

Enclave at White Peak

Planned Area Development

99.85 Acre Parcel

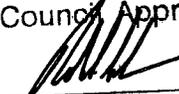
Northeast Corner of 135th Avenue
and
Dixileta Drive Alignment

Z-04-10



December 6, 2004

Revised April 4, 2005

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<u>7/7/05</u>
City Council Approval Date	<u>8/23/05</u>
	
Planner	

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PAD Narrative

Introduction

The PAD is a 99.85-acre residential community that includes: a mixture of single-family residential densities, private open space and natural open spaces within the context of a common design theme. The Planned Area Development (PAD) development standards exceed the City of Peoria R1-6 underlying base zoning district.

The property is located within the alignments of Dixileta Drive to the south, 135th Avenue to the west, and Lone Mountain Road approximately one half mile to the north (see attached Vicinity Map, Exhibit A). The site is undeveloped desert that is relatively flat with a slope from northwest to southeast. The site includes three washes that run diagonally through the property. A hillside area lies in the northeast portion of the property and will remain undisturbed above the 15% slope line.

Adjacent properties to the north, east, south and west are undeveloped desert. The Vistancia (formerly Lakeland Village) master planned community is located approximately a quarter of a mile to the east of the site. The community is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, schools, parks and golf course. The White Peak Ranch Master Plan is located approximately one half mile north of the site. The property is planned and zoned for commercial retail, employment, multi-family residential, single-family residential, school, park and golf course. The adjacent property to the south is being planned as a residential community under the name The Boulders at White Peak. The project is in the zoning process and includes single-family residential densities. All of the surrounding master plans include the extension of major roads and utilities into the area.

General Plan

On August 24, 2004 the City Council of Peoria approved the companion General Plan Amendment request to amend the General Plan land use designation for this property. The approval amended the General Plan land use classification from 0-1 to 2-5 dwelling units per acre for the 99.85-acre parcel. The amendment reflects land use changes in the area precipitated by large master plan communities adjacent to the property, including Vistancia, White Peak Ranch, Pleasant Valley Hills, and The Boulders at White Peak. All four master planned communities identify residential densities in the 2-5 units per acre

range on the portions closest to this site. It is clear that the development patterns in this area reflect urban rather than rural lot densities.

The demand for future single-family housing is overwhelmingly in favor of urban densities close to amenities. This amendment not only reflects development patterns in the area, it also reflects the demand for manageable and affordable size single-family lots. The demand for acre size lots within municipal areas is stressed in part due to the spiraling costs of land, infrastructure, utilities, development fees, school contributions, and home construction. Costs associated with the purchase and maintenance of acre lots competes with interests to spend income on items other than housing.

The amendment allows more detailed planning to provide land use continuity with the master planned communities surrounding the site. This companion Planned Area Development (PAD) document provides specific land use, circulation and natural open space continuity with adjacent projects.

PAD Development Plan

The PAD is currently under the holding zone of SR-43. The proposed PAD zoning provides a master planned residential community that encompasses 99.85 gross-acres (see Legal Description, Exhibit J).

Residential Land Uses

The PAD proposes single-family lot sizes; private retention/park/recreation area, landscaped open space/retention areas, and the conservation of natural open space wash corridors (see Conceptual Land Use, Exhibit D). The residential component includes 252 single-family residential lots. The single-family lots are approximately 7,200 square-feet in size. The overall residential density is 2.5 units per gross acre. The proposed development is below the target density of 3.0.

Open Space

The PAD comprises approximately 15-acres or 15 percent useable open space, which exceeds the minimum required by the City's Design Guidelines. Useable open space includes the existing washes to remain in their natural condition, pocket parks, retention areas, and off-site drainage corridors. Two large natural wash provide open space corridors that runs diagonally through the site. The washes include two pedestrian trails, one of which is the extension of a planned trail from the Boulders at White Peak and Vistancia project located on the south. The trail is designed to connect to future subdivisions in

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Vistancia to the southeast and to future subdivisions in the White Peaks master plan to the north (see Vicinity Map). The trail will provide pedestrian access to the pocket park and recreational amenities located within the PAD. A drainage-channel and landscape buffer is proposed along 135th Avenue (see Master Landscape Exhibit).

