

SUN AIR ESTATES, UNIT 6
Standards and Guidelines Report

2-98-11

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Planning
and
Development

3rd

SUN AIR ESTATES, UNIT 6
Standards and Guidelines Report

PREPARED FOR:

LA VILLITA DEVELOPMENTS, INC.
5070 North 40th Street, #230
Phoenix, Arizona 85018

PREPARED BY:

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425 S. 48th Street, Suite 101
Tempe, Arizona 85281
(602) 557-9100



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I. INTRODUCTION

The purpose of this request is to establish land uses and development standards for 10.18 acres located west of 97th Avenue. New River Channel makes up the western boundary. Sun Air Community center lies on the south boundary and Sun Air Estates is to the north. The property is located approximately half way between Peoria Avenue to the north and Olive Avenue to the south. Loop 101 is located about $\frac{3}{4}$ of a mile to the east. (See Figure 1-Vicinity Map)

The request is:

1. Rezone the parcel from R1-6 to PAD for subdivision into 66 single family residential lots.

A number of factors listed below warrant the above listed actions.

- This is an 'infill' parcel surrounded by developed parcels. The project has been designed to meet the needs and requirements of the surrounding neighborhood.
- The use of the PAD concept allows development to occur which will be consistent with the neighborhood whereas current zoning would not.
- Residences developed with this project are proposed to be included within the existing Sun Air Estates Homeowners Association (H.O.A.) thereby increasing the financial stability of the H.O.A.
- This infill piece not only will be incorporated into the existing H.O.A., but also this application has the full support of the H.O.A.

II. COMPREHENSIVE MASTER PLAN CONFORMANCE

The proposed PAD is in conformance with the City of Peoria's Comprehensive Land Use Master Plan which designates this parcel as residential MD medium density at 5.0 to 8.0 dwelling units per acre with a target density of 6.0 dwelling units per acre.

The area of the property to be developed is 10.18 acres. The adjacent 97th Avenue right-of-way was dedicated to full width by subdivision of property to the east. By adding the area of right-of-way to the centerline of 97th Avenue as would be usual, the total becomes 10.58 acres and the resultant density is 6.24 units per acre, or very near the target density.

III. DESIGN REVIEW PROCESS

This project is subject to Site Plan Design Review. Design of architectural features, street and lot configuration, landscaping and perimeter walls has been made for conformance with City of Peoria "Detached Single Family Residential Design Review Guidelines."

IV. EXISTING CONDITIONS

Existing Land Use

One older house is currently on the property and will be removed. The property was formerly used for agricultural purposes but has not been cultivated for some years and has fallen into a state of despair.

Surrounding Land Uses

Units of Sun Air Estates border the property on the north and across 97th Avenue on the east. These are single family attached units (duplex), age restricted. It is the universal stated desire of the neighborhood that this parcel be developed with similar and compatible residences and that it also be age restricted. The Sun Air Community Center borders the property on the south. Property south of the Community Center is currently being developed as R1-6 single family residences.

Existing Zoning

The existing zoning of the property is R1-6.

Existing and Proposed Circulation

The fully developed 97th Avenue borders the property on the East with numerous east-west neighborhood streets connecting to 95th Avenue. The subject property is less than one mile from the Agua Fria Freeway ramps at Olive Avenue.

Pedestrian access to the City of Peoria's Trails System along New River will be provided from the Sun Air Community Center through this project and will be accessible to all residents including project residents.

Community Services

The City of Peoria will provide fire and police protection. Schools in the area are administered by the Peoria School District; however, as an age restricted community it will not affect the area school system.

Drainage

The subject property is relatively flat but drains slightly to the Southwest towards New River adjacent.

There are no washes that need to be preserved. The property is adjacent to New River which is contained within the developed channel. The property is not in a designated flood plain.

Utilities

Sewer

There is an existing City of Peoria 18 in. diameter sewer trunk in 97th Avenue adjacent to the property which flows south and eventually terminates at the Tolleson Waste Water Treatment Facility.

Water

There is an existing City of Peoria 6 in. diameter water main in 97th Avenue. This project will be supplied by a main "looped" through the project and connected at two locations in 97th Avenue.

Natural Gas

Natural Gas is available to the area and is supplied by Southwest Gas Company.

Telephone

U.S. West Communications will supply telephone service to the project.

Electric Power

Electricity will be supplied by Salt River Project.

Cable

Cable service will be provided by Cox Communications.

V. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan for Sun Air Estates Unit VI PAD is intended to provide for a use of the property which is consistent with the surrounding neighborhood and the desires of neighbors. It will be designed to meet a market demand for single

family detached residences in an age restricted community with access to the Sun Air Community Center and to the City of Peoria's Trail system along New River.

VI. DEVELOPMENT STANDARDS

Unless otherwise specified herein, Sun Air Estates shall conform to all applicable City of Peoria Codes, Policies, Ordinances and Regulations for single family residential districts.

Single Family Residential Development Standards

The minimum lot size will be 4,400 square feet. The minimum lot width is 40 feet. Minimum building setbacks proposed are:

Front:	varied 17 to 22 ft.
Rear:	20 ft.
Side:	5 ft. and 5 ft.

The purpose of the varied front yard setback is to provide diversity in the streetscape.

The number of houses which will meet the reduced and expanded setback requirement will be developed with the setback exhibit to be submitted with application for initial building permits. The number may vary depending upon buyers selection of units to be built. We propose a minimum of 40 percent of the units vary from the standard setback of 20 feet..

Lot depths will range from 105 ft. to 150 ft. giving ample area for outdoor activities.

All units will be single story. A height restriction of 30 feet will be maintained.

Front entry, two car garages will be provided. Recreational Vehicles shall not be stored on any lot unless stored in an enclosed garage.

Architecture Design

The Architectural Character of the development is proposed to be contemporary southwestern in style and color including stucco exteriors, and architecture composition roofs. No roof-mounted equipment will be permitted.

The development is intended to be of a similar nature to the already existing structures in Sun Air Estates. With this in mind, the roofs will utilize asphalt shingles. Another architectural type shingle will be offered as an option in order to provide multiple roof materials. Three roof colors will be offered.

Each floor plan will have alternative elevations and the same front elevation will not be built on adjoining lots.

Three (3) floor plans will be offered, ranging in size from approximately 1000 to 1400 square feet. Each floor plan will have two elevation to choose from designed to appeal to older residents. The variety of models and exteriors will offer numerous, aesthetically pleasing architectural treatments, including front porches, stucco pop-outs, lintels, and sills. A palate of at least four stucco colors will be available for exterior finish including trim colors. The color options are designed to offer a sense of community by complimenting the existing Sun Air Estates dwellings; yet the numerous color choices will allow for diversity. Brick and man-made stone will be offered as an option for varied front façade wainscoting.

Many of the homes will have a visible front porch which invites interaction and outdoor living within the neighborhood.

All mechanical equipment will be ground mounted.

Also, by providing a 5 ft. and 5 ft. side requirement, we are able to provide massing to the house helping to reduce the impact of the garages which helps the streetscape. This also provides at least 10 feet between each home for greater privacy.

See Exhibit for sample floor plans and elevations.

Plat/Lot Design

The streets in the development end in a cul-de-sac which reduces high-speed or cut-through traffic.

Principal building placement on every other lot will be staggered so that structures will not be placed on the same building line.

A surfaced pedestrian walkway will connect the existing Sun Air Estates Community Center with the New River Trail System. A portion of the existing wall around the center will be removed and a pedestrian gate installed. A new wall will be constructed along the Western boundary of this project's open space tract. A keyed and locked gate will be constructed to allow Sun Air Estates residents access to the New River Trail System while restricting public access into the community association property.

City Planners for the New River Trail System have expressed a desire for a "rest stop station" along the trail. To accommodate that need this project will provide a portion of open space and will construct benches, shade trees and a drinking fountain for users of the New River Trail. Concern has also been expressed for the narrow width of space between the top of existing bank of New River and the adjacent private property. This

project will provide an additional width of approximately 10 ft to give total width from top of bank to the wall at the rear of adjacent lots of approximately 30 feet.

Landscaping

Landscaping within Sun Air Estates Unit 6 shall conform to Landscaping Requirement of Peoria City Code and of the Sun Air Estates Homeowner's Association.

Landscaping of open spaces within Sun Air Estates Unit 6 will be provided to enhance the use of open space, provide aesthetic appeal and yet be economical for maintenance.

Current board members of the Sun Air Community Association and residents have specifically requested that landscaping within the new areas to be added to their associates maintenance obligations be of low water usage and low maintenance. Accordingly landscaping within Unit 6 will be desert type landscaping with no "turf areas."

Fences and Walls

Lots will be provided with 6 ft. high concrete masonry unit walls along side and rear lot lines. Walls along 97th Avenue will be enhanced with stucco and paint.

Walls along the rear of lots adjacent to the New River will be "view type" consisting of wrought iron on concrete masonry base.

VII. PHASING

The project will be completed in one phase.

VIII. DRAINAGE

Storm water runoff will be collected by the internal street system and directed to the west and south into a landscaped retention basin adjacent to the community center. The basin will be drained into the adjacent New River Channel.

