Z93-08

CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION

CC NO: 4x99 AMEND. NO: _____

Date Prepared: July 9, 1993
Meeting Date: July 20, 1993

TO: Peter C. Harvey, City Manager

FROM: Philip V. Bloom, Development Services Director

PREPARED BY: Jon Arnhold, Planner

SUBJECT: A public hearing on a request by Shea Homes to rezone 32± acres from Intermediate Commercial (C-2) to Planned Area Development (PAD) zoning district located at the S.E.C. 83rd Avenue and Thunderbird Road (Z 93-08A).

RECOMMENDATION:

1. The Mayor and Council concur with the Planning and Zoning Commission recommendation to rezone the subject property to the P.A.D. zoning district subject to the following conditions:

   A. That CMPA 93-02, changing the land use designation for the subject property from Community Commercial (CC) to Low Density Residential (LD), is approved by City Council.

   B. That development occur in accordance to the Preliminary Development Plan and Standards and Guidelines Report as revised by Stipulation No. D below.

   C. That the applicant maintains the open space/retention area for a period of ~~one~~ two year from the date of receiving ~~substantial compliance~~ Final Completion as determined by the Development Services Department, and that cost records for the maintenance of the open space/retention area are provided to the City.

   D. That the design of the open space/retention area and recreational amenities will be reviewed and approved by the Community Services and Development Services Departments during the review of the Final Plat construction documents.

   E. That 30 ft. of half-street right-of-way be dedicated for the north half of Wacker Road.

   F. That 65 ft. of half-street right-of-way be dedicated for the east half of 83rd Avenue along the western boundary of the subject property.

Motion: A-R-O — #C Amended
Second: _____ **Ord. #** _____ **Res. #** _____
Approved: _____ **Failed:** _____
Nays: _____ **Action Date:** 7-20-93

G. That street improvements are provided for 83rd Avenue from the boundary of the site to the existing improvements adjacent to the Mobil Station at the time the remaining street improvements are installed for the subdivision, or as required by the City Engineer.

2. The Mayor and Council instruct staff to prepare the ordinance in accordance with City Council determination.

SUMMARY:

The subject property which is generally located at the SEC of 83rd Avenue and Thunderbird Road (Exhibit A) is also being considered on the July 20, 1993 City Council agenda for a Comprehensive Master Plan map amendment (CMPA 93-02) from Community Commercial (CC) to Low Density Residential (LD).

The City Council adopted the existing C-2 zoning on June 14, 1988. Surrounding zoning includes RM-1 zoning to the south and east (The Discovery at the Orchard townhome development), R1-8 property to the south of the southwest portion of the subject site, and RM-1 zoning (the Pivotal Peoria Center single-family subdivision) and C-2 zoning (including the fire station) to the west across 83rd Avenue. The Spanish Wells commercial center which is zoned C-2 is located to the north. Directly to the east of the site, Shea Homes is processing an additional rezoning request from C-2 to R1-6.

The Standards and Guidelines Report with the Preliminary Development Plan is attached as Exhibit B. The PAD proposes only one land use, single-family residences, which is permitted under

the PAD ordinance. The applicant is requesting PAD zoning to accomodate a home which is designed to be contained on lots with a minimum size of 4725 sq. ft. (45'x 105'). The Preliminary Plat which was also approved by the Commission at their June 24, 2993 meeting, indicates that the average lot size is approximately 5,426 sq. ft. The PAD has an approximate density of 5 du/ac.

A minimum lot width of 45 ft. is proposed in the development standards which also include a 45 % maximum lot coverage, a front yard setback of 20 ft., a rear yard setback of 15 ft. and corner (street) side yard setback of 10 ft.

The applicant is also requesting 5 ft. and 5 ft. side yards. Staff's position was that the side yard setbacks should be changed to 5 ft. and 8 ft. at a minimum due to policy established with the adoption of the R1-6 district. However, the Commission felt (with the exception of one Commissioner) that the applicant had provided sufficient open space with amenities to warrant the reduced side yard setbacks of 5 ft. and 5 ft.

The open space requirement was a major area of discussion between the staff and the applicant. Initially, staff was concerned that the open space was planned only to accomodate the retention for both the R1-6 (Z 93-08B) and PAD parcels. Therefore, the retention area although technically allowed to be included in the open space

calculation was not considered to be useable open space in the spirit of the PAD ordinance. The applicant responded to this concern by providing staff with calculations which indicated the retention area needed separately for the R1-6 and PAD parcel. Based on these calculations, the applicant added .4 ac to provide 4.1 acres total in open space/retention area. The applicant also offered to add recreational amenities such as a playground equipment, and to work with the Community Services and Development Services Departments on the final design of the open space/retention area during preparation of the Final Plat construction documents.

Discussion of the design focused on eliminating Pershing Avenue from the plat which divided the open space into two sections. This change would result in an improved design in which the open space is no longer divided into two. It also allows the developer to address the concerns of a resident to the south in the Bristol Manor subdivision zoned R1-8. The adjustment to the design of the open space/retention area, and the elimination of Pershing Avenue, will also allow the configuration of the lots to be modified to avoid the problem of backing several smaller lots onto the existing larger lots in the Bristol manner subdivision.

The applicant has also agreed to maintain the open space/retention area for a period of one year and to provide records to the City

relative to maintenance costs (see Stipulations C and D). This data will be utilized in establishing the cost for the Landscape Maintenance Improvement District.

Public comment related primarily to concerns about smaller lot development. Some residents expressed their desire to have the vacant land developed.