A pocket park is designed to be contiguous to the large natural open space near the center of the PAD. The park includes a children's playground, shade Ramada, picnic table, and a large turf area for passive recreation activities (see Pocket Park Exhibit). The natural open spaces, retention areas, landscape tracts, and pocket park will be owned and maintained by a homeowners' association.

Single-Family Development Standards

The PAD allows the: permitted uses defined under Section 14-5-2 with the addition of private recreation facilities associated with common open spaces constructed for the use and enjoyment of residents within the PAD; permitted conditional uses under Section 14-5-3 with the exception of day care group homes and community residential setting facilities which are not permitted; and permitted accessory uses under Section 14-5-4 of the Zoning Ordinance. The property development standards are in accordance with the following Development Standards Table:

Development Standards Comparison Table

Description	City of Peoria R1-6 District Standards	Proposed PAD Standards
Minimum Area	6,000 square feet	7,200 square feet
Minimum Width	50 feet	60 feet
Minimum Depth	100 feet	120 feet**
Front	20 feet	10 feet for Living Area or Side-Load Garage*** 18 feet for Front-Load Garage
Side	5 feet / 8 feet	5 feet/8 feet*
Street Side	10 feet	10 feet
Rear	15 feet	15 feet
Lot Coverage	45 percent	45 percent
Building Height	30 feet	30 feet

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- * Fireplaces, bay windows, pop-outs for entertainment centers may encroach 2-feet into side yard.
- ** Upon engineering of the subdivisions in the PAD, some lots in the PAD may be less than the minimum areas, widths and depths identified in the Development Standards Table, however in no case will lots be less than the minimum requirements identified in the corresponding base zoning district.
- *** Side loaded garages shall include a faux window or other architectural treatment on the street side of the garage that architecturally gives the appearance of a living area rather than a garage. Side loaded garages subject to no third car garage shall face forward toward the street. Adjacent homes shall have a 2-foot stagger in the front setback or provide architectural variations that stagger wall planes.

Note: Accessory buildings are subject to Section 14-5-8 (Property Development Standards for Accessory Buildings).

There are a few design standards that are changed from the equivalent base-zoning district:

- The R1-6 base district requires minimum 50-foot lot width and 100-foot lot depth with minimum 6,000 square feet in area. The PAD proposes 60-foot width, 120-foot depth and 7,200 square feet in area. The lot width is increased to accommodate larger house products. The depth of the lot is made deeper to allow for increased rear yard area because that is where people spend most of their outdoor free time (swing sets, pools, BBQ, table, patio, volley ball, horseshoes, etc.) Lot depth has more value to the homebuyer than lot width in terms of actual cost per square foot and practical use. The increase in lot size is the result of the increased width and depth.

Single-Family Design Guidelines

The following design guidelines apply to all single-family homes including principal and accessory structures. All subdivisions and house products shall be subject to approval in accordance with the following design guidelines. The guidelines are separated into three categories: Architectural Design, Plat/Lot Design and Landscape/Perimeter Wall Design.

Architectural Design

The proposed homes may include one and two-story plans that exhibit high quality materials and architectural features. All house products shall comply with the City of Peoria Design Review Manual.

Plat/Lot Design

- All public local residential streets in excess of 900-feet in length shall be curvilinear in design with a minimum radius of 150-feet and a minimum curve length equal to one-half of the radius. Private streets may be developed within the PAD, at the developer's discretion, with standards as approved by engineering department.