IX. COMMUNITY RECREATION AND OPEN SPACE

Sun Air Estates Unit 6 will be incorporated into the master Sun Air Estates Association and as such will have access to the Community Center. The open space within the project will include landscaping and will be connected to the New River Trail system.

X. COMPLIANCE WITH DESIGN REVIEW GUIDELINES

Guidelines

A. Architectural Design

1. All exposed metal flues will be architecturally integrated.
2. All units will be single story. No two story units will be build within this subdivision.
3. No reflective surfaces other than windows will be used.
4. No roof mounted equipment will be allowed.
5. All utilities and ground mounted mechanical equipment shall be screened and shall meet setback requirements.
6. Accessory structures will not be allowed without prior approval of the Community Association and if allowed, will conform to "Guidelines."
7. Multiple elevations and floor plans are being proposed.
8. Multiple roof colors, styles and materials will be used.
9. Multiple and varying roof elevations will be provided on elevations adjacent to 97th Avenue.

B. Plat/Lot Design

1. Streets are curvilinear and minimum centerline radius observed.
2. Streets are designed to reduce through traffic.
3. Building placement in lots will be staggered to create diversity.
4. A setback exhibit will be submitted.
5. No four way intersections in local streets are proposed.
6. This is an "in-fill" project. Street alignments with 97th Avenue have been designed to reduce potentially dangerous traffic movements.

C. Landscape/Perimeter Wall Design

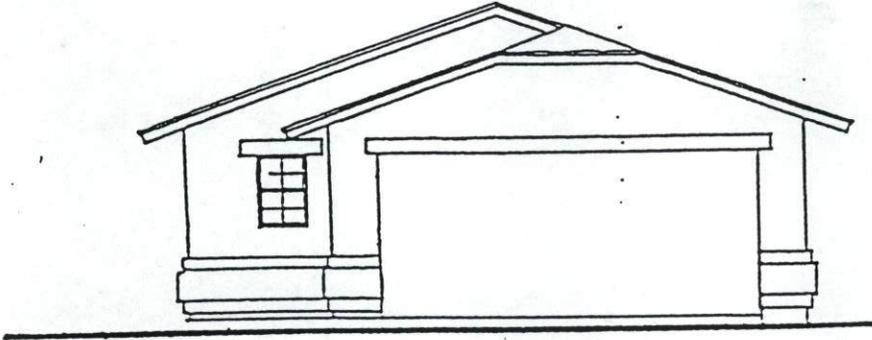
1. Eleven percent (11%) of land area is proposed as open space within the project. The open space has been designed to best service the proposed residents of an "age restricted" community. Desires as expressed by members of the existing Sun Air Estates Community Association have been incorporated into the design. Open Spaces will be dedicated to the Community Association.
2. A pedestrian path is proposed to connect the existing community facility with the proposed New River Trail.
3. Landscape packages will be offered with all homes.
4. Perimeter walls will be constructed by the builder. Walls will be 6 ft C.M.U. (See discussion above).

XI. ACCESSORY BUILDINGS

Accessory buildings, if allowed, will meet setback requirements and height standards as established by the City of Peoria. Accessory buildings are not proposed by the builder and will be allowed only upon approval by the Community Association.

APPENDIX A
BUILDING ELEVATIONS

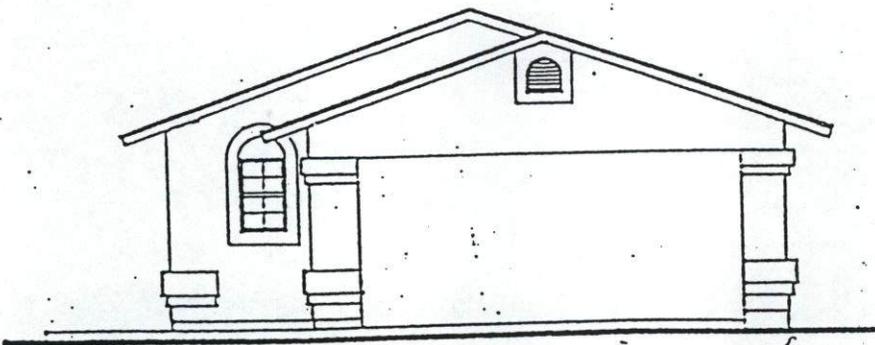
PLAN 100
APPROX. 1061 SQ. FT



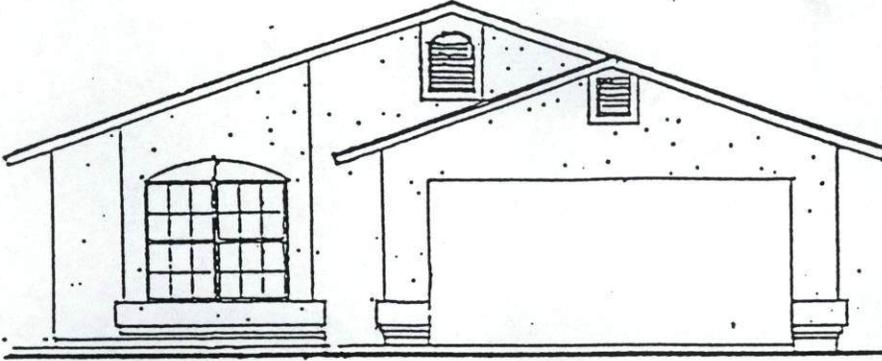
EXTERIOR A

EXTERIOR B

These exterior designs and the floor plans (opposite side) are not intended as an accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.



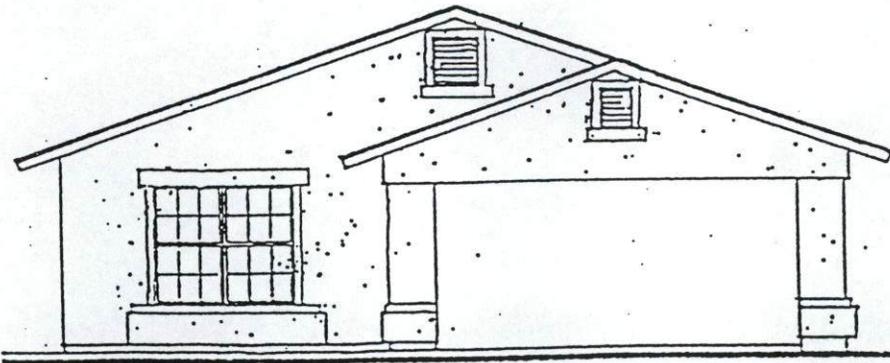
PLAN 101
APPROX. 1230 SQ. FT



EXTERIOR A

EXTERIOR B

These exterior designs and the floor plans (opposite side) are not intended as an accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.



