

91st and Butler

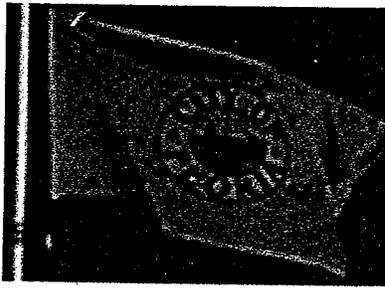
Approximately 53 acres at the northeast corner of
91st Avenue and Butler Avenue

PLANNED AREA DEVELOPMENT (PAD) PROPOSAL

March 9, 2006

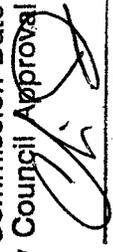
Revised June 9, 2006

Revised September 18, 2006



Prepared By:

206-08

PLANNED AREA DEVELOPMENT APPROVAL
P/Z Commission Date <u>10/19/06</u>
City Council Approval Date <u>11/14/06</u>

Planner

MB GROUP

Development Consulting
Project Management
Construction Management

480-941-1444

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DEVELOPMENT TEAM

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Fax: 480-659-0566
Contact: Dawn Cartier

1.0 INTRODUCTION

The purpose of this application is to request the Planned Area Development (PAD) zoning approval on an approximately 53 acre vacant parcel of land located on the north side of Butler Avenue between 89th Avenue and 91st Avenue. The development plan for this project consists of a detached single-family residential subdivision to be regulated by the standards and guidelines included within this proposal.

2.0 LEGAL DESCRIPTION

PARCEL NO.1

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT THAT CERTAIN PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 25 MINUTES 41 SECONDS EAST 1,320.64 FEET ALONG THE NORTH LINE OF SAID SECTION 34;

THENCE SOUTH 773.17 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 89 DEGREES 25 MINUTES 41 SECONDS WEST 1,320.19 FEET TO A POINT ON THE WEST LINE OF NORTHWEST QUARTER OF SECTION 34;

THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS 773.04 FEET TO THE NORTHWEST CORNER OF SECTION 34 AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION

PARCEL 2

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 40 FEET, AND THE SOUTH 40 FEET; AND

EXCEPT THE SOUTH 290 FEET OF THE WEST 305.0 FEET; AND

EXCEPT THAT PORTION DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SAID SECTION 34;

THENCE SOUTH 89 DEGREES 19 MINUTES 3 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 35.00 FEET;

THENCE NORTH 38 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 56.56 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