- When a cul-de-sac abuts a useable open space area, a landscaped access easement shall be provided. Said easement shall be 10-feet wide that may be dedicated as a pedestrian path.
- Plats should be designed to integrate and/or continue existing or approved open space areas adjacent to developed areas.
- At the developer's discretion, subdivisions may utilize alternative local street cross-section. Use of ribbon curbs, modified street lighting and reduction of pavement width for public and private rights-of-way shall be considered by the City Engineer. Private streets may be used, at the developer's discretion.
- Private useable open space shall be clearly designated on each preliminary and final development plan. Areas that may be included in the calculation of open space shall include: landscaped retention area; private park and recreation area; landscape tracts, washes, and natural area open spaces.
- Useable Open Space shall not include any of the following:
 - Dedicated streets, alleys, vehicular drives, parking, loading and storage areas; required setback areas except where tracts are delineated; reservation of public park and school sites for which the City or school district shall be required to purchase; areas reserved for the exclusive use or benefit of an individual owner or tenant; or concrete areas designed primarily for the conveyance of water.
- Dedication Statement on final plat shall include provision dedicating all open space and retention areas as tracts, providing for the maintenance of such areas and adjacent right-of-way by an established home owners association, and precluding such areas from future development.
- Rights-of-way and retention areas shall be improved with landscaping as required by the City of Peoria Zoning Ordinance.
- Entry features including decorative entry signage and landscaping shall be required for the main entrance off of 135th Avenue. The main entrance shall enter to an open space (See Master Landscape Exhibit).

Landscape and Theme Wall Design

The integrated landscaping and wall theme for the PAD shall meet the Landscape Code Article 14-35 of the Zoning Ordinance. Plant materials shall be selected from the final plant palette approved by the City. Accent materials shall be low water use plants known for form, color and visual texture. Trees will be clustered where appropriate. The placement of trees and shrubs will be staggered to provide depth along the 135th Avenue landscape tract (See Master Landscape Exhibit E). The landscape plan has been designed in conjunction with the Master Drainage Exhibit for the site.

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The PAD plan will provide: 8-foot high decorative theme wall along 135th Avenue if 135th Avenue is declared an arterial street by the City; otherwise the decorative theme wall will be 6-feet high along 135th Avenue as a collector street. The decorative walls at the entrances off 135th Avenue into the neighborhoods will be a minimum 6-feet high; 6-foot high decorative view walls along internal open spaces next to residential lots. The design of the 6-foot high theme wall incorporate single-scored smooth face block with integrated split face block accent (see Conceptual Subdivision Entry Feature and Theme Wall Elevations, Exhibit G). The 6' high view walls include a single-scored smooth block base with a wrought iron top. The entry signage will incorporate split face block in tile with etched letters on a smooth background. Landscaping at the entrance will be desert trees and vegetation with small boulders.

Specific plant quantities for the plat(s) shall be provided in accordance with Article 14-35 (Landscape Requirements). When plat(s) come in, the required landscaping will include (a) street frontage, including an 8-foot tract along corner side lot lines adjacent to local streets; and (b) retention and useable open space areas.

Circulation

The White Peak Ranch to the north identifies the development of Lone Mountain Road to the north of the PAD. The Vistancia community to the east plans the development of Dynamite Road approximately one half mile south of the proposed PAD. Accordingly, the **Enclave at White Peak** will be providing complete half street improvements for the east half of 135th Avenue adjacent to the development with a detached sidewalk. 135th Avenue will provide a north-south connection between Lone Mountain Road and Dynamite Road. This alignment will allow at least one or two local street access points off of 135th Avenue, directly into the planned neighborhoods. Interior circulation will occur by local street connections. This will be determined at the plat stage.

The White Peak Ranch to the north identifies the development of Lone Mountain Road north of the subject PAD. The Vistancia development to the east plans the development of Dynamite Road to the south of the proposed PAD. The Peoria Utilities and Engineering Department is working with Maricopa County and the City of Surprise to formulate the road network in this area (Loop 303 to Vistancia). Until the road network is defined exact street connections and cross sections are not known. This will be resolved at the Preliminary Plat stage.

Grading and Drainage

The PAD site naturally slopes from the northwest to southeast. Two existing washes traverse the site diagonally in a northwest/southeasterly manner. The proposed grading concept will include open space/retention areas located adjacent to the wash area at the

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low end of development. These areas will provide the required storage volume generated by the 100-year, 2-hour storm event. The washes will also be utilized for the ultimate outfall for each one of the basins. The following represent the PAD's FEMA designation:

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), Map No. 04013C0740G, revised July 19, 2001 indicates that the site lies within Zone "X". Zone "X" is defined by FEMA as:

Zone "X" (shaded): Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Portions of the site are within a Special Flood Hazard Zone A, including and adjacent to Washes 16 and 17 East as indicated on the FIRM. Special Flood Hazard Zone A is an area inundated by 100-year flood, no base flood elevations have been determined.