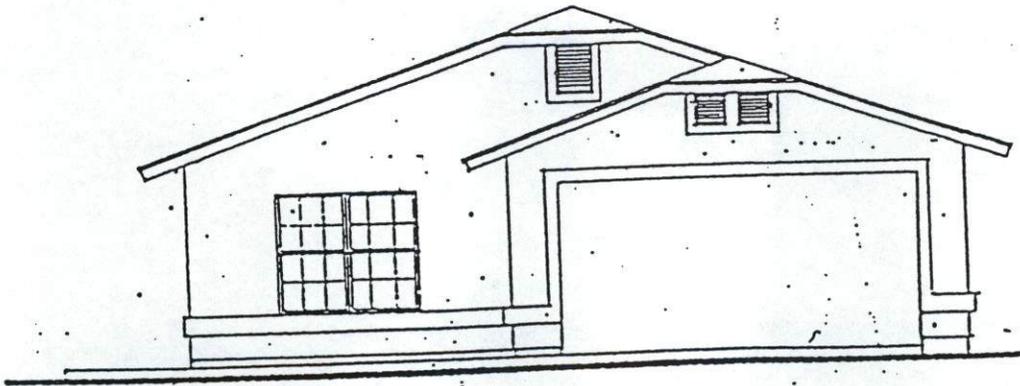
PLAN 102

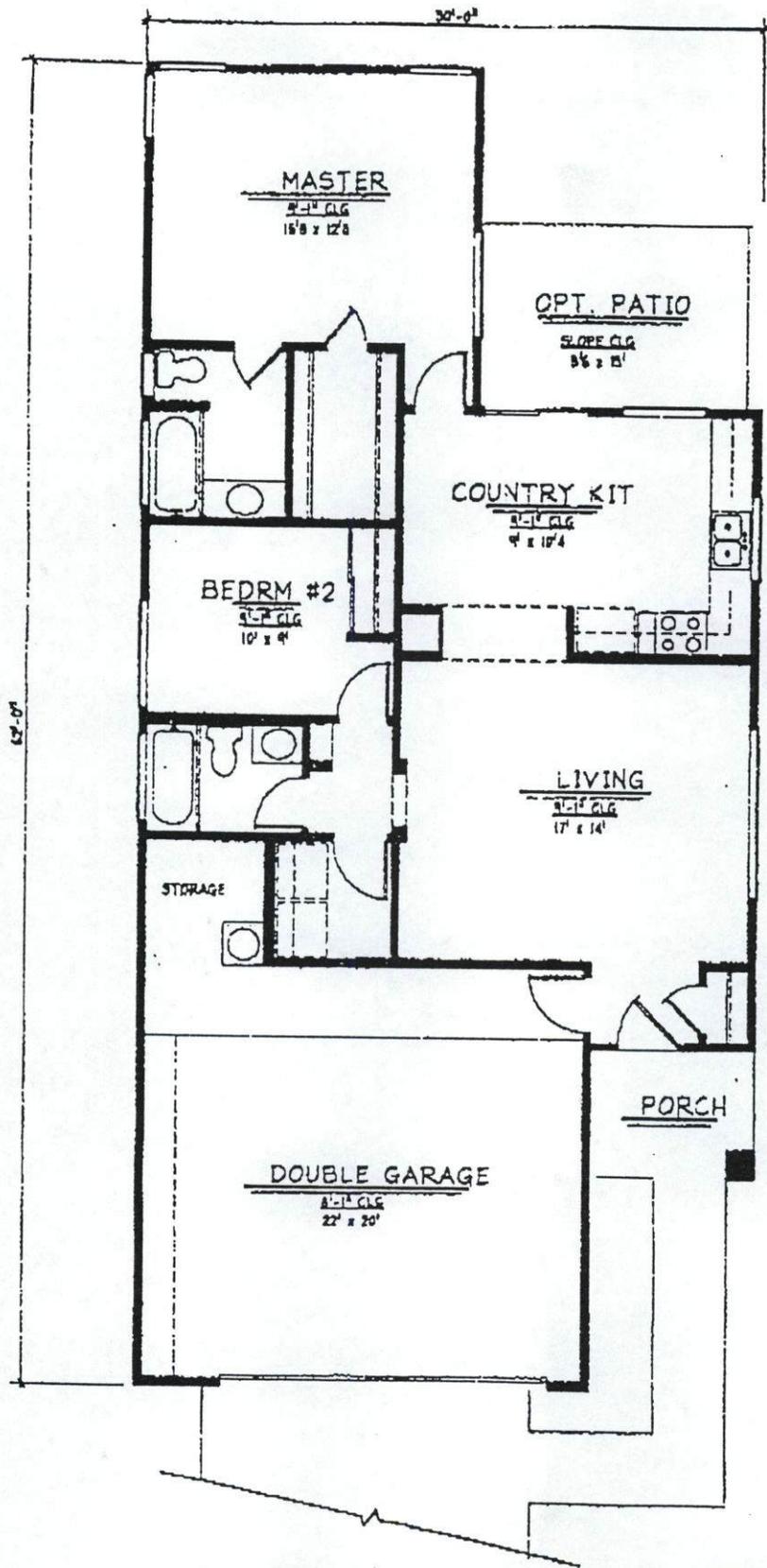


EXTERIOR A

EXTERIOR B

These exterior designs and the floor plans (opposite side) are not intended as an accurate legal description of the property, but are meant to serve as a general guide. No representations or warranties can be made with regard to the conformance of the actual constructed home with the floor plan depicted herein.





FLOOR PLAN

1/8" = 1'-0"

AREAS:

LIVABLE	1030 #
GARAGE	488 #
PORCH/OPT. PATIO	162 #
TOTAL UNDER ROOF	1680 #

BECKER HOMES

8070 N. 40TH STREET, SUITE 200
PHOENIX, ARIZONA, 85018
(602) 987-9800

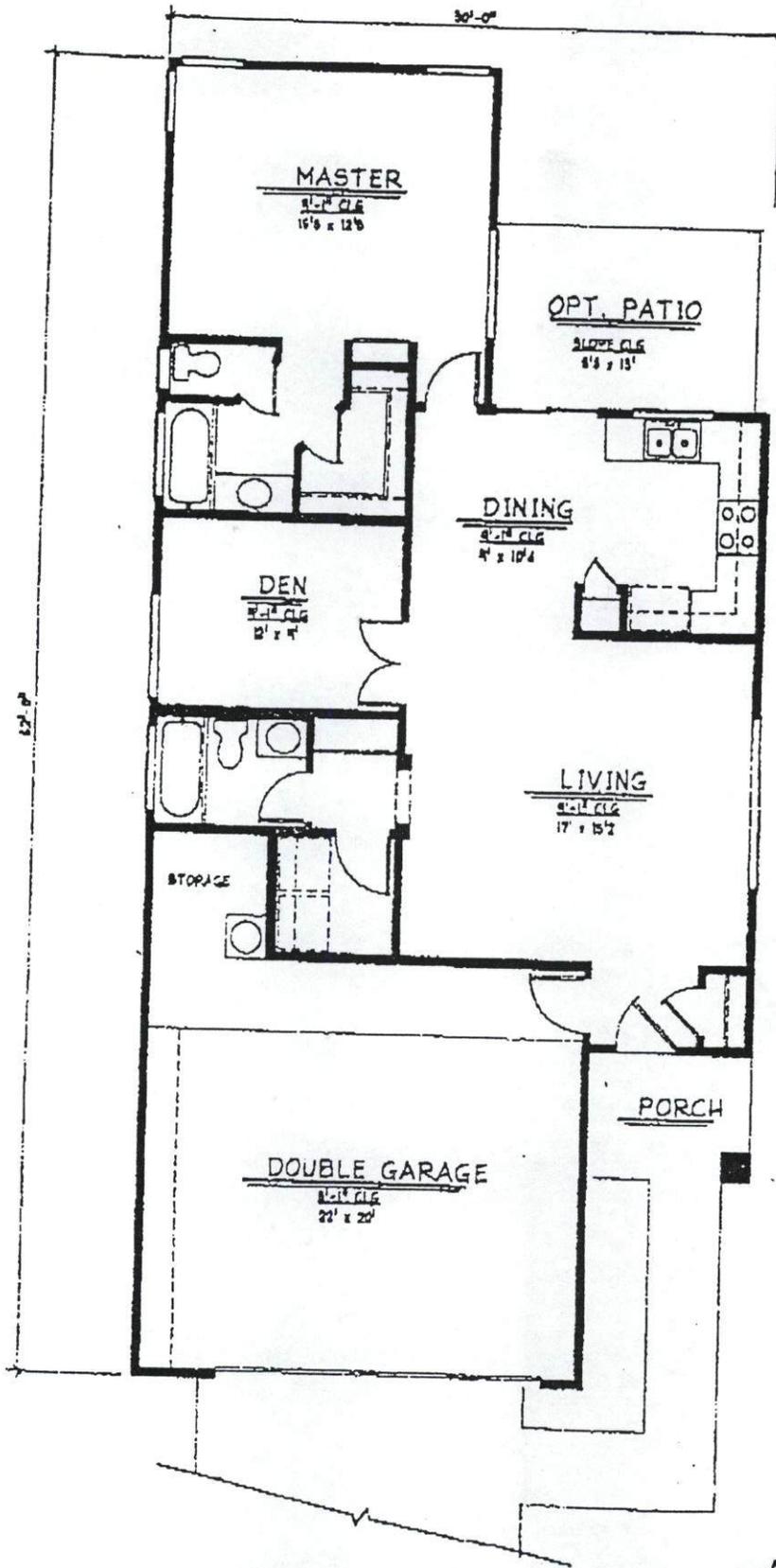


DATE	
DRAWN	TJM
CAD ID	
FILE	

PROJECT	
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MODEL NO	1038
----------	------

1 OF 2



FLOOR PLAN

1/8" = 1'-0"

AREAS:

LIVABLE	1038 s
GARAGE	488 s
PORCH/OPT. PATIO	162 s
TOTAL UNDER ROOF	1688 s

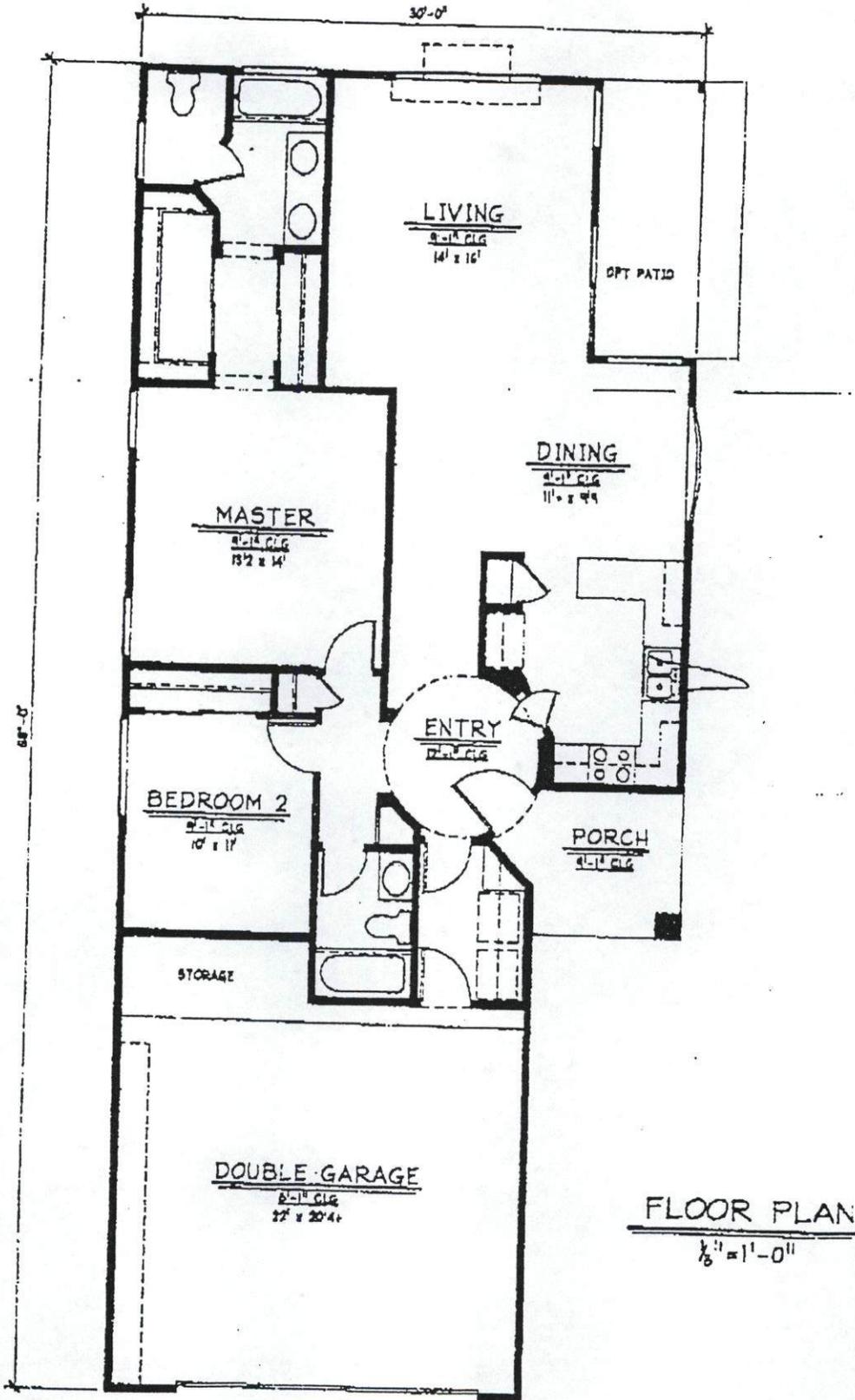
6070 W. 40TH STREET, SUITE 200
 PHOENIX, ARIZONA 85040
 (602) 947-8000
BECKER HOMES



DATE	
DRAWN T.B.	
CAD. D.	
FILE	

NOTES	
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PROJ. NO. 1038-ALT
 2 OF 2



3075 N 40th STREET, SUITE 200
PHOENIX, ARIZONA 85018
(602) 967-8000

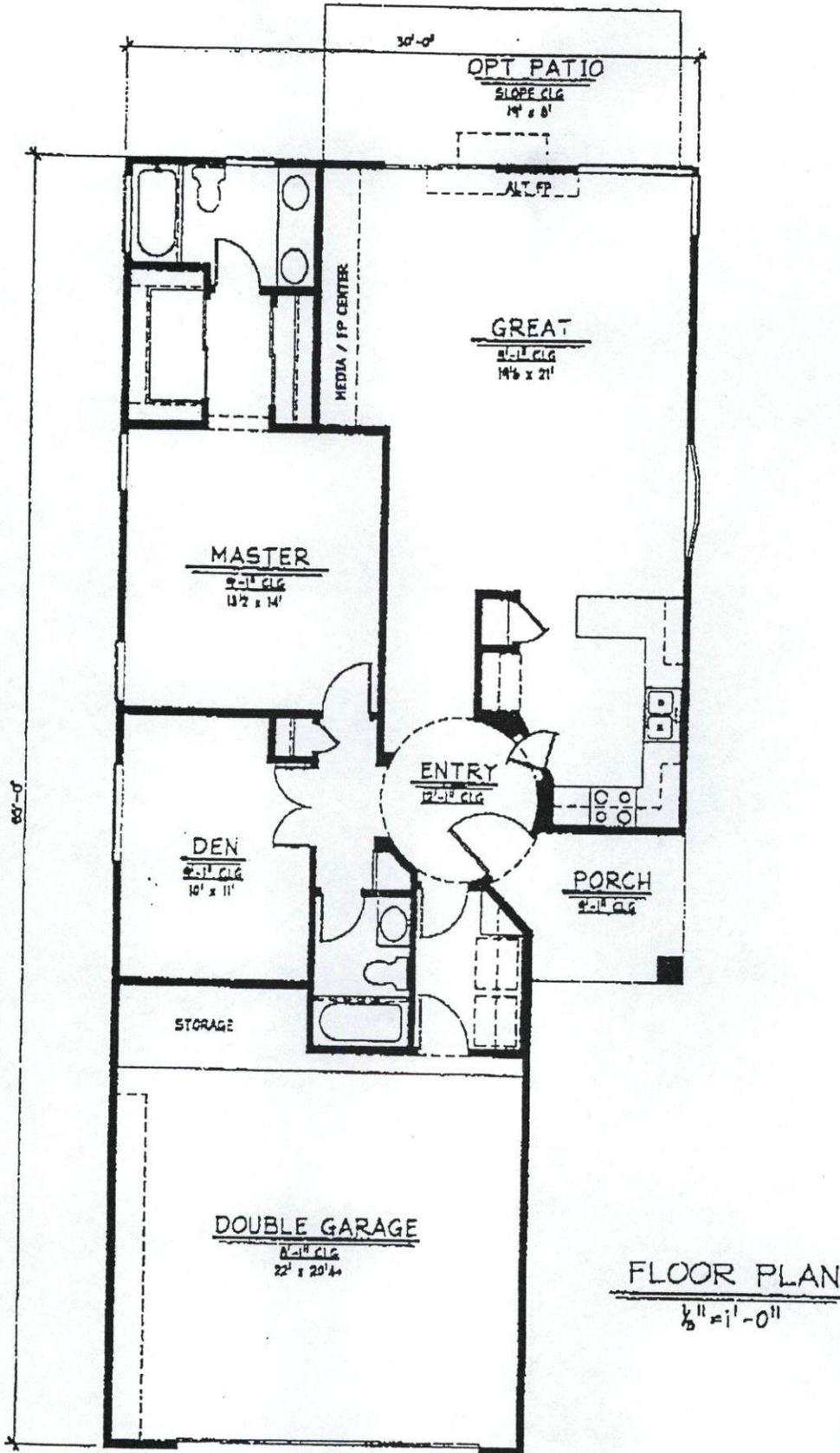
BECKER HOMES



DATE	DATE	FILE
DISAPP	TLD	
CAD NO.		
NAME		

1212

2 OF 2



4470 N. 40TH STREET, SUITE 200
PHOENIX, ARIZONA, 85018
(602) 847-8900

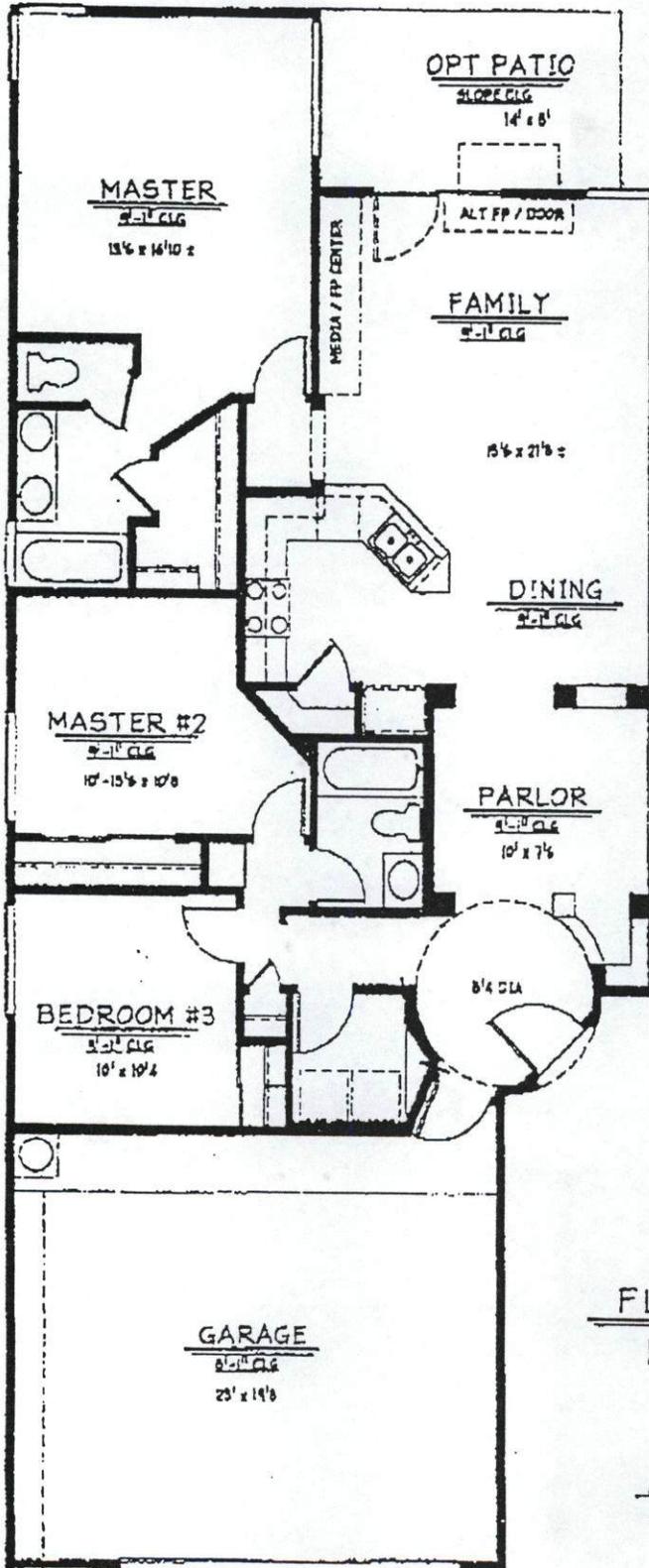
BECKER HOMES



DATE	DRAWN	TRD
	CRJ	LD
NOTES	PAGE	

MODEL NO. 1242

SHEET NO. 1 OF 2



OPT PATIO
SLOPE CLG
14' x 8'

