

Z96-21

(+ord 96-103)

PRELIMINARY DEVELOPMENT PLAN

ATTACHED TO THE CITY OF PEORIA ZONE-CHANGE APPLICATION
FOR

"FAIRMONT"

Z 96-21

August 19, 1996

Rev. October 15, 1996

OWNER:

John L. & Honorine A. Payne
Revocable Living Trust
9412 North 85th Avenue
Peoria, Arizona 85345

APPLICANT:

Beazer Homes Holding Corporation
2005 West 14th Street, Suite 110
Tempe, Arizona 85281

ENGINEER:

Sage Engineering Corporation
3414 South 48th Street, Suite 8
Phoenix, Arizona 85040
File No. 1116096



EXHIBIT C-1

-I-N-D-E-X-

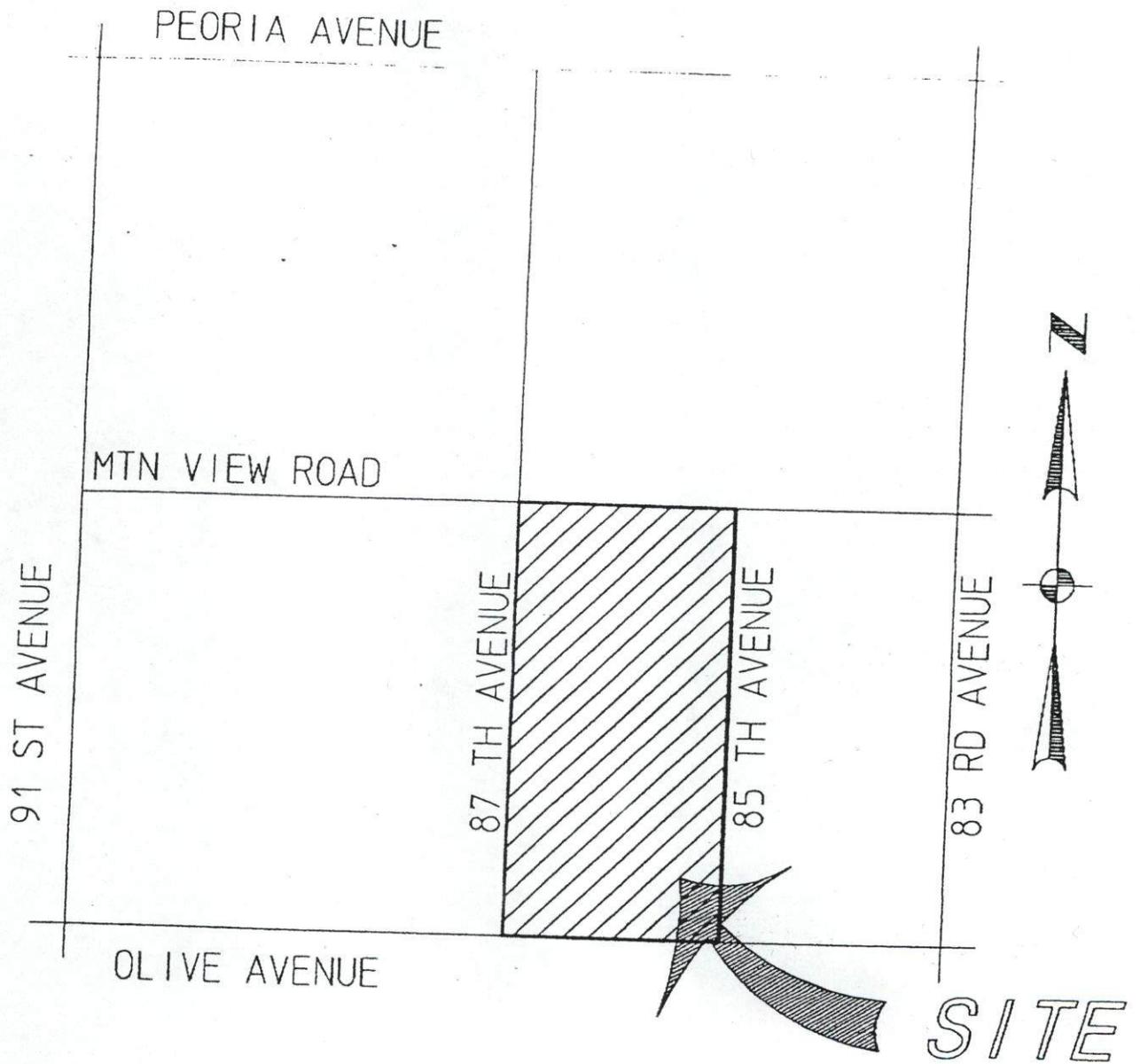
Narrative Statement to accompany Zone-Change Application

