

203-02

**SUN GARDEN ESTATES**

**STANDARDS AND GUIDELINES**

**LOCATION**

8609 North 103<sup>rd</sup> Avenue  
Peoria, Arizona

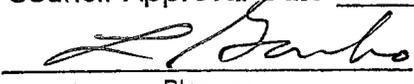
**OWNER/DEVELOPER**

Griffin Properties, Inc.  
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**PREPARED BY**

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April 21, 2003

<b>PLANNED AREA DEVELOPMENT APPROVAL</b>	
P/Z Commission Date _____	
City Council Approval Date _____	
	
Planner	



## **I. Introduction**

Sun Garden Estates is a residential subdivision for manufactured homes located in south Peoria, on the east side of 103<sup>rd</sup> Avenue, approximately one-half mile south of Olive Avenue, consisting of 319 lots (over 70% of which is complete and occupied), common areas and amenities. Sun Gardens Estates is presently zoned RMH-2 (Recreational Vehicle Resort District), pursuant to PZ #21-80. The development of Sun Garden Estates as a manufactured home subdivision over the past 18 years comports with this zoning. Sun Garden Estates consists of approximately 48 acres of land. The subdivision was approved by the City of Peoria under this zoning in May of 1985.

Sun Garden Estates was platted in contemplation of installing "single-wide" mobile homes, commonly referred to as trailers. These units typically measure 56 feet in length and 14 feet in width. Parking such a unit on the typical lot at Sun Garden Estates poses no set back issues. Over the past 18 years, however, the market for manufactured housing has changed dramatically. The typical manufactured home sold today certainly cannot be confused for a trailer: it is "double-wide," has the appearance of a traditional single family residence, and is designed to be transported just once; from the point of manufacture to a permanent installation site.

## **II. Legal Description of the Property**

Lots 1 through 319, inclusive, SUN GARDEN MOBILE HOME PARK TWO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 283 of Maps, page 2.

## **III. Consistency with General Plan**

The Peoria Comprehensive Master Plan designates this area for single family residential uses at a density of 2.0 to 5.0 units/acre, with a target density of 3.0 units/acre. The Property has existed as a trailer park/manufactured home subdivision since it was approved by the City of Peoria in May of 1985. Per City Council Resolution 02-186, the requested re-zoning will not require amendment of the General Plan.

## **IV. General Site Information and Existing Site Conditions**

The Property is and shall remain a manufactured home subdivision. All amenities and infrastructure are complete, in place and have been serving the subdivision for the past 18 years. The property owners are responsible for all necessary maintenance within the neighborhood.

**V. Permitted, Conditional and Accessory Uses**

Permitted Principal Uses shall comply with the Mobile Home Subdivision District (RMH-1) set forth in Zoning Ordinance, except as herein amended/defined. Not in limitation of the foregoing, principal permitted uses shall include one manufactured home per lot, religious establishments or similar places of worship and related facilities.

Permitted Conditional Uses shall comply with the Mobile Home Subdivision District (RMH-1) set forth in Zoning Ordinance, except as herein amended/defined. Not in limitation of the foregoing, permitted conditional uses shall include day care uses, group homes, subject to compliance with each other requirement relating thereto set forth elsewhere in the Zoning Ordinance.

Permitted Accessory Uses shall comply with the Mobile Home Subdivision Standards set forth in Zoning Ordinance. Not in limitation of the foregoing, permitted accessory uses shall include one attached carport or garage, up to two covered patios, and one detached storage room.

**VI. Project Development Standards**

A. All requirements of the Mobile Home Subdivision District (RMH-1) set forth in the Zoning Ordinance are hereby incorporated into this PAD Application as if fully set forth, except with respect to those matters specifically addressed in the following paragraph VI(B), (C) and (D).

B. Specific Dimensions:

Setbacks

Between adjacent homes	10 feet
Front yard building setback	7 feet
Rear yard building setback	6 feet
Minimum lot size:	3600 ft <sup>2</sup>
Minimum lot width:	42 feet
Minimum lot depth:	75 feet
Accessory uses, such as carports, patio covers, awnings and storage sheds, provided all building materials shall meet the City Building Code	3 feet

C. Fire Safety Standards:

Each home installed shall be subject to the fire safety codes, restrictions and industry standards imposed on the manufacturer thereof.