MASTER
SLOPE CLG
13'6" x 14'10"

FAMILY
SLOPE CLG
15'6" x 21'6"

DINING
SLOPE CLG
12' x 12'

PARLOR
SLOPE CLG
10' x 7'6"

MASTER #2
SLOPE CLG
10' - 13'6" x 10'8"

BEDROOM #3
SLOPE CLG
10' x 10'4"

GARAGE
SLOPE CLG
23' x 14'6"

FLOOR PLAN

1/8" = 1'-0"

AREAS

LIVABLE 1345 S.F.

5099 N. 40th STREET, SUITE 200
MCKENZIE, ARIZONA 85008
(602) 957-8800

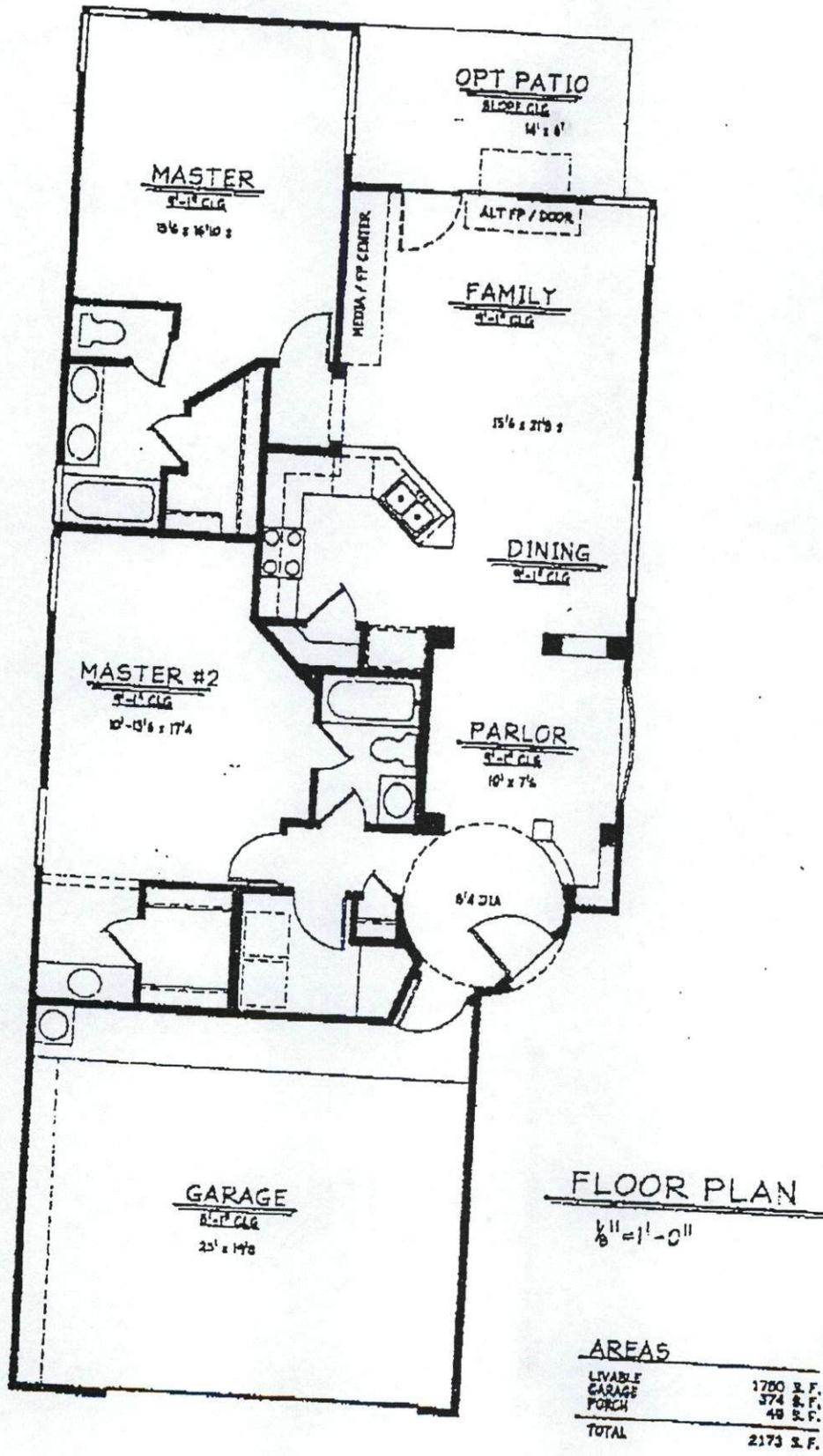
BECKER HOMES



DATE	10/22/98
DESIGNER	TRC
CLERK	TRC
PROJECT NO.	1345

1345

1 OF 3



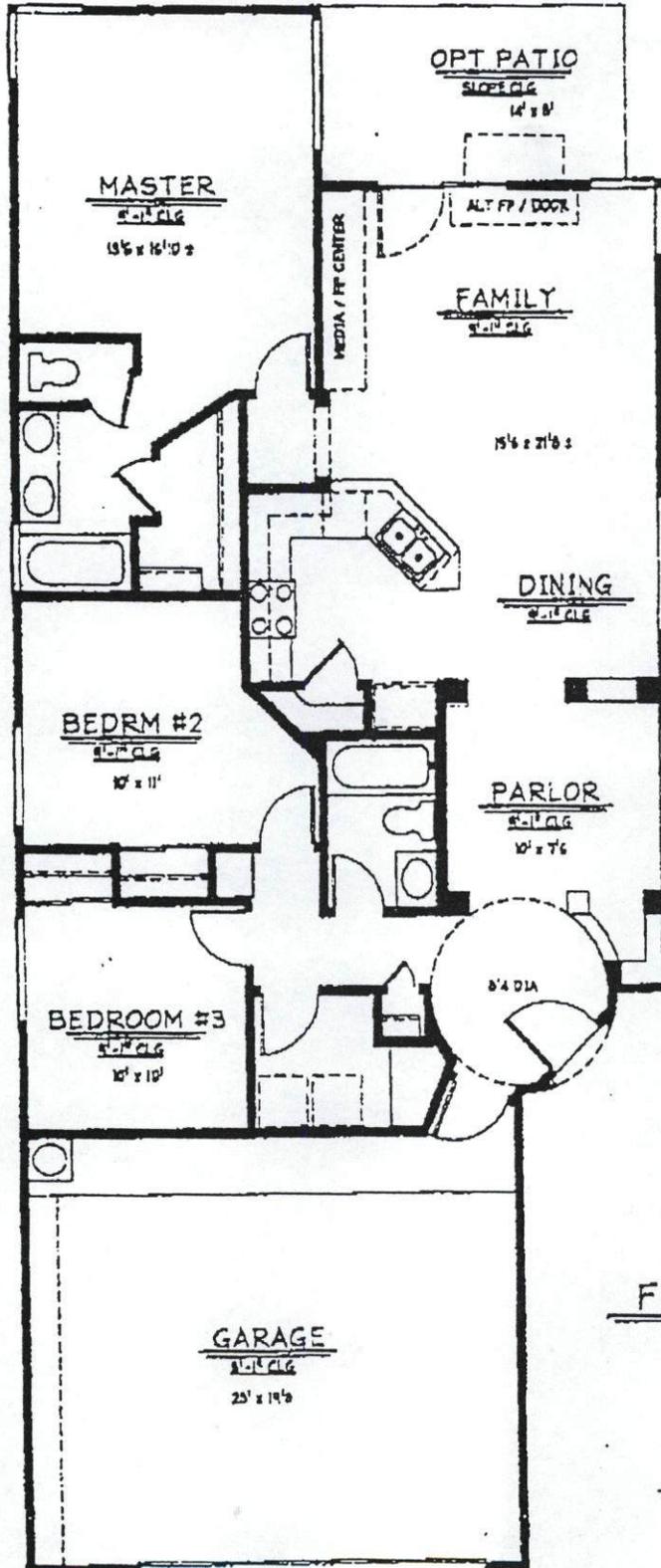
BECKER HOMES
 8800 N 40th STREET, SUITE 130
 METTUS, ARIZONA 85205
 602/946-9831



DATE	10/22/93
DRAWN BY	
CAD. NO.	
FILE	

PROJECT NO. 1345
 Dbl Master

2 OF 3



FLOOR PLAN

1/8" = 1'-0"

AREAS

LIVABLE 1750 S.F.