Public Utilities and Services

- Sewer service to the site will be provided by the City of Peoria. The site lies within the drainage planning area of the Jomax Wastewater Reclamation Facility in Section 35, at Beardsley Canal and Jomax Road. Facility construction is currently under way in conjunction with the initial phase of development for the master planned community Vistancia. A line extension from the wastewater facility to the **Enclave at White Peak** will be required. The exact location, line size and depth will need to be determined.
- Water service to the site will be provided by the City of Peoria. The site lies within the future Twin Buttes Water Treatment service area. Ultimately, a waterline constructed with the 135th Avenue alignment, connecting into waterlines at Lone Mountain Road and Dixileta Drive, will provide two sources for the development. Initial water service will be a possible connection into existing City water lines within the Vistancia development and/or the use of a well, storage and pumping facilities. The actual facilities, exact locations and line sizes will need to be determined.
- Natural gas to the site will be provided by Southwest Gas. Extension of service will be fed from the Vistancia development located east of the site and/or from White Peak Ranch development located north of the site.
- Electricity will be provided to the site by Arizona Public Service. The nearest facilities will be within the Vistancia development.
- Telephone service will be provided to the site by Ancipiter.

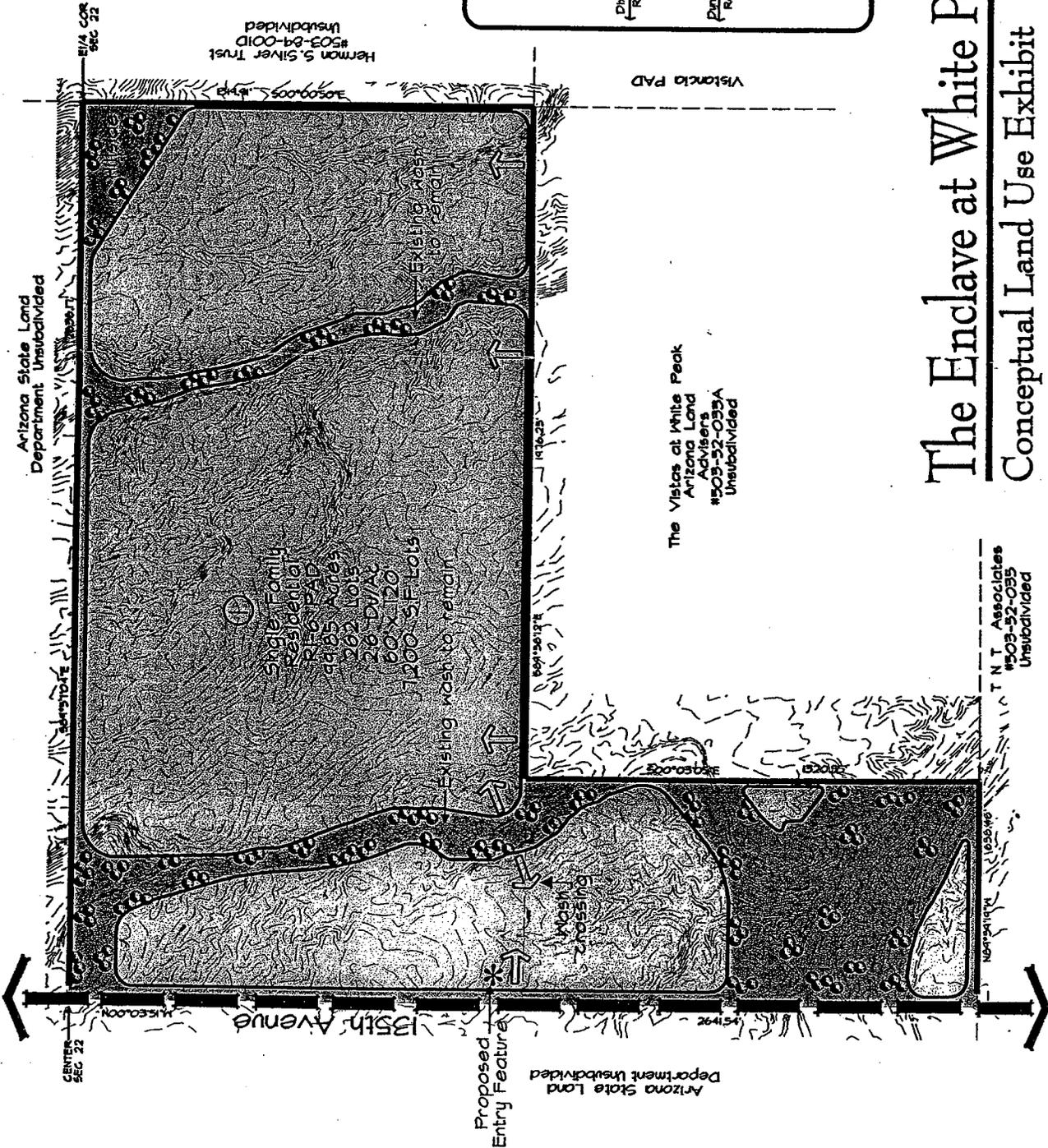
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- Cable television will be provided to the site by Cox Communications.
- Refuse collection will be provide by the City of Peoria.
- The City of Peoria will provide Law enforcement services, emergency and fire protection services. The closest police substation and fire station will be within the Vistancia development.
- District No. 11 of the Peoria Unified School District will provide educational facilities and services for the site.