for

FAIRMONT

August 19, 1996

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VICINITY MAP

N.T.S.

Explanatory Narrative:

The subject property contains a gross area of 18 acres, and is the easterly portion of an 80-acre fractional-section located northeasterly of the intersection of Olive Avenue with 87th Avenue. The subject property is described as being the East 300 feet of the West Half of the Southeast Quarter of Section 27, Township 3 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. The subject 18-acre property is within the corporate limits of the City of Peoria, and the westerly 62-acre portion of this overall property is an unincorporated Maricopa County "island", entirely surrounded by the City of Peoria. The overall 80-acre property is proposed for development by Beazer Homes, as a single-family detached residential subdivision to be entitled "Fairmont". This Narrative Statement specifically concerns the easterly 18-acre portion of the said overall 80-acre fractional section, and is an attachment to the Zone-Change and Preliminary P.A.D. Site-Plan being submitted for the review procedures of the City of Peoria. Separate applications concerning the westerly 62-acre portion of this overall development have been submitted to Maricopa County, for simultaneous processing with the City applications.

Purpose of this Request:

Zone-Change and Preliminary Site-Plan Applications are being submitted to both the City and to the County, for the relevant portions of this project, for simultaneous processing of same through their review and approval procedures. Essentially, the Site-Plans being submitted to the two said agencies are identical, as are the land-use provisions of both Zone-Change Applications. The physical layout and the design criteria for both the County and City portions of the subject development are identical. The existing zoning of the subject 18-acre (i.e., the City) portion of this overall project is "AG", and the existing zoning of the 62-acre (i.e., County) balance of same is "Rural-43". Due to the differences in the texts of the County and City Zoning Codes, "P.A.D." re-zoning is being requested for the subject 18-acre (City) portion of the overall property, and "R1-7, R.U.P.D." re-zoning is being separately requested for the 62-acre (County) balance of the project.

Pre-Application Conferences regarding the subject development have been conducted with the staff of both the Maricopa County Department of Planning and Infrastructure Development and the City of Peoria Community Development Department, and during same, the proposed land-use and the development layout of the subject project met with their tentative and preliminary approvals. The proposed land-use conforms with the City of Peoria General Plan. The subject project is intended

to be developed in conformance with the City of Peoria standards, regulations and procedures, and an annexation application has been submitted to the City. Pursuant to the tentative agreements concerning this matter that were reached during the said Pre-Application Conferences with both the County and City staffs, and for the specific purpose of expediting the production of this project, the Zone-Change and Site-Plan Applications are being processed simultaneously with the Annexation Application, with the proviso that: the City Council's approval of the Annexation Application will not occur prior to the County Board of Supervisor's approval of the Zone-Change and Site-Plan Applications for the westerly 62-acre (i.e., the County) portion of the property.

Existing Site Conditions:

This overall 80-acre property consists of cultivated and irrigated farmland, is adjoined along the southerly portion of its east boundary (across 85th Avenue) by an existing single-family residential subdivision entitled "Cedarbrook ", and along the northerly portion of its east boundary by unsubdivided farmland. This overall property is adjoined along its south boundary (across Olive Avenue) by an existing subdivision entitled "Westgreen Estates 6", and by a small area of unsubdivided farmland. This overall property is adjoined along the southerly portion of its west boundary (across 87th Avenue) by a few unsubdivided acre-size homesites, along the central portion of its west boundary by an existing subdivision entitled "Westgreen Estates 3 & 8", and along the northerly portion of its west boundary by an existing public elementary school. This overall property is adjoined along its north boundary (across Mountain View Road) by an existing subdivision entitled "Wood Tract", and by a small area of unsubdivided farmland. Obviously, the proposed use of this overall property conforms with the aforesaid adjoining uses.