6070 N. 40th STREET, SUITE 230
PHOENIX, ARIZONA 85018
(602) 987-9800

BECKER HOMES



DATE	4/26/98
DRAWN BY	PK
CAD. D.	
PLT	

MODEL NO. 1345
Dbl Master + Den

SHEET NO. 3 OF 3

APPENDIX B
PRELIMINARY PLAT

PRELIMINARY PLAT
UNIT 6, SUN AIR ESTATES
 A PORTION OF SECTION 28, T3N, R1E
 GILA AND SALT RIVER BASIN AND MERIDIAN
 MARICOPA COUNTY, ARIZONA

OFFICES
 CALIFORNIA
 LANDSCAPE ARCHITECTURE
 ENGINEERING ARCHITECTURE
 SHAWNEE TRANSPORTATION

NO. REVISIONS

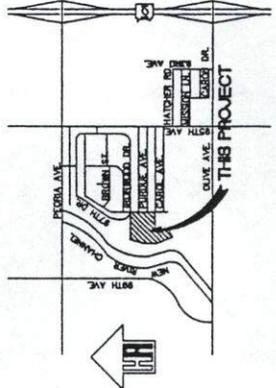
Date	By	Appr.	Date

CELTA BARR ASSOCIATES, INC.
 425 S 48TH STREET, SUITE 101
 PHOENIX, ARIZONA 85018
 PHONE: (602) 557-9100
 FAX: (602) 557-9300

PRELIMINARY PLAT
UNIT 6, SUN AIR ESTATES

DATE: 11/24/98
 SHEET: 1 OF 1
 DRAWN: [Signature]
 CHECKED: [Signature]
 SCALE: AS NOTED

263-1100
 PRELIMINARY PLANS
 NOT FOR CONSTRUCTION



DEVELOPER
 LAMALVA DEVELOPMENTS INC.
 8070 N 40TH ST., #730
 PHOENIX, ARIZONA 85018
 (602) 857-8800

ENGINEER
 CELTA BARR ASSOCIATES
 425 S 48TH STREET, SUITE 101
 PHOENIX, ARIZONA 85018
 PHONE: (602) 557-9100
 FAX: (602) 557-9300

UTILITIES
 WATER-CITY OF PHOENIX
 SEWER-CITY OF PHOENIX
 GAS-CITY OF PHOENIX
 TELEPHONE-UTS WEST
 ELECTRICITY-SPR POWER

NOTES

TOTAL GROSS AREA
 10.18 AC

TOTAL NET AREA
 8.58 AC

TOTAL LOTS
 84

TOTAL OPEN SPACE
 113.43 AC

MINIMUM LOT SIZE
 4400 SQ. FT.

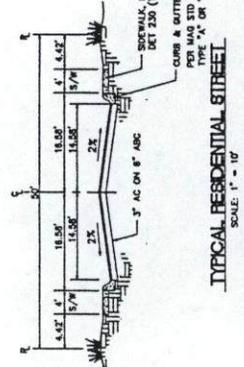
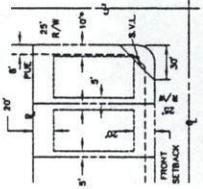
EXISTING PROPOSED
 7-4 7-4

DENSITY
 7.48

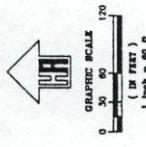
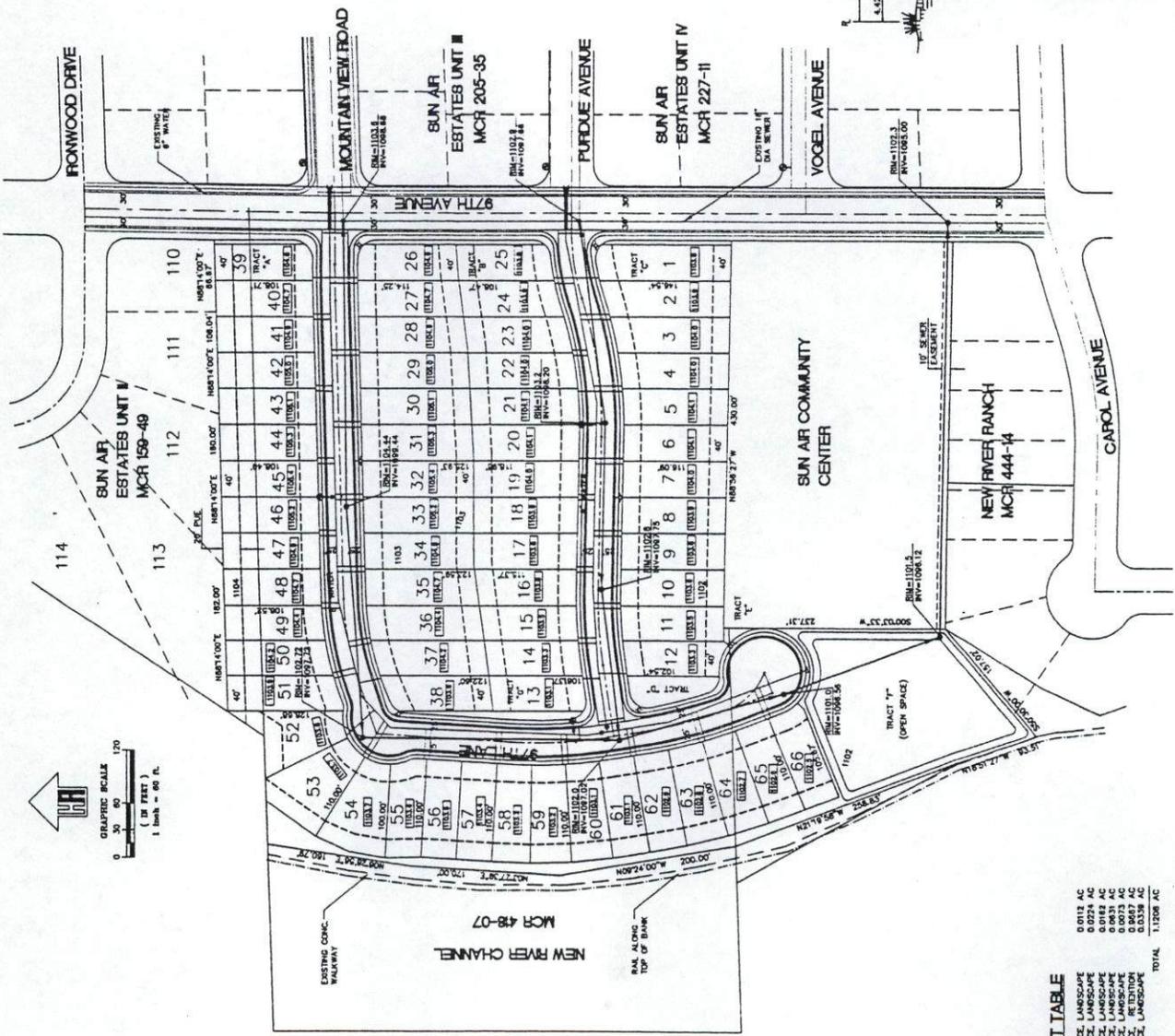
LEGEND