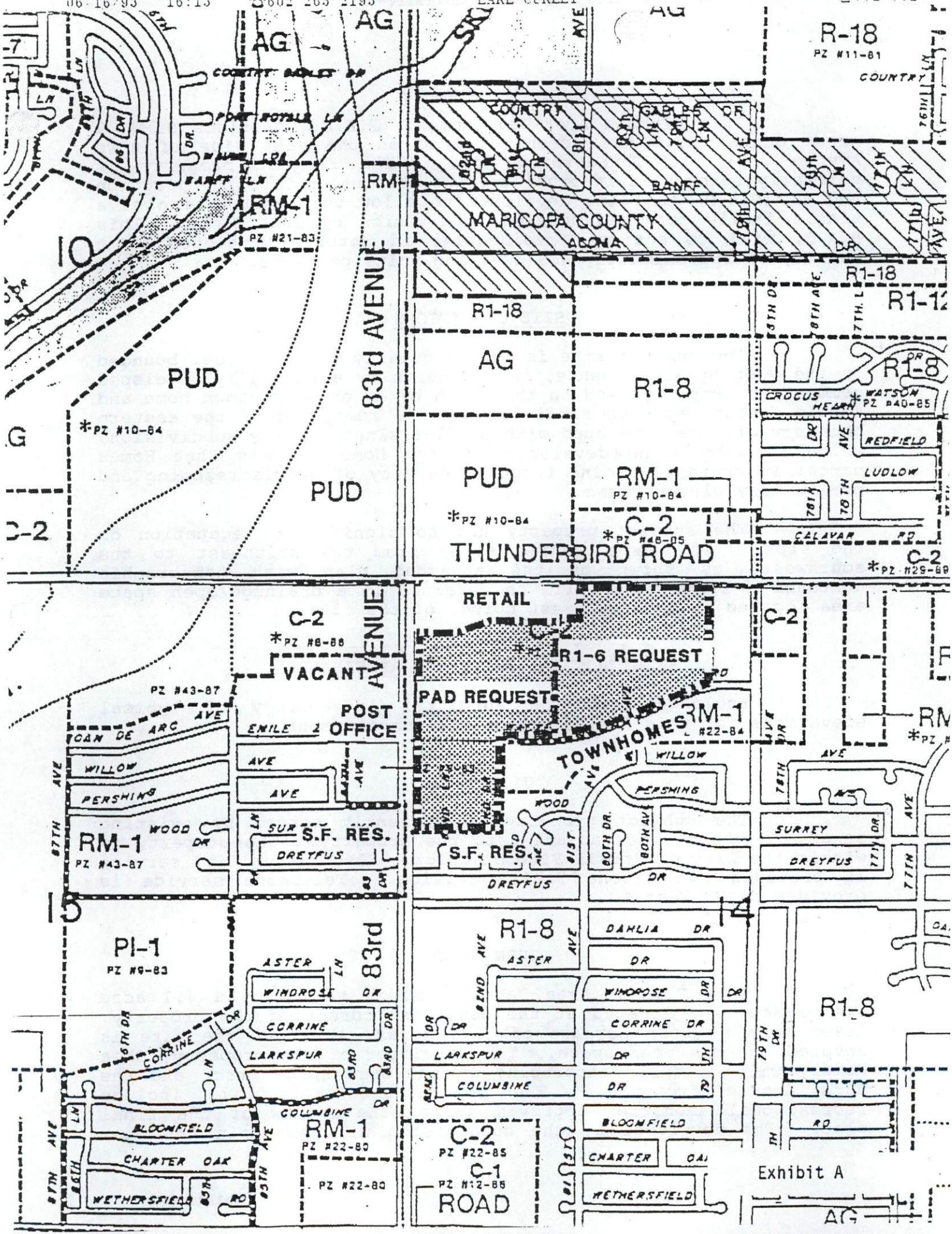
At their June 24, 1993 meeting, the Planning and Zoning Commission recommended approval of Z 93-08A by a 4 to 1 vote. As previously noted, the dissenting Commissioner had concerns about the 5 ft. side yard setbacks.

ATTACHMENTS:

1. Location Map
2. Standards and Guidelines Report with Preliminary Development Plan

Philip V. Bloom, Development Services Director

j4.z93-08.CC


AG
R-18
PZ #11-81
COUNTRY
GABLES DR
BANFF
MARICOPA COUNTY
ACOMA
RM-1
PZ #21-83
R1-18
83rd AVENUE
AG
R1-8
PUD
*PZ #10-84
PUD
RM-1
PZ #10-84
C-2
*PZ #46-85
THUNDERBIRD ROAD
CROCUS
WATSON
PZ #40-85
REDFIELD
LUDLOW
CALAVAR RD
C-2
*PZ #29-89
RETAIL
C-2
*PZ #8-86
VACANT
POST OFFICE
R1-6 REQUEST
PAD REQUEST
TOWNHOMES
RM-1
PZ #22-84
PZ #43-87
WILLOW
PERSHING
WOOD
S.F. RES.
DREYFUS
SURREY
RM-1
PZ #43-87
PI-1
PZ #9-83
ASTER
WINDROSE
CORRINE
LARKSPUR
COLUMBINE
BLOOMFIELD
CHARTER OAK
WETHERSFIELD
RM-1
PZ #22-80
C-2
PZ #22-85
C-1
PZ #12-86
ROAD
DAHLIA DR
R1-8
Exhibit A

INTRODUCTION

This Planned Area Development (P.A.D.) consists of 32.2 gross acres (29.6 net acres) located on the east side of 83rd Avenue south of Thunderbird Road. The subject property is currently being held in trust for the Resolution Trust Corporation and the P.A.D. is being developed to allow the construction of a single family detached housing subdivision by Shea Homes. This P.A.D. will be entirely residential in nature, developed at a density of approximately 4.9 dwelling units per acre.

SITE CONDITIONS

The subject site is an irregularly shaped parcel bounded on the west by 83rd Avenue, on the north by a partially developed commercial property, and on the south by an existing town home and single family detached subdivision. The remainder of the eastern boundary will be developed with an R1-6 single family subdivision, which is also being developed by Shea Homes. This Shea Homes parcel is currently going through the City of Peoria rezoning and preliminary plat process.

The subject property has no significant vegetation on the site. It has a gentle slope from the northeast to the southwest, as shown on the attached plan with topographic contours. Storm water will be detained in a drainage/open space area located at the southwest corner of the site.

ARCHITECTURAL STYLE AND APPEARANCE

Enclosed with the submittal is a copy of typical elevations for this P.A.D. residential development.

UTILITIES

The subject property is currently served by existing sewer and water lines adjacent to the property. The property is within the City of Peoria Fire District. Electric utility service is provided by Arizona Public Service. Telephone service is provided by US West.

OPEN SPACE

This Planned Area Development is served by a 4.1 acre open space area located at the southwest corner of the property. Based upon a gross acreage of 32.2 acres, 12.7% of the site is devoted towards open space. The developer of the property, Shea Homes, will install landscaping in the open space tract and the 83rd Avenue frontage. The open space tract will include recreational amenities approved during the review of the final plat. The developer of the subdivision will maintain the open

space area for a period of one year after its installation. After that time, these open space and landscaping areas will be maintained through a maintenance improvement district.