Open-Space and Drainage:

Almost 12 per-cent of the gross area of the overall subject project will be provided as improved and landscaped open-space, which will include three large-area sites, plus 20'-wide landscaped "buffer" tracts adjoining the perimeter road rights-of-way around the north, east and west sides of the project. The three large-area sites will include drainage retention functions, and will also be designed to be usable as recreational areas for the residents of the project. A HomeOwners Association will be formed for the subject project, which will own and have maintenance responsibility for all of the aforesaid open-space and right-of-way landscaping adjacent to same. The portions of the three large-area sites that are depressed for retention will be turfed, and will

include improvements that will provide for the percolation of low-volume "nuisance" drainage flows without flooding the turfed areas. In other words, these areas will be available for recreational use except during high-volume rain storms.

As is mentioned above, the subject property is cultivated farmland, and has in the past been graded to provide for flood irrigation. As a result, it is elevated above the surrounding terrain by 1 to 3 feet, and flows from up-stream off-site tributary areas are therefore directed around the site in the adjacent perimeter roads. It is not anticipated that run-off from tributary areas will be transmitted through the interior of the subject project. The subject project will be designed in compliance with the City of Peoria's drainage standards, criteria and regulations, and a Preliminary Drainage Study and Report is attached to the Site-Plan Application for same.

Public Street Improvements:

Olive Avenue, adjoining the subject property, is fully improved as a section-line arterial highway, including an existing underground storm drain culvert. The west-half of 87th Avenue and the north-half of Mountain View Road, adjoining the subject property, are improved as mid-section collector roads, and the east-half of 85th Avenue, adjoining the subject property, is improved as a quarter-mile collector road. The public street improvements for the subject project will include the construction to full-width of the four said roads, together with all of the local and collector streets within the interior of the development. The existing unimproved right-of-way of Hatcher Road (traversing east to west through the subject property) will be abandoned, and a new curvilinear right-of-way will be dedicated for same upon the Final Plat of the subdivision. All of these road improvements will be designed and constructed in conformance with City of Peoria standards and specifications. An exhibit of the typical cross-sections of all these roads is attached hereto. A Class II bike lane along 87th Avenue in accordance with the City of Peoria Comprehensive Master Plan will be provided.

Public Water and Wastewater Service:

Domestic water and sanitary sewer services will be provided to the subject development by the facilities of the City of Peoria, by means of extensions from the existing systems located in the rights-of-way of the public road adjoining the perimeter of the project. It will not be necessary to

extend such improvements off-site from the perimeter of the subject property, in order to obtain these services.

Landscaping and Amenities Improvements:

A tract shall be sited around the entire perimeter of the subject property, usually having a width of 20 feet, which will be fully landscaped including the area extending to the back of sidewalk in the adjoining public road rights-of-way. A decorative masonry perimeter wall will be constructed along the interior line of the said perimeter tracts, which will include decorative entry monumentation at the main entrances to the project. The wall height along Olive Avenue where adjacent to proposed homes will be increased from the standard six feet height to eight feet for sound attenuation purposes. Three large-area tracts, which will include drainage retention facilities, will be landscaped in a manner that will make them attractive and useable for recreational uses. Amenities for the homeowners will include a tot-lot, bench seating, bar-b-que grill and picnic benches. The total open-space within the development (all of which will be landscaped) very nearly approximates 12% of the gross project area. It is anticipated that the criteria for these landscaping improvements will be provided to the Developer by the City of Peoria staff. As is discussed herein above, all of these tracts and landscaping improvements will be owned and maintained by a Home-Owners Association to be incorporated for the "Fairmont" project. A "Maintenance Improvement District" will be entered into with the City of Peoria, that will provide for ongoing maintenance of open space in the event the HOA fails in the future.