+ PROPOSED STREET LIGHT

▣ PROPOSED FINISH FLOOR ELEVATION



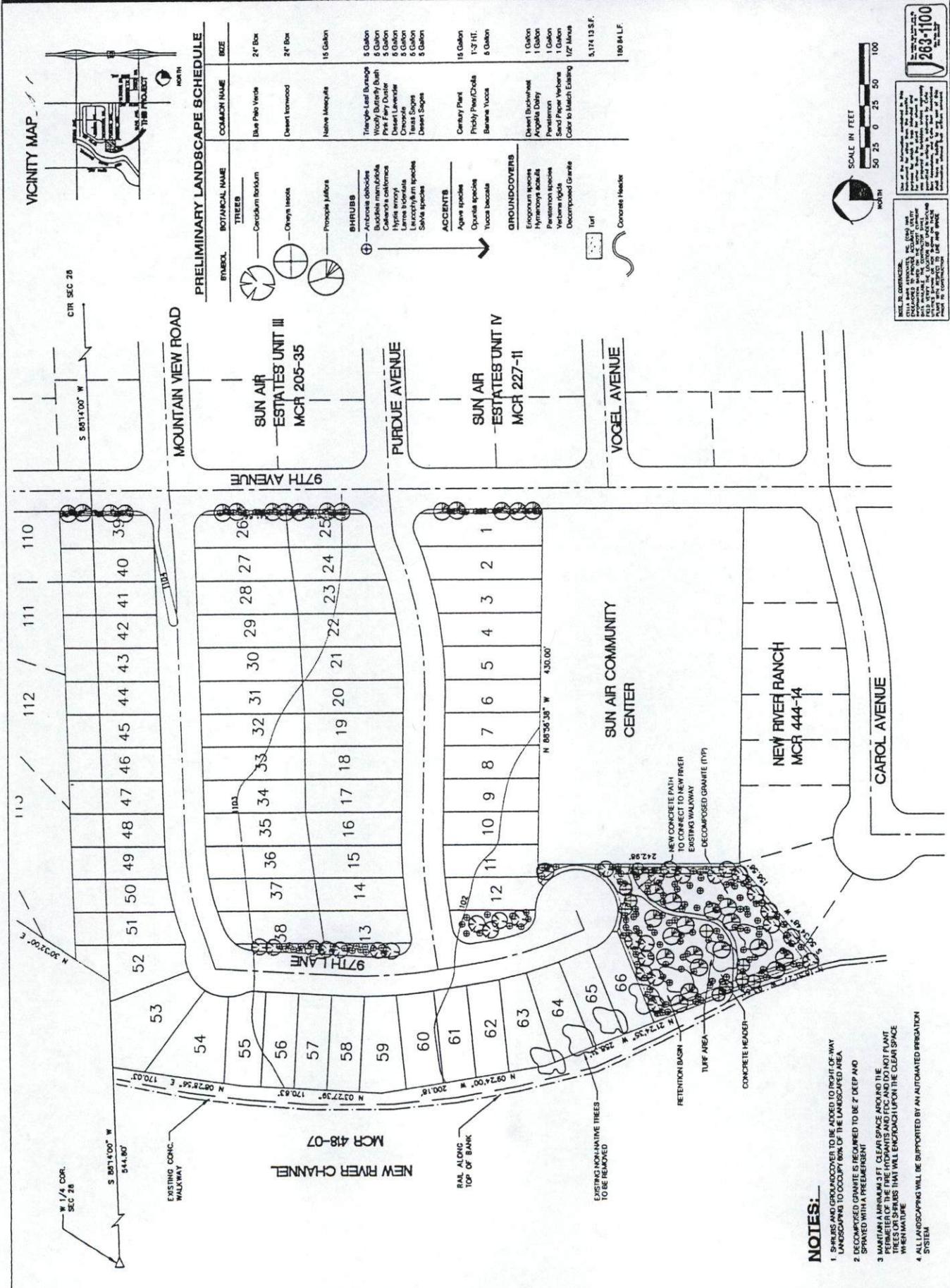
THE FINISHED FLOOR ELEVATIONS SHOWN ON THIS PRELIMINARY PLAT ARE APPROXIMATE. FINAL ELEVATIONS WILL BE DETERMINED DURING THE CONSTRUCTION OF THIS SITE.



TRACT TABLE

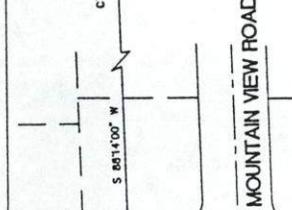
TRACT 26	OPEN SPACE, LANDSCAPE	0.0113 AC
TRACT 27	OPEN SPACE, LANDSCAPE	0.0274 AC
TRACT 28	OPEN SPACE, LANDSCAPE	0.0142 AC
TRACT 29	OPEN SPACE, LANDSCAPE	0.0073 AC
TRACT 30	OPEN SPACE, LANDSCAPE	0.0073 AC
TRACT 31	RETENTION	0.8667 AC
TRACT 32	OPEN SPACE, LANDSCAPE	0.0039 AC
TRACT 33	OPEN SPACE, LANDSCAPE	1.1208 AC
TOTAL		11.2008 AC

APPENDIX C
LANDSCAPE PLAN



PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
(Tree symbol)	TREES Cercidium canadense	Blue Palo Verde	24" Box
(Tree symbol)	Olneya tesota	Desert Ironwood	24" Box
(Shrub symbol)	Prosopis juliflora	Native Mesquite	15 Gallon
(Shrub symbol)	SHRUBS Arborescens oleacea Buddleia nana Callery's oak Hydrangea Larrea tridentata Salsola vermiculata	Tangle Leaf Burro Woody Butterfly Bush Pink Fairy Duster Desert Lavender Cholla Cholla Desert Sage	5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon 5 Gallon
(Accent symbol)	ACCENTS Agave species Opuntia species Yucca beccarii	Century Plant Prickly Pear/Cholla Banana Yucca	15 Gallon 1-2' HT. 5 Gallon
(Groundcover symbol)	GROUNDCOVERS Eriogonum species Hymenocallis Panicum species Pennisetum Pennisetum Decomposed Granite	Desert Buckwheat Angelita Daisy Pennisetum Pennisetum Coral to Match Existing	1 Gallon 1 Gallon 1 Gallon 1 Gallon 12" Mats 5,174 SQ. FT.
(Turf symbol)	Turf	Concrete Header	180 SQ. FT.



NOTES:

- SHRUBS AND GROUNDCOVER TO BE ADDED TO RIGHT-OF-WAY LANDSCAPING TO OCCUPY 50% OF THE LANDSCAPED AREA.
- DECOMPOSED GRANITE IS REQUIRED TO BE 2" DEEP AND SPRAYED WITH A PREEMERGENT.
- MAINTAIN A MINIMUM 3 FT. CLEAR SPACE AROUND THE PERIMETER OF THE TREES, SHRUBS AND PLANTS PLANT WHEN MATURE.
- ALL LANDSCAPING WILL BE SUPPORTED BY AN AUTOMATED IRRIGATION SYSTEM.

W 1/4 COR. SEC 28
S 88°14'00" W 544.80'

CTR. SEC 28
S 88°14'00" W

MOUNTAIN VIEW ROAD

SUN AIR ESTATES UNIT III
MCR 205-35

PURDUE AVENUE

SUN AIR ESTATES UNIT IV
MCR 227-11

VOGEL AVENUE

CAROL AVENUE

SUN AIR COMMUNITY CENTER

NEW RIVER RANCH
MCR 444-14

NEW RIVER CHANNEL
MCR 418-07

EXISTING CONC. WALKWAY

RAIL ALONG TOP OF BANK

EXISTING NON-NATIVE TREES TO BE REMOVED

RETENTION BASIN

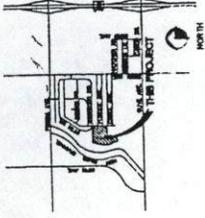
TURF AREA

CONCRETE HEADER

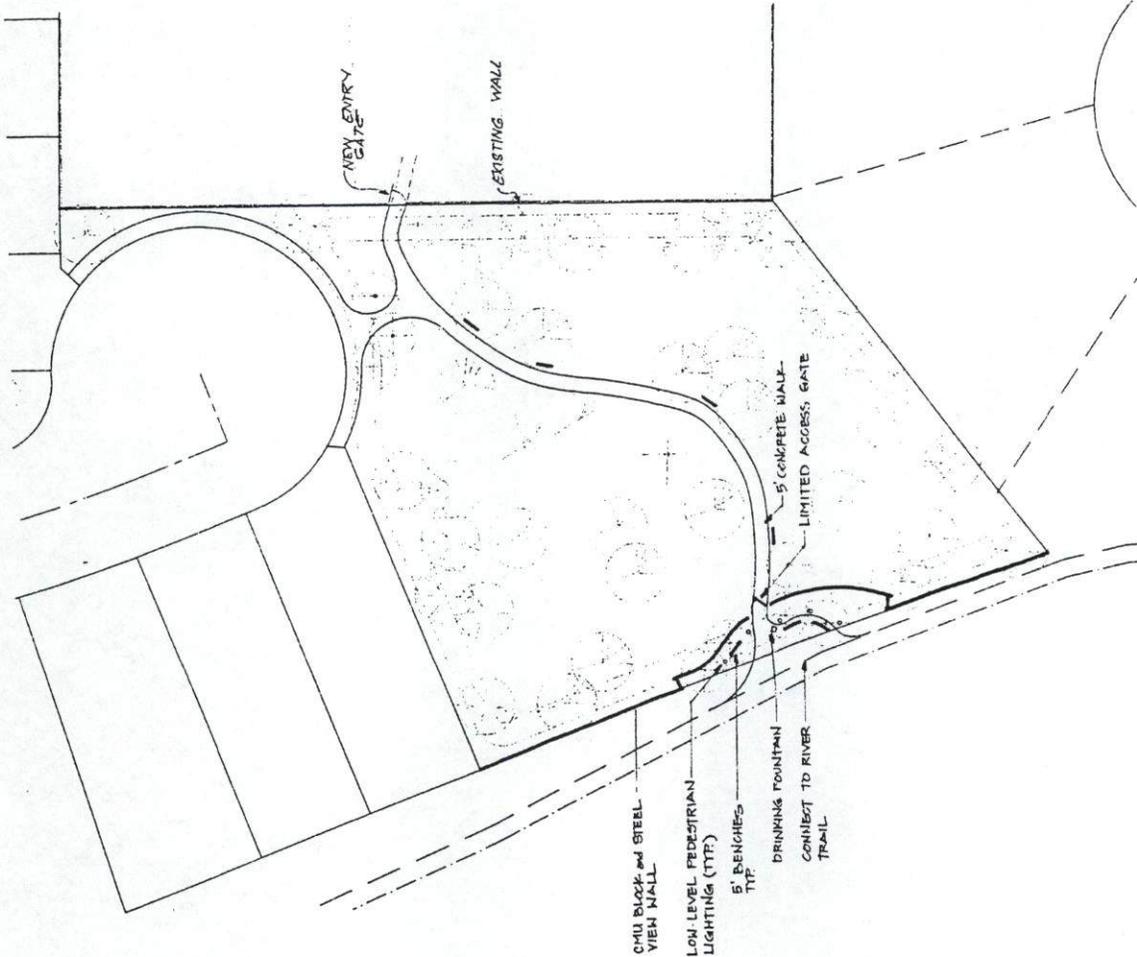
NEW CONCRETE PATH TO CONNECT TO NEW RIVER EXISTING WALKWAY

DECOMPOSED GRANITE (TYP)