DEVELOPMENT STANDARDS

This residential P.A.D. will comply with all development standards of the R1-6 zoning district with the exception of minimum lot size, minimum frontage, and one side yard setback. Any standard not identified within this document shall be governed by the applicable City code or policy. The average lot size cannot be determined until the subdivision plat has been finalized. The density of this subdivision is expected to be approximately 4.9 units per acre.

Minimum front lot width	-	45'
Front yard setback	-	20'
Side yard setbacks*	-	5' and 5'
Rear yard setback	-	15'
Maximum lot coverage	-	45%

* Street side yard setbacks on corner lots will be a minimum of 10'.

April 8, 1993

LEGAL DESCRIPTION
R1-6 PAD
83RD AVENUE AND THUNDERBIRD

That part of the Northwest Quarter of Section 14, 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 Northwest Corner of said Section 14, thence, South 02°15'17" West, along the West line of said Section 14, a distance of 474.65 feet to the True Point of Beginning.

Thence, North 89°53'41" East, 333.17 feet;
Thence, North 66°42'00" East, 270.67 feet;
Thence, South 89°58'07" East, 481.47 feet;

Thence, South 01°03'11" East, 875.68 feet to the beginning of a 1146.11 foot radius, non-tangent curve, whose center bears North 07°14'45" West and to a point on the centerline of West Wacker Road, as shown on the Map of Dedication for "The Orchard," as recorded in Book 263 of Maps, Page 22, Maricopa County Records;

Thence, Westerly, along said centerline of West Wacker Road and along the arc of said last mentioned curve, through a central angle of 07°16'06", 145.39 feet;

Thence, North 89°58'39" West, continuing along said centerline of West Wacker Road, 300.00 feet;

Thence, South 00°01'21" West, along the West line of Lot 1 of said "The Orchard," 720.65 feet;

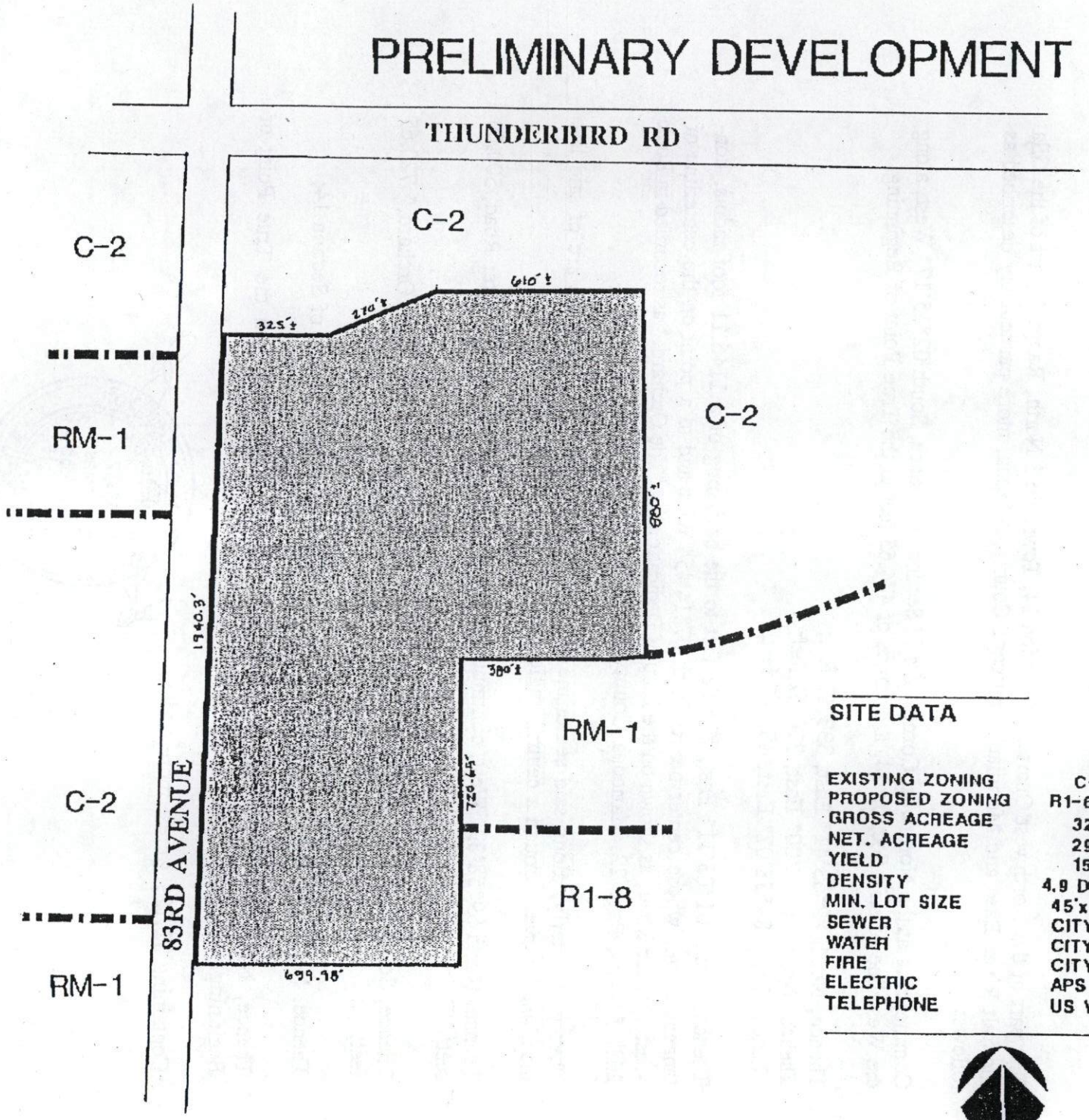
Thence, North 89°58'39" West, 693.00 feet to a point on said West line of Section 14;

Thence, North 02°15'17" East, along said West line, 1498.70 feet to the True Point of Beginning.

Containing 32.129 Acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
15917
E. THOMPSON
VAN LOO
4/8/93
ARIZONA, U.S.A.