Development Standards, and P.A.D. Variances Requested:

The Developer intends to subdivide the subject project with five (5) different lot sizes, within which three (3) different housing products will be offered. The minimum nominal dimensions of those five lot sizes are: 48' wide by 105' deep; 53' wide by 105' deep; 63' wide by 105' deep; 95' wide by 110' deep; and 110' wide by 128' deep. The total number of lots will be 320, and therefore the gross development density for the project will be 4.0 Dwelling-Units per Acre. The nominal area of the smallest of each of these lot types will be: 5,040 Sq. Ft.; 5,565 Sq. Ft.; 6,615 Sq. Ft.; 10,450 Sq. Ft.; and 14,080 Sq. Ft. The largest lot in the project will exceed 15,000 Sq. Ft. in area, and the average area of all of the lots within the project (including an allocation thereto of the open space in the project) will be 7,785 Sq. Ft. Attached hereto, and annotated upon the Preliminary P.A.D.

Site-Plan, are exhibits that describe the specific Development Standards that are requested for each of the five lot-size types proposed for this project. In general, the following Variances, Waivers, and/or Amendments from the standard provisions of the R1-8 Section of the City's Zoning Code are requested:

- ◆ We request a reduction of the minimum lot width from 70' to 48', for approximately 126 lots within the project, from 70' to 53' for approximately 114 lots within the project, and from 70' to 63' for approximately 63 lots within the project;
- ◆ We request a reduction of the minimum lot area from 8,000 s.f. to 5,040 s.f. for approximately 126 lots within the project, from 8,000 s.f. to 5,565 s.f. for approximately 114 lots within the project, and from 8,000 s.f. to 6,615 s.f. for approximately 63 lots within the project;
- ◆ We request a reduction of the minimum total side-yard building set-back from 15' to 13' for approximately 303 lots within the project;
- ◆ We request an increase of the lot coverage ratio from 40% to 45% including covered patios for approximately 303 lots within the project;

Please note that: (a.) the last two of the aforesaid requests conform with the City's standards for the R1-6 Section of the Zoning Code; (b.) we are conforming with the City's requirement for a maximum building height of 25'; (c.) we are conforming with the City's requirement for minimum lot depth; (d.) we are conforming with the City's requirements for minimum front and rear yard building set-backs; and (e.) we are conforming with the City's requirement for the minimum street side building set-back for corner lots.

Summary and Conclusion:

Several exhibits are appended to this "Narrative Statement" which illustrate the points discussed herein above. Also attached is the Preliminary P.A.D. Site-Plan that is being submitted simultaneously with this Zone-Change Application. To the best of our knowledge, this application conforms with the recommendations and comments of the County and City staff members who have reviewed the Conceptual Plan of this project during the Pre-Application Conferences conducted concerning same, and we trust that it will merit their support.

This Zone-Change Application conforms with the City of Peoria General Plan, is similar to and consistent with the land-use existing and/or proposed for adjoining properties, and we respectfully request the approval of same by the City of Peoria Planning and Zoning Commission and Council.

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for
FAIRMONT

August 19, 1996

Exhibits and Attachments

<u>Subject</u>	<u>Page</u>
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Street Cross Sections	8
Requested Development Standards & Setbacks for 48' x 105' lots	9 & 10
Requested Development Standards & Setbacks for 53' x 105' lots	11 & 12
Requested Development Standards & Setbacks for 63' x 105' lots	13 & 14
Requested Development Standards & Setbacks for 95' x 110' lots	15 & 16
Requested Development Standards & Setbacks for 110' x 128' lots	17 & 18

LEGAL DESCRIPTION
of
The Portion of "FAIRMONT" Sited Within The City of Peoria

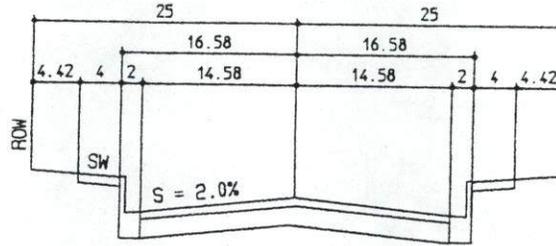
for attachment to the City Zone-Change Application