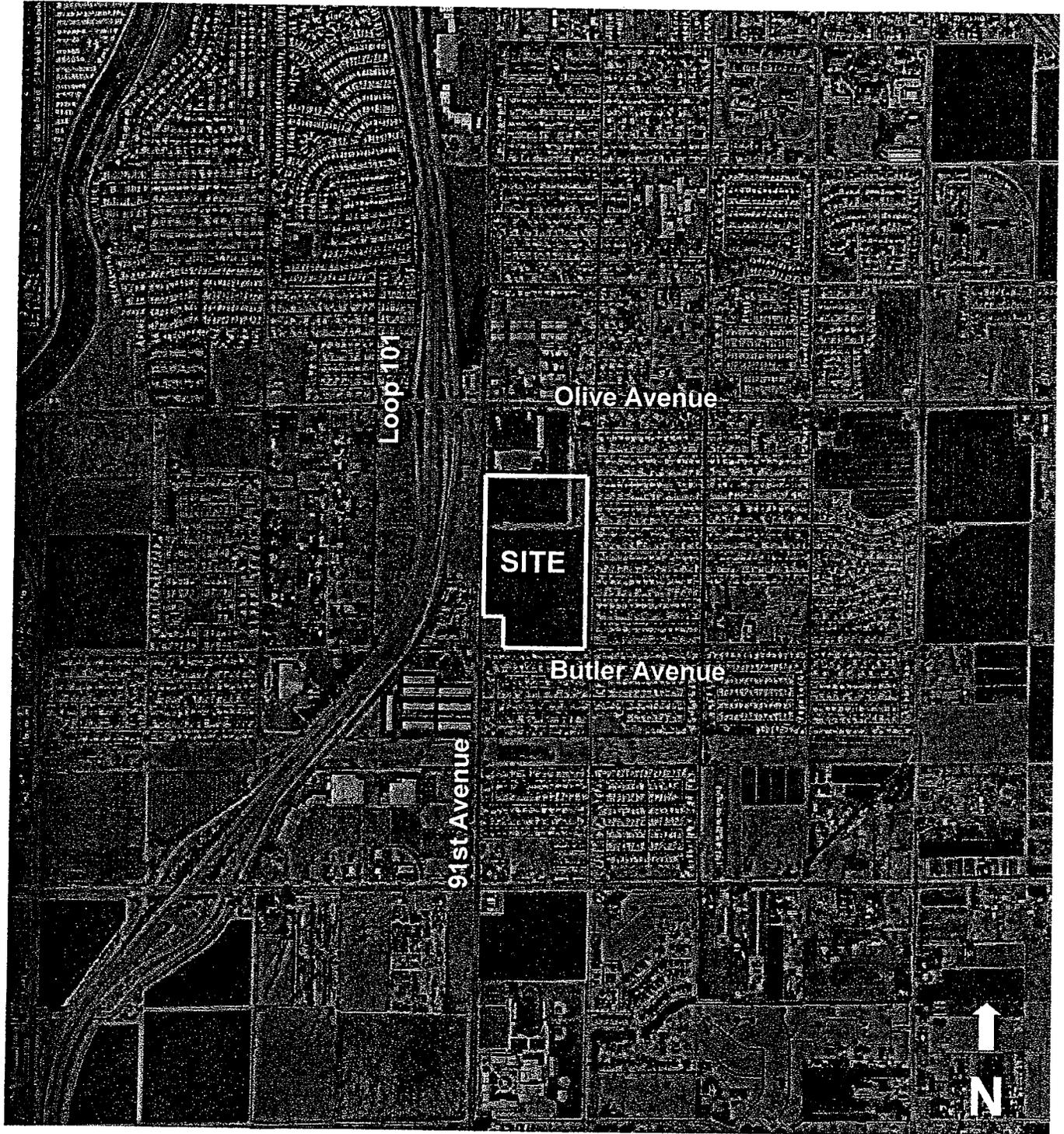
THENCE SOUTH 0 DEGREES 01 MINUTES 53 SECONDS WEST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