PRELIMINARY DEVELOPMENT PLAN

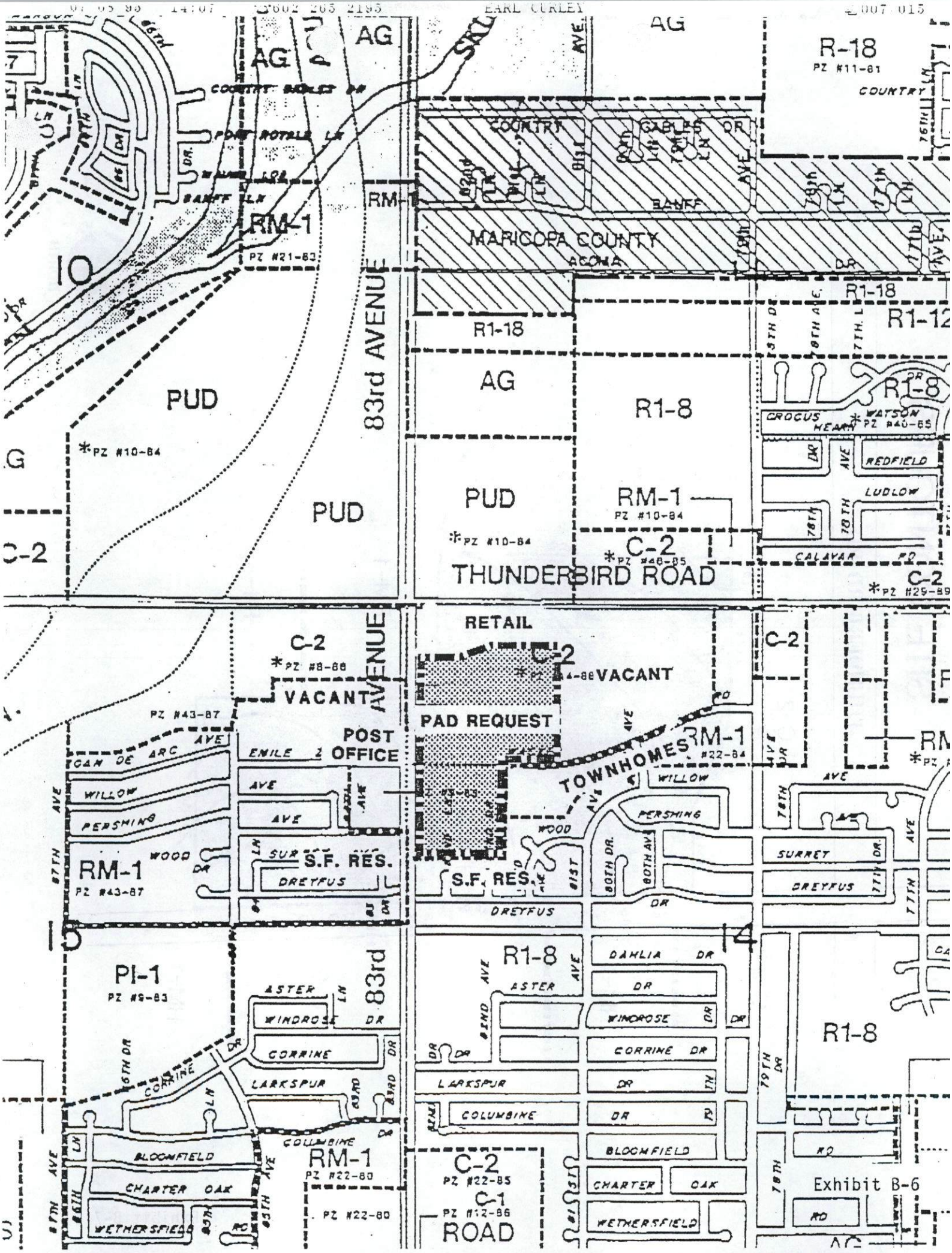


SITE DATA

EXISTING ZONING	C-2
PROPOSED ZONING	R1-6 PAD
GROSS ACREAGE	32.2
NET. ACREAGE	29.6
YIELD	157
DENSITY	4.9 DU/AC
MIN. LOT SIZE	45'x105'
SEWER	CITY OF PEORIA
WATER	CITY OF PEORIA
FIRE	CITY OF PEORIA
ELECTRIC	APS
TELEPHONE	US WEST

NORTH

Exhibit B-5


AG
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C-2
*PZ #46-85
THUNDERBIRD ROAD
C-2
*PZ #29-89
RETAIL
C-2
*PZ #8-88
VACANT
PAD REQUEST
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RM-1
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ENILE
WILLOW
PERSHING
WOOD
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DREYFUS
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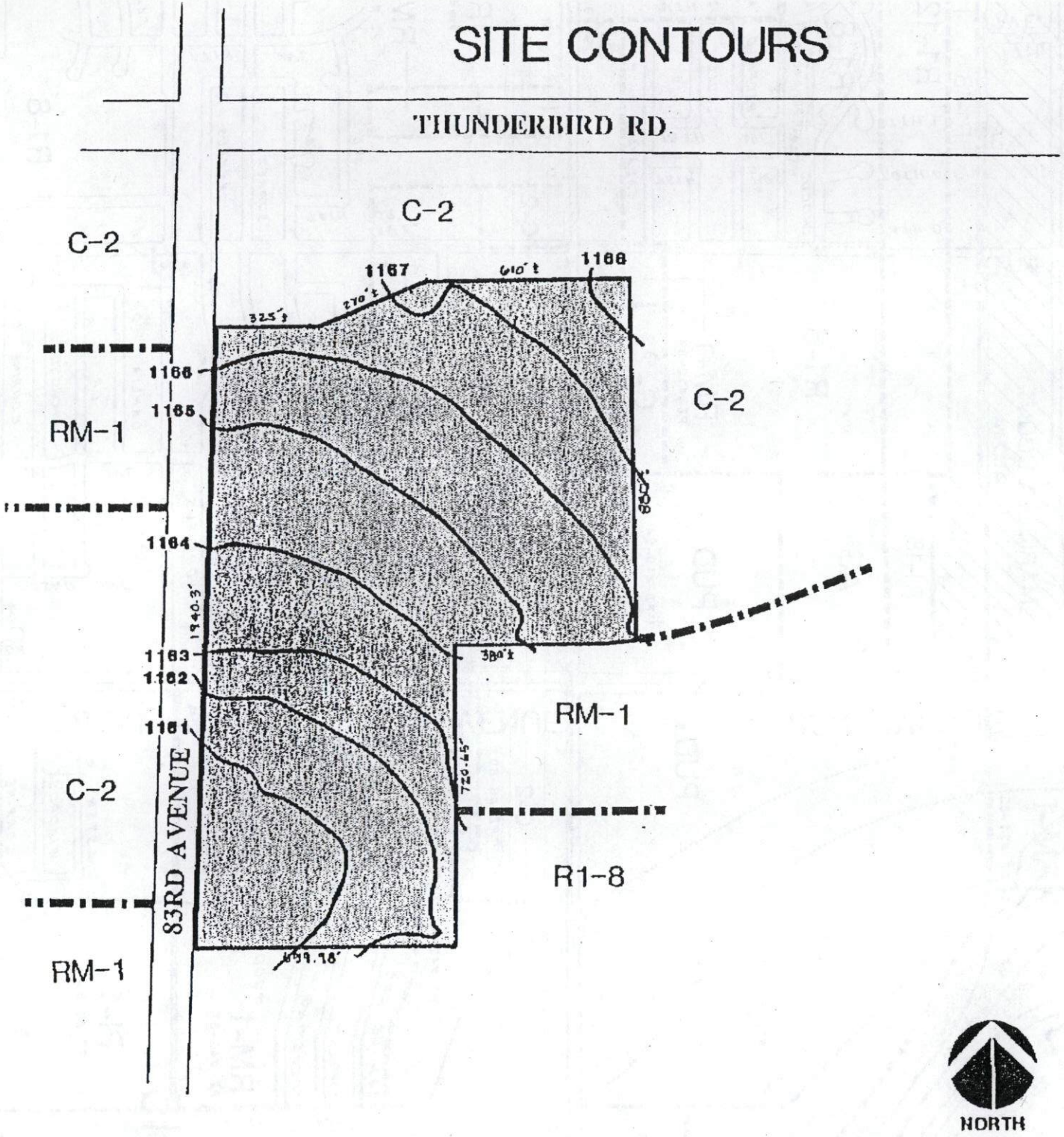
LARKSPUR
COLUMBINE
BLOOMFIELD
CHARTER OAK
WETHERSFIELD
RM-1
PZ #22-80
C-2
PZ #22-85
C-1
PZ #12-86
ROAD
R1-8
DAHLIA DR
Exhibit B-6

