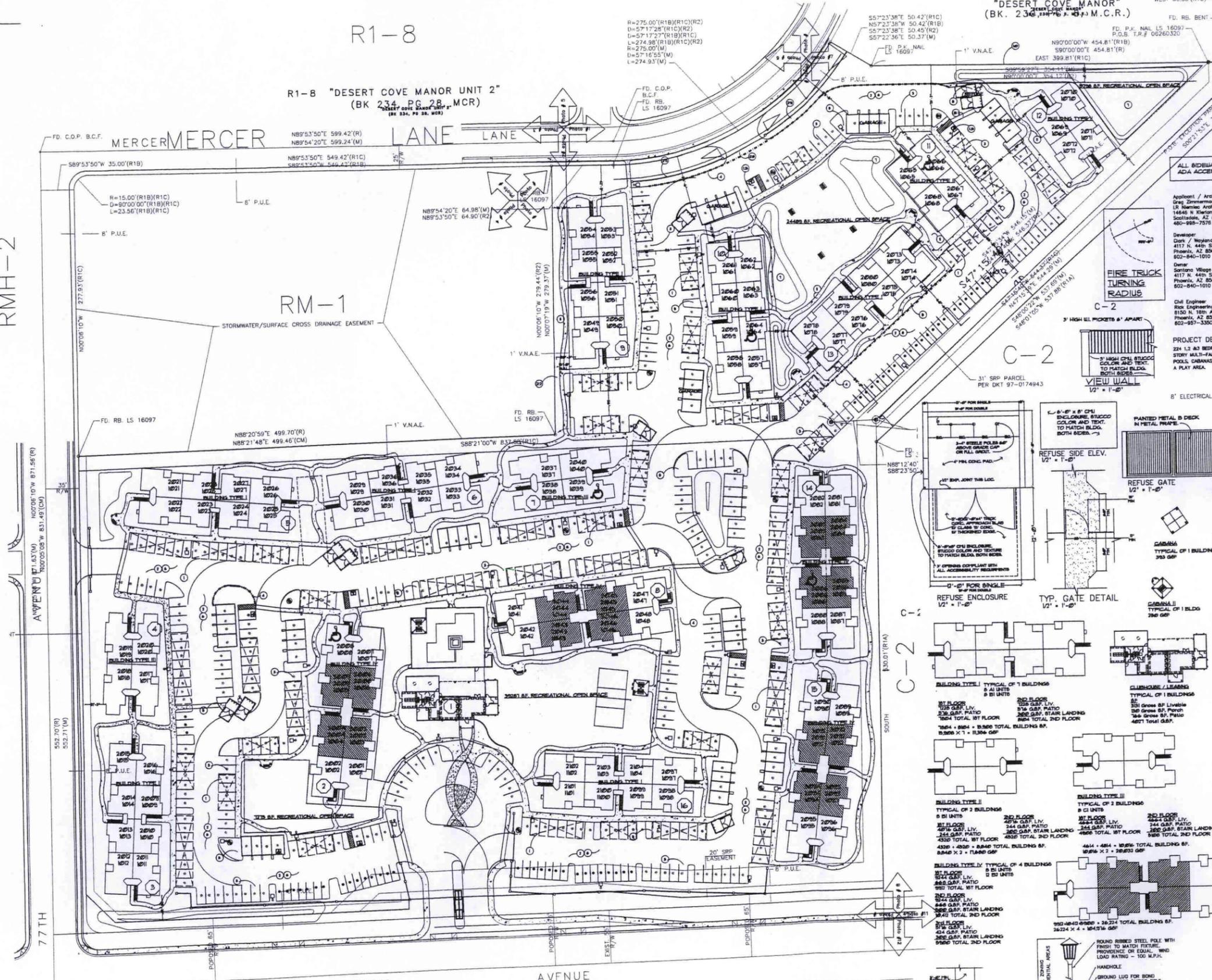
Santana Village
Peoria Az

Site plan
1" = 50'-0"

AS1

RMH-2

RM-1



c-2 Site Plan
1" = 50'-0"

G. M. Zimmerman - Architect

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