Being the East 300 feet of the West Half of the Southeast Quarter of Section 27, Township 3
North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

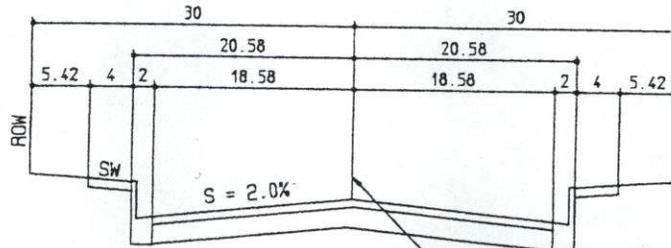
Containing an approximate gross area of 18 acres.

Prepared By: JWH
Sage Engineering Corporation
3414 South 48th Street, Suite 8
Phoenix, Arizona 85040
Job No. 1116096 - July 26, 1996

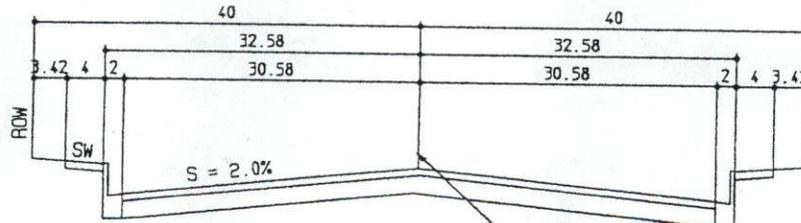
TYPICAL STREET CROSS SECTIONS
NOT TO SCALE



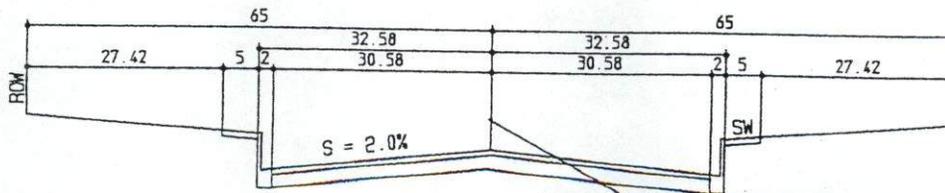
LOCAL STREETS



SUBDIVISION BOUNDARY ON PERIMETER STREETS
85TH AVE, MOUNTAIN VIEW AND HATCHER
OPPOSITE SIDE OF PERIMETER STREETS PARTIALLY DEVELOPED, SAWCUT TO MATCH
HATCHER TO BE FULLY BUILT WITHIN SITE



SUBDIVISION BOUNDARY
87TH AVENUE
OPPOSITE SIDE OF PERIMETER STREET PARTIALLY DEVELOPED, SAWCUT TO MATCH



SUBDIVISION BOUNDARY
OLIVE AVENUE
OLIVE AVENUE EXISTING IMPROVEMENTS

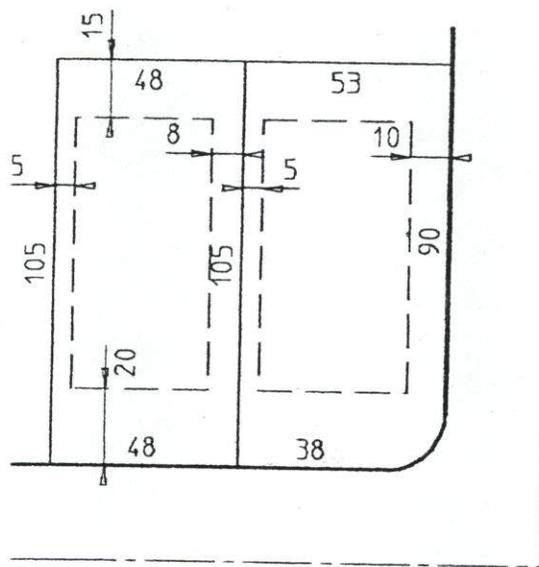
REQUESTED DEVELOPMENT STANDARDS FOR 48' WIDE LOTS

R1-8 STANDARD REQUIREMENTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
R1-8	20' MIN.	15' MIN.	15' TOTAL	70'	40% MAX. OF THE TOTAL LOT AREA EXCLUDING PATIO	8,000	10' MIN.	25' MAX.