SITE CONTOURS

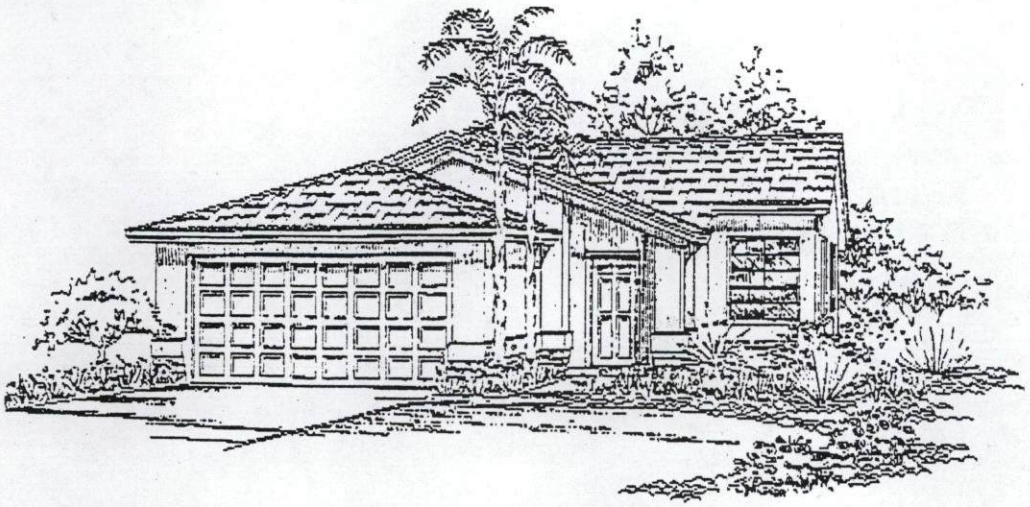


TYPICAL ELEVATIONS

Exhibit B-8

SHEA HOMES

Elevation A



Elevation B

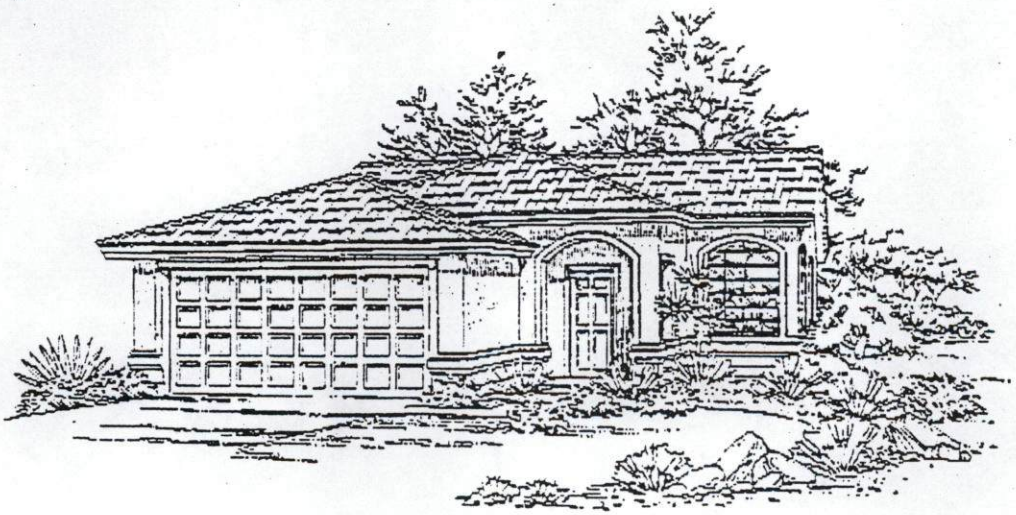


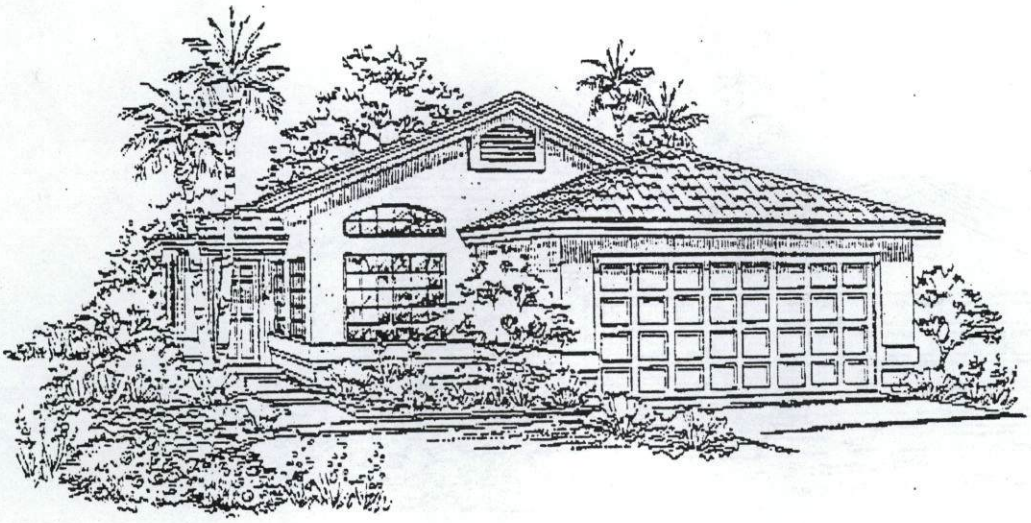
Exhibit B-9

4-9-92

Renderings are an artist's conception and may vary slightly from the actual elevation. Complete plans are available for inspection upon request.