Phasing

The PAD will be developed in one or two phases as determined by market demand. The necessary road, water, sewer, on-site and off-site storm water retention will be constructed as needed for the development. The timing of development will depend on the timing of adjacent master plan community infrastructure improvements to the south, north, or east. It is not possible to determine the timing will be without knowing the exact timing of improvements for the adjacent master plans.

Arizona State Land
Department Unsubdivided



Spain Family
Residential
PUD PAD
91.85 Acres
262 Lots
2.6 DU/AC
1200 SF/Lot

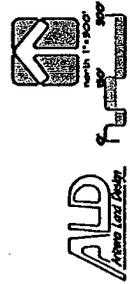
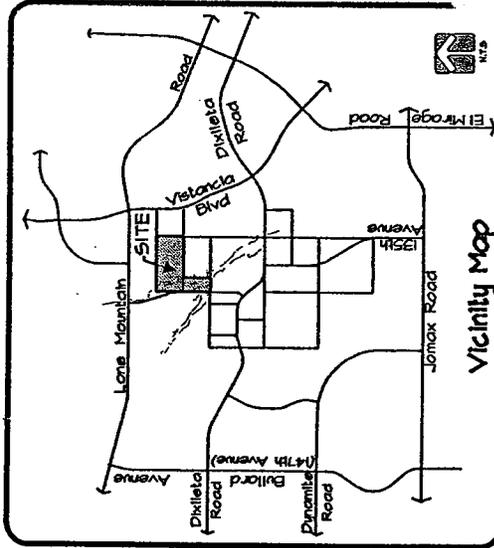
The Vistas at White Peak
Arizona Land
Advisers
#503-52-035A
Unsubdivided

NT Associates
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Site Data:
Proposed Zoning RI-6 PAD
Gross Acreage 91.85 Acres
Proposed Lot Size 60' x 120'
Proposed Lot SF 7200 SF
Estimated Yield 262 Lots
Proposed Density 2.6 DU/AC
Percentage of Useable Open Space 15%

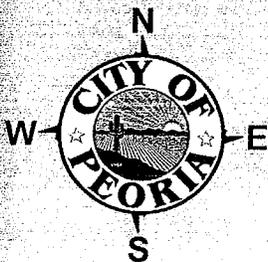


The Enclave at White Peak

Conceptual Land Use Exhibit

Job #0335
Date: 04.01.04
Rev: 03.16.05

Z 04 10 Aerial / Location Map



Not to Scale

Z 04-10 The Enclave at White Peak

Northeast Corner of the Dixileta Dr. and 135th Ave. alignments
Rezone from SR-43 to PAD
Approximately 99.85 Gross Acres

Attachment B