P. A. D. REQUESTED DEVELOPMENT STANDARDS FOR 48' WIDE LOTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
P. A. D.	20' MIN.	15' MIN.	13' TOTAL	48'	45% MAX. OF THE TOTAL LOT AREA INCLUDING PATIO	5,040	10' MIN.	25' MAX.



MIN. 48' X 105' LOT
 45% LOT COVERAGE
 BUILDING SETBACKS

REQUESTED DEVELOPMENT STANDARDS FOR 53' WIDE LOTS

R1-8 STANDARD REQUIREMENTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
R1-8	20' MIN.	15' MIN	15' TOTAL	70'	40% MAX. OF THE TOTAL LOT AREA EXCLUDING PATIO	8,000	10' MIN	25' MAX

P. A. D. REQUESTED DEVELOPMENT STANDARDS FOR 53' WIDE LOTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
P. A. D.	20' MIN.	15' MIN	13' TOTAL	53'	45% MAX. OF THE TOTAL LOT AREA INCLUDING PATIO	5,565	10' MIN	25' MAX

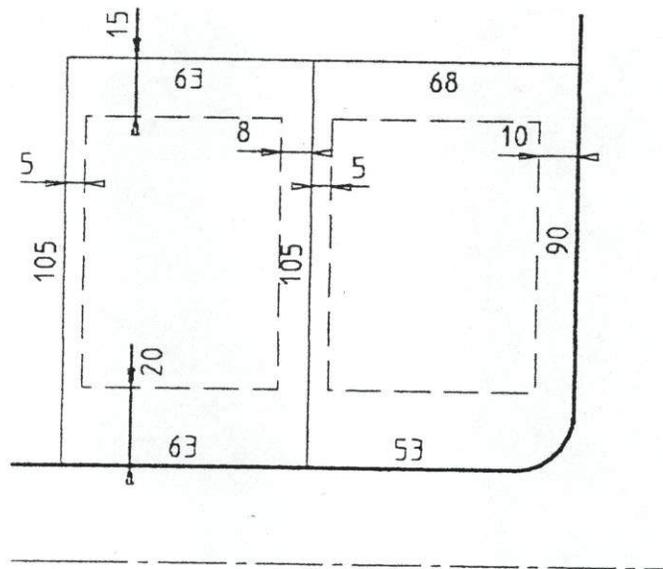
REQUESTED DEVELOPMENT STANDARDS FOR 63' WIDE LOTS

R1-8 STANDARD REQUIREMENTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
R1-8	20' MIN.	15' MIN	15' TOTAL	70'	40% MAX. OF THE TOTAL LOT AREA EXCLUDING PATIO	8,000	10' MIN	25' MAX

P. A. D. REQUESTED DEVELOPMENT STANDARDS FOR 63' WIDE LOTS

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
P. A. D.	20' MIN.	15' MIN	13' TOTAL	63'	45% MAX. OF THE TOTAL LOT AREA INCLUDING PATIO	6,615	10' MIN	25' MAX