SHEA HOMES

Elevation A



Elevation B

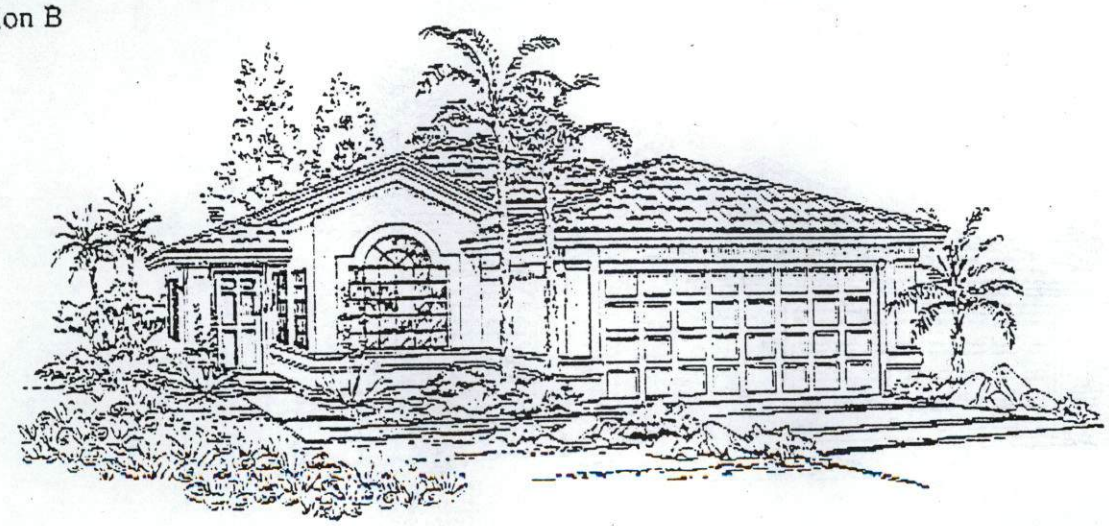


Exhibit B-10

4-9-92

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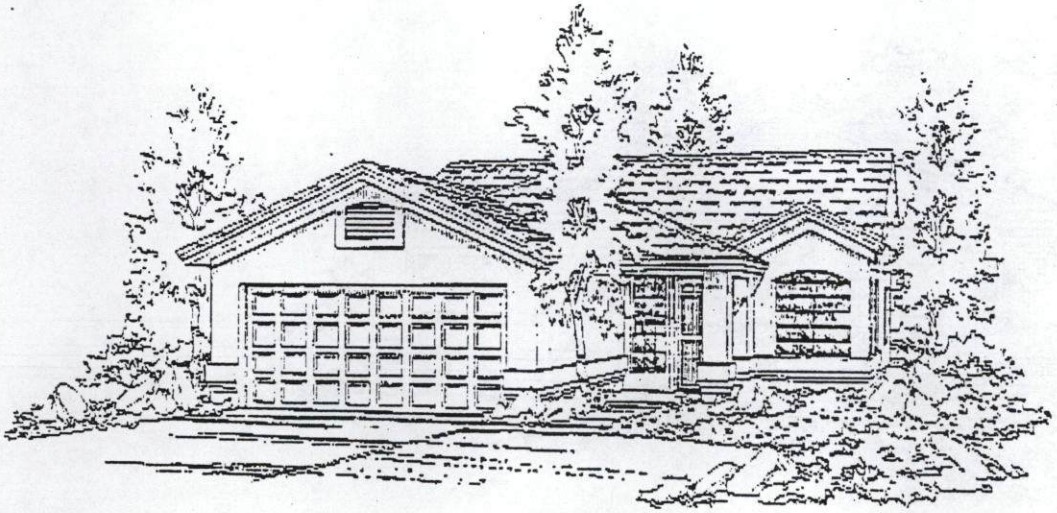
SHEA HOMES

Elevation A



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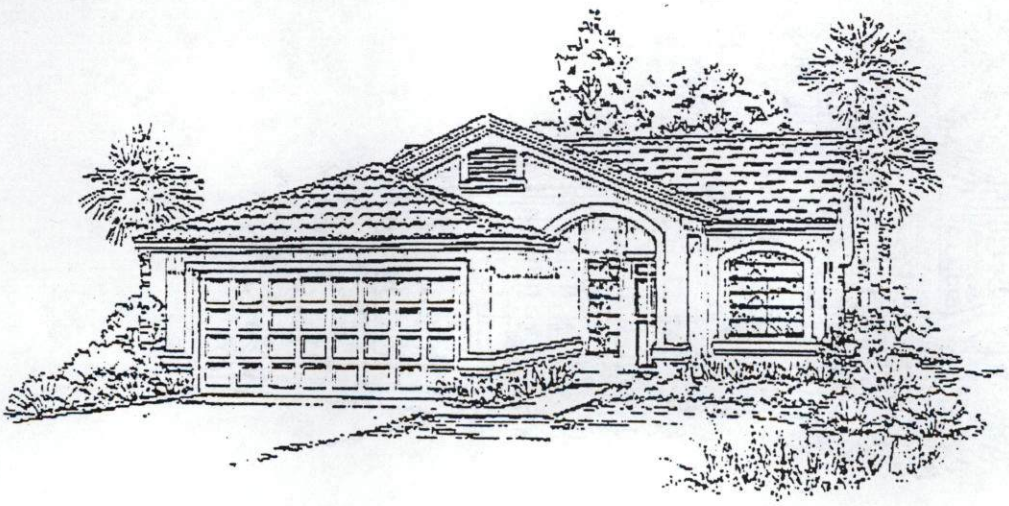