VICINITY MAP



SUN AIR
COMMUNITY CENTER



REQUIRED LANDSCAPING	PROVIDED	REQUIRED
Required trees by species based on 1 inch DBH of replacement per inch of removal per inch of removal per inch of removal per inch of removal	4"	28
Required shrubs by species based on 1 inch DBH of replacement per inch of removal per inch of removal per inch of removal	107	78
Required trees in total	27	26
Required shrubs in total	78	72
Required total trees	78	34
Required 24 inch trees 25% of total trees	18	13
Required total erosion	108	104

EROSION COVERAGE
100% UNIMPAVED GRANTED



203-1100

USE OF THIS PLAN: THESE PLANS ARE PREPARED BY CELLA BARR ASSOCIATES, INC. (CBA) FOR THE PROJECT DESCRIBED HEREIN. THE CLIENT HAS REPRESENTED THAT THE PLANS ARE TO BE USED ONLY FOR THE PROJECT DESCRIBED HEREIN. CBA ASSUMES NO LIABILITY FOR ANY OTHER USE OF THESE PLANS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE PLANS SHALL BE VOID WITHOUT THE SIGNATURE OF THE DESIGNER.

Sun Air Estates
Peoria, Arizona
PROPOSED SITE AMENITIES PLAN

CELLA BARR ASSOCIATES
Engineering Surveying Landscaping Architecture Hydrology
425 S. 9th St., #101 - Tempe, AZ 85281 (602) 971-8100
Office in Phoenix, Colorado and Nevada

DESIGNED BY: JAK
DRAWN BY: DPJ
CHECKED BY: JAK
DATE: 08/24/98
JOB NO.: 242087-01
SHEET NUMBER

L1.1



PEORIA
UNIFIED SCHOOL DISTRICT NO. 11

file

Ms. Debra Stark
Planning and Zoning Office
City of Peoria
8401 West Monroe
Peoria, Arizona 85345

Dear Ms. Stark,

It is my understanding that the City of Peoria has, or will shortly, receive an application concerning expansion of the Sun Air Estates residential development. The specific application concerns the preliminary plat for Sun Air Estates, Unit 6. Recent communication from Ms. Laura Culler, Submittal Coordinator for the project, indicates that the development will be age-restricted and therefore not generate any significant number of new elementary or high school aged children. If these conditions remain, the Peoria Unified School District does not offer any objection to the application.

Please let me know if you have any questions concerning this matter.

Sincerely,

Edward F. Sloat, Director
Research and Planning

Cc: Dr. Paul Koehler, Superintendent
Mr. Dan Davison, Assistant Superintendent for Business Services

Target Density Analysis

Sun Air Estates Unit 6

Location: NWC of 97th Avenue and Mountain View Road

Zoning Case: Z 98-11

Master Plan Designation: 5.0-8.0 units per acre with a Target Density of 6.0 units per acre

Request: 6.48 units per acre

Considerations:

- The project is developing an infill parcel that is located between two existing subdivisions.
- The developer will be providing an access point to the New River Trail System.
- The developer will be providing a “rest area” adjacent to the New River Trail. The rest area will have bench seating, pedestrian scale lighting and a drinking fountain.
- The developer is proposing all single story homes.
- The project will be age restricted which conforms with surrounding area.
- Project is supported and will be incorporated into existing Sun Air Estates Home Owners Association.
- Impact to the schools will be negligible due to age restriction requirements for the residents.



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

January 15, 1999

TO PROPERTY OWNERS

SUBJECT: Z 98-11 S.W.C. 97th Avenue and Mountain View Road
Rezone from R1-6 to P.A.D.

Dear Property Owner:

On February 2, 1999, the Peoria City Council will consider the above referenced request to rezone 10.61 ± acres, to be located at the S.W.C. 97th Avenue and Mountain View Road from Single-family Residential (R1-6) zoning district to Planned Area Development (P.A.D.) zoning district.

The Public Hearing before the City Council will be held at 7:00 p.m. in the Peoria Council Chambers, 8401 West Monroe Street, Peoria, Arizona.

Information regarding this application can be obtained from the Current Planning Division of the Community Development Department, 8401 W. Monroe Street, Room 200, or by contacting the undersigned at 412-7200.

Sincerely,

Nathan Crane
Planner

nc:js

c: File Z 98-11

i:\zoning\z9811cc.pol



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

DATE: January 8, 1999
TO: Peoria Times
FROM: Peoria Community Development Department
SUBJECT: Public Notice

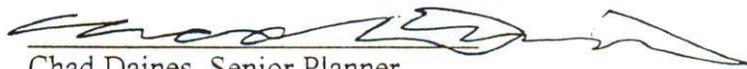
Please publish the following notice in the January 15, 1999 edition of the Peoria Times.

"Pursuant to State Statute 9-462.04A and the City Code of Peoria, Arizona, notice is herewith given that the Peoria City Council will hold a meeting on February 2, 1999 in the Peoria Council Chambers, 8401 W. Monroe, Peoria, Arizona at 7:00 P.M. The following items will be heard at Public Hearing:

Z 98-09 Pivotal Realty AZ I L.L.C. an Arizona Limited Liability Company, 2415 E. Camelback Road, Suite 960, Phoenix, Arizona, 85016, is requesting rezoning of 1312.2 ± acres generally located north of Happy Valley Road, south of Dixileta Drive, between 83rd Avenue and 91st Avenue, from Agricultural District (AG) to Planned Community District (PC). The subject property is legally described as Maricopa County Tax Parcel Numbers 201-06-075-3, 201-06-076-1, 201-06-077-8, 201-06-078-5, 201-06-079-2, 201-06-080-3, 201-06-081-1, 201-06-082-8, 201-06-083-5, 201-06-084-2, 201-06-085-0, 201-06-086-7, 201-06-087-4, 201-06-088-1, 201-06-089-9, 201-19-006-3, 201-19-007-1.

Z 98-11 La Villita Development Inc., 5070 N 40th Street, Suite 230, Phoenix, Arizona, 85018, is requesting rezoning of 10.61 ± acres generally located at the S.W.C. Mountain View Road and 97th Avenue from Single-family Residential (R1-6) to Planned Area Development (P.A.D.). The subject property is legally described as Maricopa County Tax Parcel Number 142-54-5G, 142-54-5H.

Further information on this request or the Public Hearing can be obtained from the Community Development Department, 8401 W. Monroe Street, Room 200, Peoria, Arizona, or by contracting Chad Daines at 412-7200.


Chad Daines, Senior Planner



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

DATE: December 14, 1998
TO: Peoria Times
FROM: Peoria Community Development Department
SUBJECT: Public Notice

Please publish the following notice in the December 18, 1998 edition of the Peoria Times.

"Pursuant to State Statute 9-462.04A and the City Code of Peoria, Arizona, notice is herewith given that the Peoria Planning and Zoning Commission will hold a meeting on January 7, 1999 in the Peoria Council Chambers, 8401 W. Monroe, Peoria, Arizona at 7:00 P.M. The following items will be heard at Public Hearing:

PZ 57-86A Fry's Food Stores of Arizona, 3405 S. 5th Street, Phoenix, Arizona, 85040, is requesting approval of an increased building height from 25 feet to 32 feet. The requested building height increase pertains to an existing Fry's Food Store located at the S.E.C. 75th Avenue and Cactus Road, legally described as Maricopa County Tax Parcel 143-06-628.

Z 98-11 La Villita Development Inc., 5070 N. 40th Street, Suite 230, Phoenix, Arizona, is requesting rezoning of 10.61 ± acres generally located at the S.W.C. of Mountain View Road and 97th Avenue from Residential Single-family (R1-6) to Planned Area Development (P.A.D.). The subject property is legally described as Maricopa County Tax Parcel 142-54-56-5H.

Further information on this request or the Public Hearing can be obtained from the Community Development Department, 8401 W. Monroe Street, Room 200, Peoria, Arizona, or by contacting Chad Daines at 412-7200.


Chad Daines, Senior Planner