MIN. 63' X 105' LOT
 45% LOT COVERAGE
 BUILDING SETBACKS

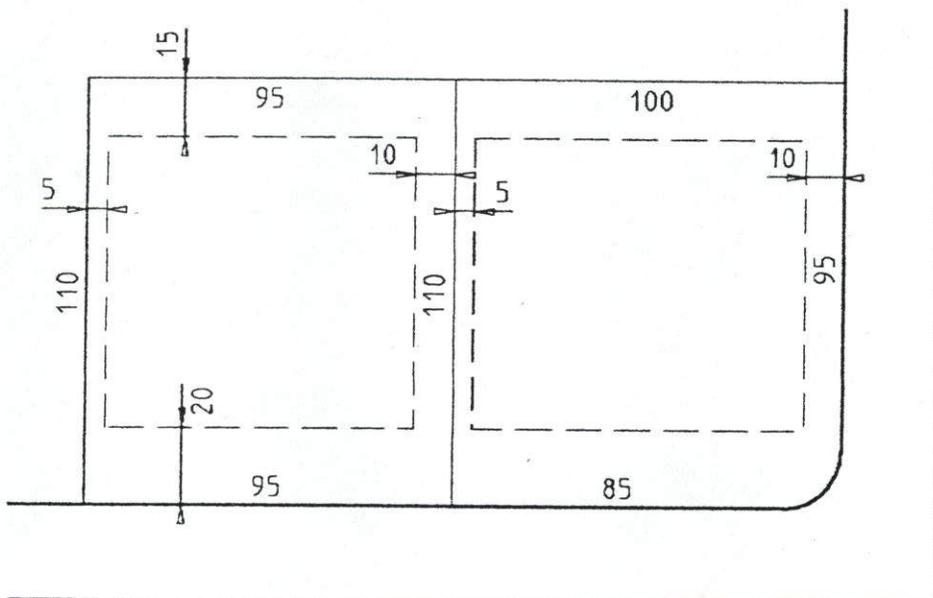
REQUESTED DEVELOPMENT STANDARDS FOR 95' WIDE LOTS

**R1-8
STANDARD REQUIREMENTS**

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
R1-8	20' MIN.	15' MIN	15' TOTAL	70'	40% MAX. OF THE TOTAL LOT AREA EXCLUDING PATIO	8,000	10' MIN	25' MAX

**P. A. D.
REQUESTED DEVELOPMENT STANDARDS FOR 95' WIDE LOTS**

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
P. A. D.	20' MIN.	15' MIN	15' TOTAL	95'	40% MAX. OF THE TOTAL LOT AREA INCLUDING PATIO	10,450	10' MIN	25' MAX



MIN. 95' X 110' LOT
 40% LOT COVERAGE
 BUILDING SETBACKS

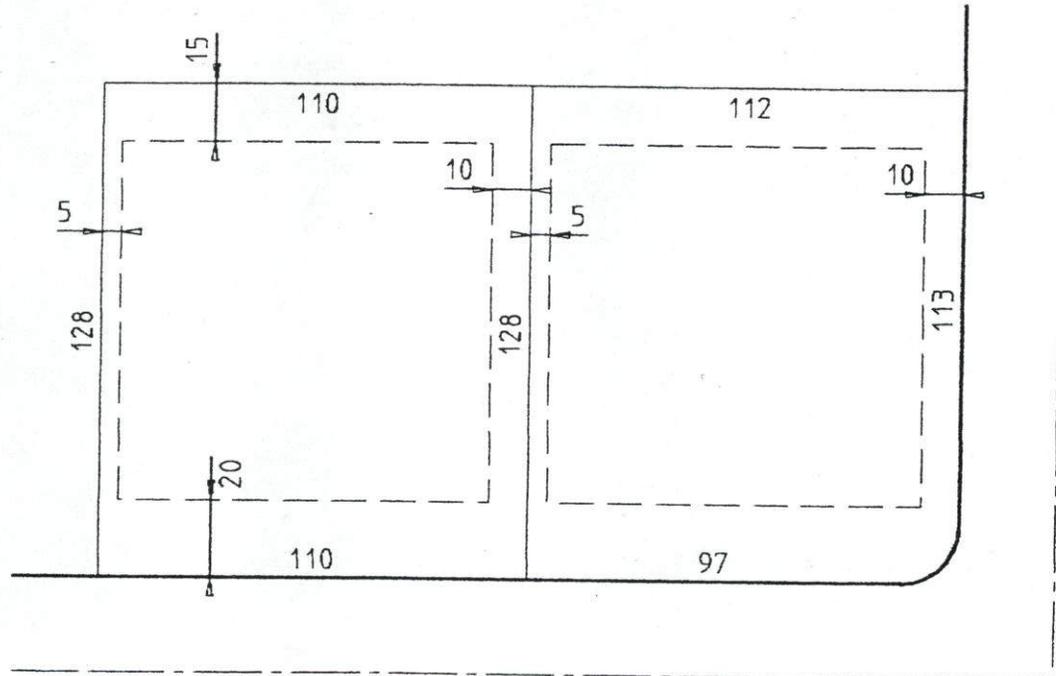
REQUESTED DEVELOPMENT STANDARDS FOR 110' WIDE LOTS

**R1-8
STANDARD REQUIREMENTS**

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
R1-8	20' MIN.	15' MIN	15' TOTAL	70'	40% MAX. OF THE TOTAL LOT AREA EXCLUDING PATIO	8,000	10' MIN	25' MAX