Exhibit B-11

4-9-92

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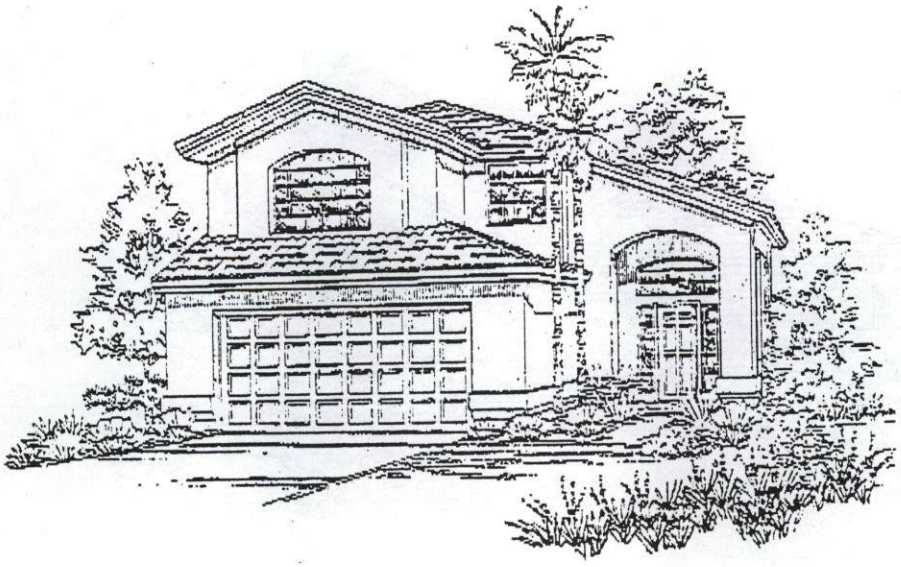
SHEA HOMES

Elevation A



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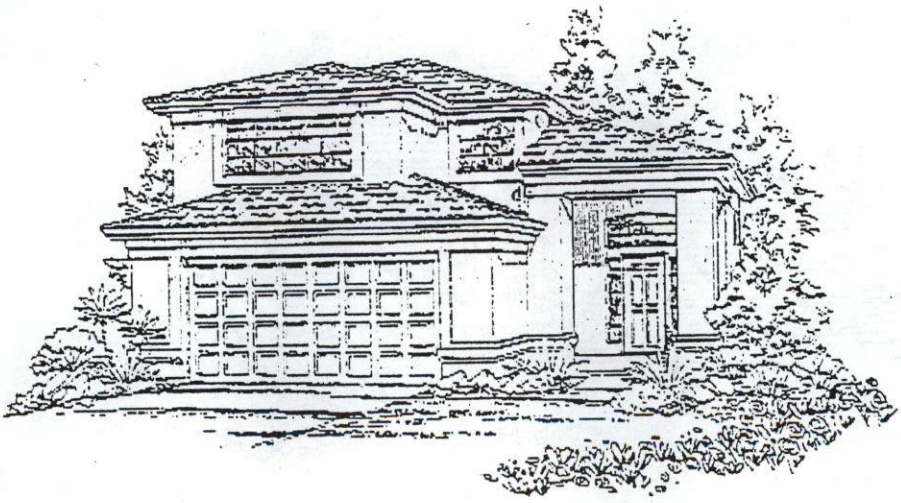

Exhibit B-12

4-9-92

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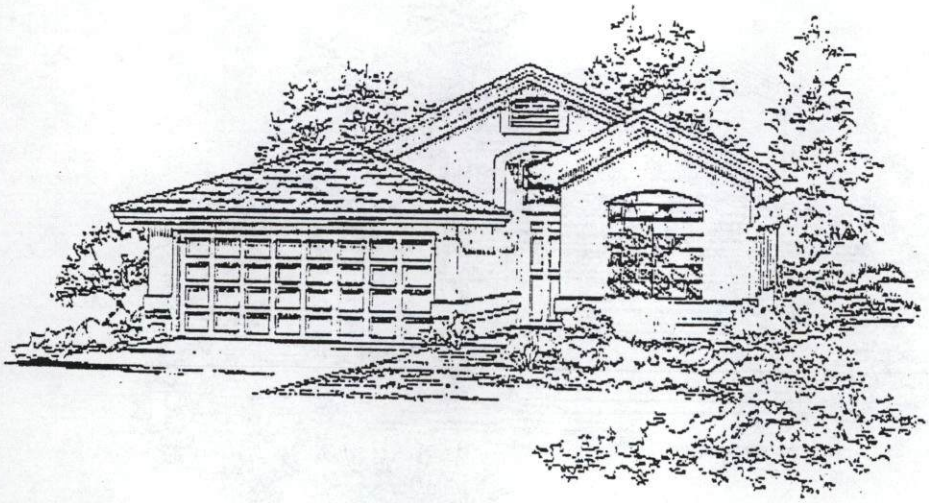
SHEA HOMES