D. Signage Standards:

All current and existing signage of property name and address shall be considered acceptable and approved. All new or replacement signage shall require a separate

permit process and shall be in compliance with all applicable provisions set forth in the Zoning Ordinance.

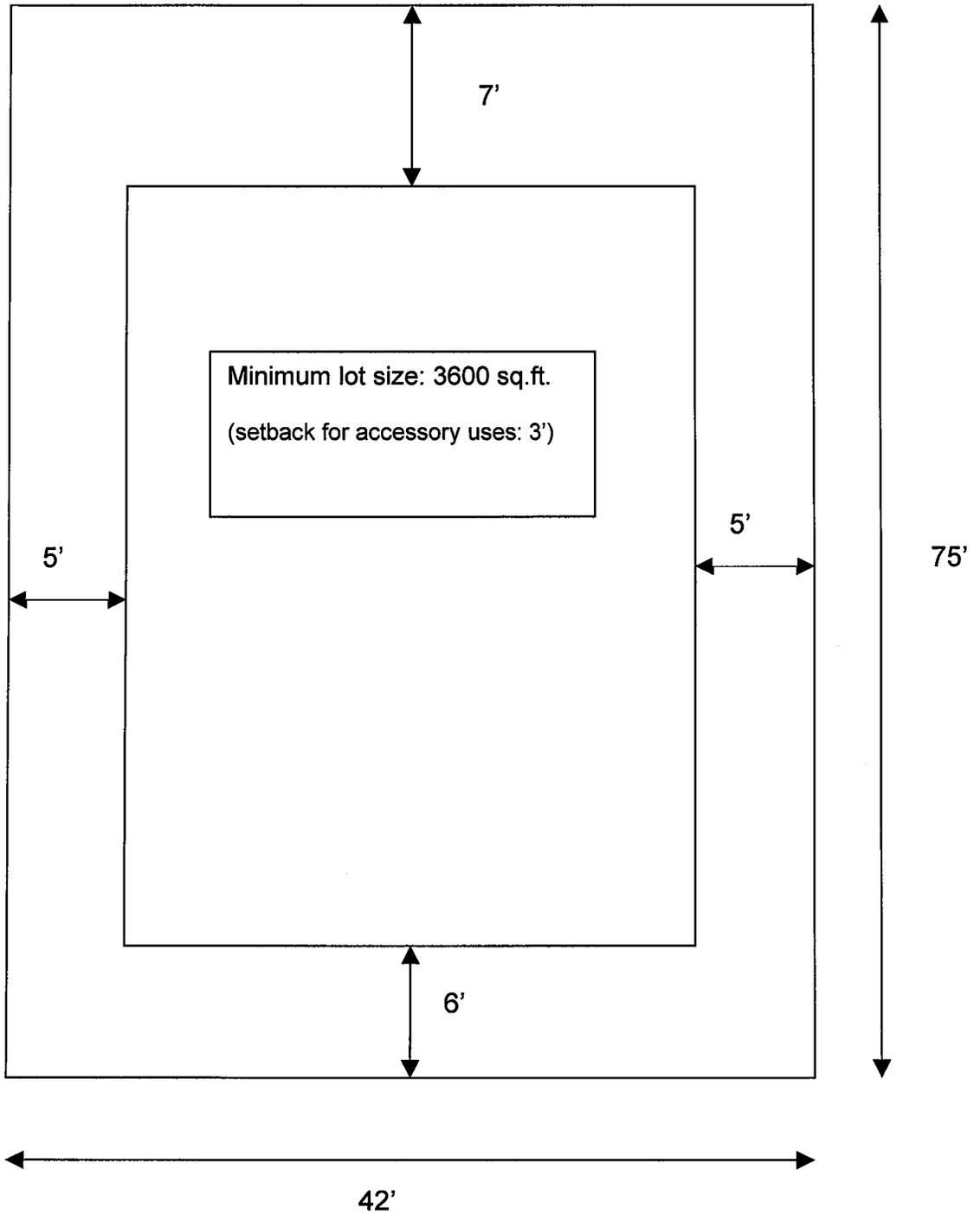
E. Landscaping Standards:

All landscaping shall be in compliance with applicable provisions set forth in the Landscaping Ordinance.

**VII. Infrastructure/Utilities**

All infrastructure and utilities servicing Sun Garden Estates shall conform to relevant City Ordinances.

Front of building



*Drawing is not to scale*