

Village at Varney

Standards and Guidelines Report

Habitat for Humanity of the West Valley
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EXHIBIT E

1 Introduction

1.1 Project Background

Habitat for Humanity of the West Valley (HFHWV) has been working with the City of Peoria Community Development Department, Community Services, to begin building new homes in the infill incentive district.

HFHWV builds homes for families with incomes in the 30 - 50% range of median income using volunteer and homeowner labor. We then sell the house to the families with a no interest mortgage. Because of careful screening and the time the homeowners spend building their homes, our families take extremely good care of their properties, investing in landscaping and other beautification projects. We also have an extremely low default rate, under 2%.

With the City's help, we have purchased a three-acre parcel north of Varney Road and east of 83rd Avenue, and are planning to begin building homes there at the end of 2004. We are partnering with the students in the building construction programs at Peoria and Cactus high schools, and will build 2 – 3 houses a year. We will also be working with several local churches and other groups in the neighborhood to build homes here.

1.2 Purpose of Request

The owner of the property requests PAD approval for 3.10 acres currently zoned R1-7. Because the property is completely surrounded by developed property, it is very difficult to plat efficiently under its current zoning. By rezoning it to PAD, we will be able to make more sensible lots, more efficiently. Additionally, this flexibility will allow us to create a central park that will help create a sense of place and community. We plan to arrange the houses so that most look onto the park, allowing parents to easily supervise their children and giving a more open feeling to the development.

1.3 Request for a Waiver

We request a waiver of the 10 acre minimum for PAD zoning. We believe our property qualifies for a waiver under Section 14-33-2-c of the City's code; that "the use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property."

1.4 Consistency with Peoria General Plan

The site is currently zoned R1-7 (Single-Family Residential) with a minimum lot area of 7,000 square feet. In accordance with the Peoria General Plan, the site is currently designated as "residential medium" 5 to 8 dwelling units per acre, with a target density of 8 du/ac. The proposed rezoning for the development of 17 lots with a minimum lot size of 4,750 square feet will result in a target density of 5.6 du/ac, which is in conformance with the Peoria General Land Use Plan.

1.5 Arizona Tax Parcel Number and Legal Description

The property's Arizona Tax Parcel Number is 142-05-059C, containing 3.1 acres of vacant land.

Official Description:

The north half of the Southeast quarter of the Southwest quarter of the Northwest quarter of section of 23, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

EXCEPT the East 273.00 feet of the North 149.52 feet; and

EXCEPT the South 180.00 feet of the East 242.00 feet.

2 Site Conditions

2.1 Existing Conditions

The property is currently undeveloped.

2.2 Surrounding Land Uses

The site is surrounded by residential properties. To the north, east, and south of the site are single family detached residences, on lots ranging in size from 4,500 sq. ft to 3/4 of an acre. Most of the adjacent lots are about 7,000 sq. ft. Immediately west of the site, there are single-story apartment buildings, owned by Maricopa County.

2.3 Site Topography

The site is generally flat, sloping gently to the southeast. There is no significant vegetation.

2.4 Accessibility

The development will be accessed from Oak Drive at the southeastern corner of the site. An alternate route for emergency vehicle access will be provided at the northwest corner of the site. The final circulation plan shall be subject to the standards set forth by the City's Engineering Department.

2.5 Drainage

The site drains to the southeast and will outflow down Oak Drive to Varney Road. Retention basins will be provided in accordance with the standards set forth by the city of Peoria.

2.6 Utilities

Water:	City of Peoria
Sewer:	City of Peoria
Electricity:	APS
Gas:	Southwest Gas
Telephone:	Qwest
Cable TV:	Cox Communications

2.7 Community Services

Fire and Police Protection:	City of Peoria
Schools:	Peoria Unified School District No. 11.
Elementary/Middle School:	Peoria Elementary School, K – 8, 11501 N 79 th Ave
High School:	Peoria High School, 9 – 12, 11200 N 83 rd Ave

3 Land Use plan

3.1 Permitted Principal Uses

Detached single family residences
Attached single family homes
Duplexes

3.2 Permitted Conditional Uses

All permitted conditional and accessory uses shall be allowed as set forth in accordance with the Peoria Single Family Residential Districts.

4 Proposed Development Standards

The development shall conform to all policies identified in this Planned Area Development Guidelines and the City of Peoria codes, ordinances, and regulations, unless specified herein.

The owner plans to build 17 residential dwelling units, composed primarily of single family detached houses with the possibility of a limited number of attached single family residences or duplexes. The development is subject to platting approval by the City of Peoria.

4.1 Setbacks and other limits on development

Setbacks:

Front*	18' front setback to front facing carport/garage
	10' front setback to living area or side facing carport/garage
Rear*	15' rear setback
Side	5' min
	13' total

Building Height:	30'
Off-street parking:	One covered space. One space in front of carport.
Lot Coverage:	50% max.
Lot Area:	4,750 minimum. 5,100 average.
Minimum lot width:	48'
Minimum lot depth:	62'

*Encroachment of porches, patios and architectural details such as bay windows will be allowed five feet into front and rear setbacks.

Attached Single Family Residences, if used, will conform to the same standard, except one side set back will be 0' and the other will be a minimum of 12'.

4.2 Architectural character

Massing

While the massing of the houses will be simple, the front edge of the carport will not be aligned with the front edge of the house.

Porches

All houses will have a front porch a minimum of 4' deep and 10' wide.

Materials

Stucco will be used for exterior walls and cement or clay tiles will be used for roofing. Stucco will be appropriated with design details, including trim around the windows, and at corner and edges. The front façade and side walls in front of the fencing will be given particular emphasis. The depth of the facades will be developed with wainscoting, quoins, or other architecturally appropriate detailing. Designers can look to historical houses in Phoenix for inspiration in detailing.

House Colors

Houses will be painted with a minimum of two colors. The colors will be of various gradations of desert hues.

Perimeter Wall

The site will be enclosed with 6 - 8' perimeter block wall.

Landscaping

Landscaping of the front yards is to be improved by the home owners; Xeroscaping shall be the design for landscape in the front yards. Habitat for Humanity will provide one tree per each front yard; The City through the Community Development Block Grant Program will make every effort to provide financial assistance on front yard planting materials for the Village of Varney Project. Financial assistance to this project will be based on funding availability.

4.3 Entry Signage

In order to blend in with the existing community, there will be no entry signage.

4.4 Street Lighting

Street lighting shall conform to all City requirements.

5 Open Space

Open space will be a minimum of 11% of the total project area (+/-14,500 sq. ft). A park in the center of the development will be +/- 10% of total area, and a bike path through the emergency access easement will be 1.5 - 3% of the total area.

6 Landscaping

6.1 General Character

The landscaping of the open space will meet or exceed the City requirements. See architectural standards for the landscaping of the private yards.

6.2 Maintenance

Until the development is complete, Habitat for Humanity will be responsible for the maintenance of the open area. When the development is complete, the open space shall be maintained by a Home Owners Association.