Elevation A



Elevation B

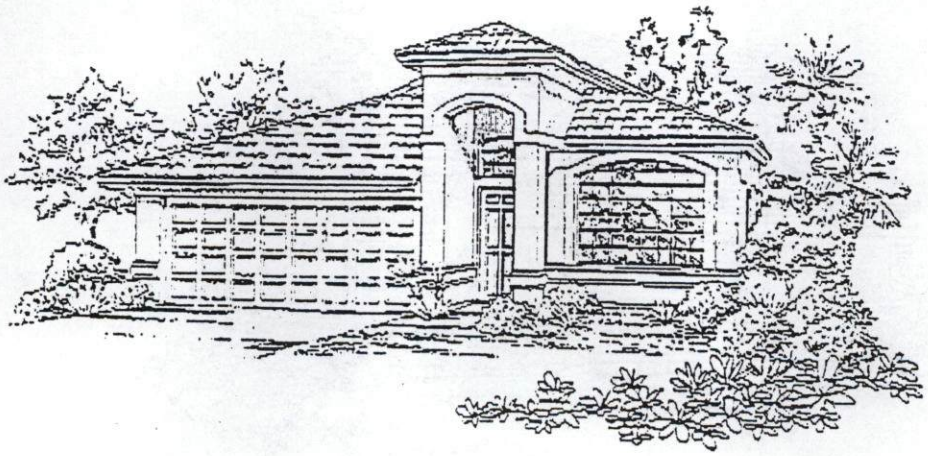


Exhibit B-13

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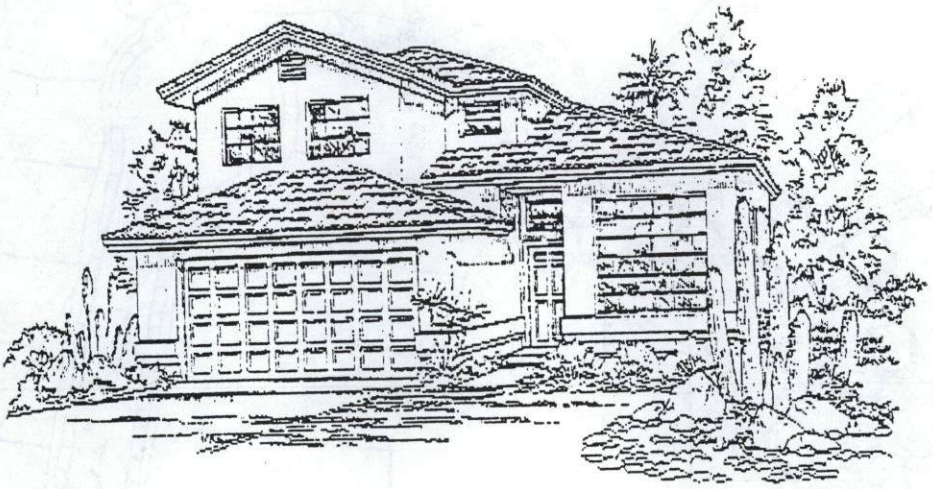
4-9-92

SHEA HOMES

Elevation A



Elevation B

Exhibit B-1

4-9-92

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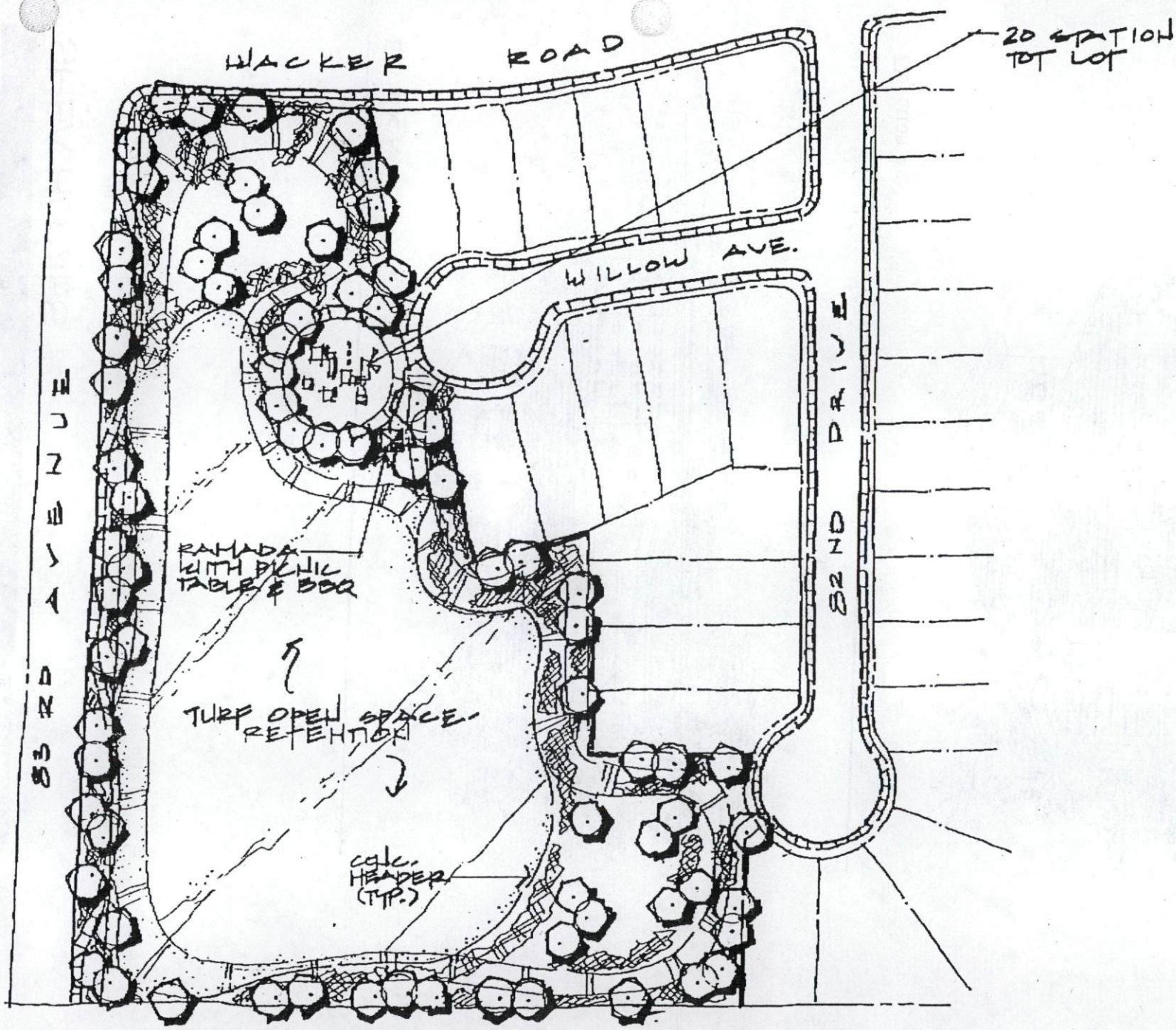

Exhibit B-15

CVL
COE & VAN LOO
PLANNING • ENGINEERING
LANDSCAPE ARCHITECTURE

NORTH

83RD AVENUE & THUNDERBIRD - OPEN SPACE CONCEPT

1"=100'