**P. A. D.
REQUESTED DEVELOPMENT STANDARDS FOR 110' WIDE LOTS**

ZONING CLASSIFICATION	SETBACKS			LOT WIDTH	MAX LOT COVERAGE	LOT SIZE (AREA) (SQUARE FEET)	DISTANCE BETWEEN BUILDINGS	HEIGHT REGULATIONS
	FRONT SETBACK	REAR SETBACK	SIDE SETBACK					
P. A. D.	20' MIN.	15' MIN	15' TOTAL	110'	35% MAX. OF THE TOTAL LOT AREA INCLUDING PATIO	14,080	10' MIN	25' MAX



MIN. 110' X 128' LOT
 35% LOT COVERAGE
 BUILDING SETBACKS



OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

96-0895470 12/26/96 12:08

TONY 7 OF 18

RETURN TO: CITY CLERK
8401 W. MONROE ST.
PEORIA, AZ 85345

ORDINANCE NO. 96-103

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA CONDITIONALLY REZONING PROPERTY FROM GENERAL AGRICULTURAL (AG) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (P.A.D.) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a Public Hearing in zoning case Z 96-21 on November 7, 1996 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for conditional rezoning of a parcel of property as described on Attachment A from General Agricultural (AG) zoning district to Planned Area Development (P.A.D.) zoning district as provided in Article 14-33 of Chapter 14 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Daily News Sun on October 2, 1996; and

WHEREAS, the Mayor and the Council of the City of Peoria, Arizona, held a Public Hearing in zoning case Z 96-21 on December 3, 1996 in the manner prescribed by law and the Mayor and Council of the City of Peoria, Arizona, desires to rezone the property from General Agricultural (AG) to Planned Area Development (P.A.D.) zoning district as described on Attachment A, and depicted on Exhibit A as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

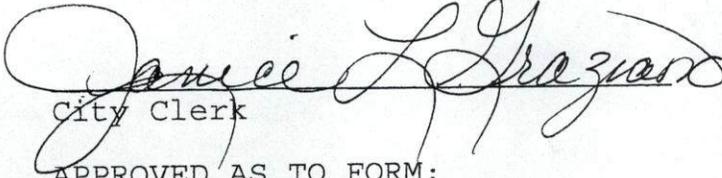
SECTION 1. Parcel of land in Peoria, Maricopa County, Arizona is more accurately described on Attachment A is hereby conditionally rezoned from zoning district General Agricultural (AG) to Planned Area Development (P.A.D.) zoning district.

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

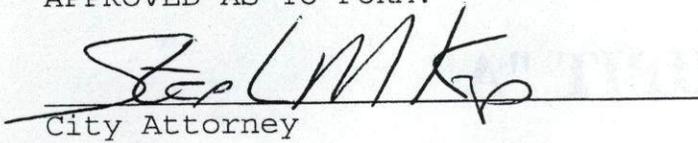
- a. Development within the subject property shall conform with the Fairmont Standards and Guidelines Report date stamped October 17, 1996, with the following revisions:

ORDINANCE NO. 96-103
Page 3 of 4 Pages

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Published in: Daily News Sun Pub. Dates: 12/20 & 12/24/96

Effective Date: 1/22/97

ATTACHMENT A

LEGAL DESCRIPTION
of
The Portion of "FAIRMONT" Sited Within The City of Peoria
for attachment to the City Zone-Change Application

Being the East 300 feet of the West Half of the Southeast Quarter of Section 27, Township 3
North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Containing an approximate gross area of 18 acres.