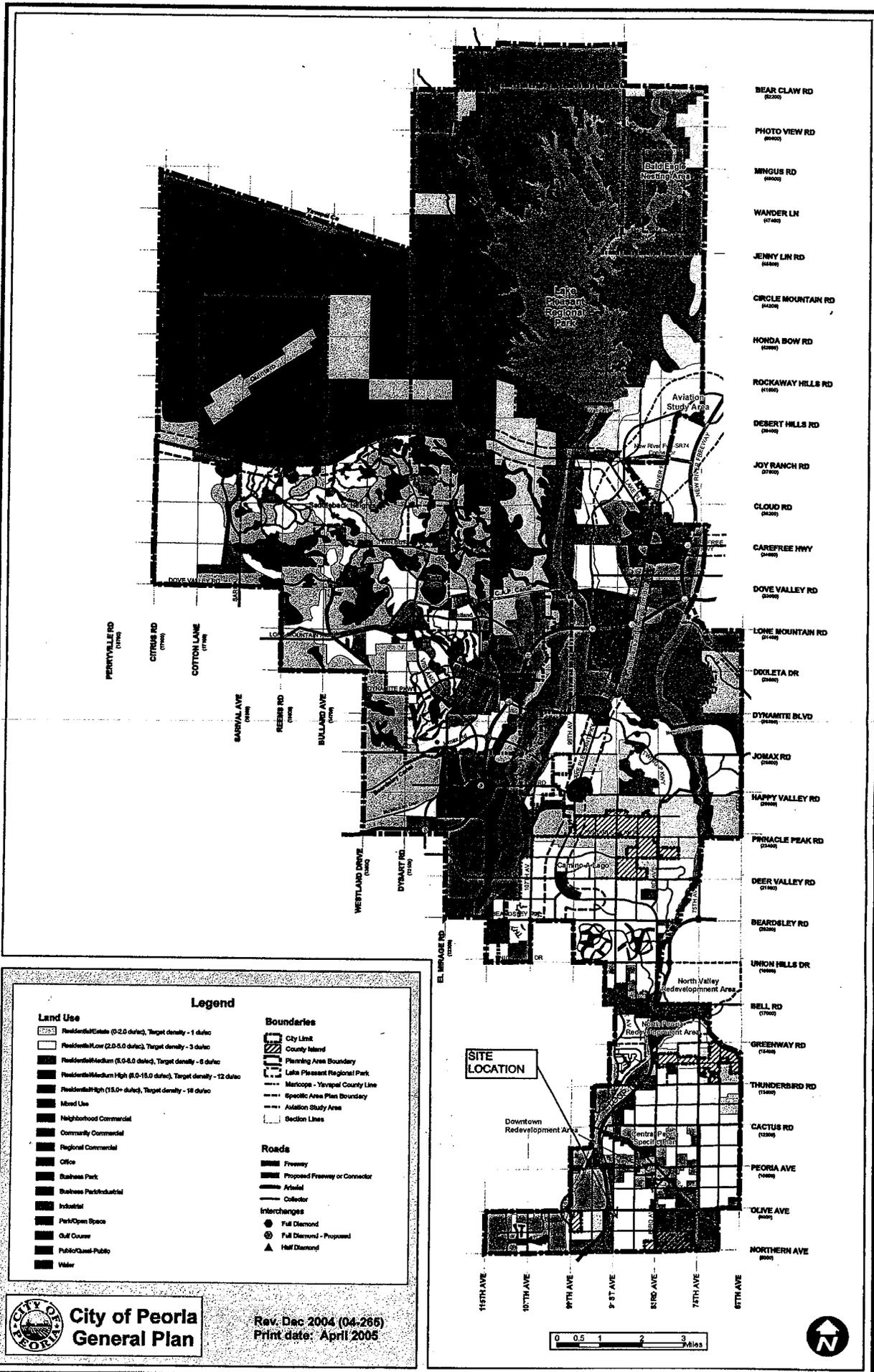
EXCEPT THE SOUTH 40 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

3.0 CONSISTENCY WITH GENERAL PLAN

The City of Peoria's General Plan Designation for the site is Low Density Residential with a density range of 2-5 dwelling units per acre (du/ac). The proposed zoning and development of the project is consistent with the General Plan, with a planned density of 3.12 du/ac.

VICINITY MAP





BEAR CLAW RD (8200)
 PHOTO VIEW RD (8600)
 MINGUS RD (8600)
 WANDER LN (8700)
 JENNY LIN RD (8800)
 CIRCLE MOUNTAIN RD (8400)
 HONDA BOW RD (8200)
 ROCKAWAY HILLS RD (8100)
 DEBERT HILLS RD (8000)
 JOY RANCH RD (8000)
 CLOUD RD (8000)
 CAREFREE HWY (8000)
 DOVE VALLEY RD (8000)
 LONE MOUNTAIN RD (8000)
 DOCKLETA DR (8000)
 DYNAMITE BLVD (8000)
 JOMAX RD (8000)
 HAPPY VALLEY RD (8000)
 PRINACLE PEAK RD (8000)
 DEER VALLEY RD (8100)
 BEARDSLEY RD (8200)
 UNION HILLS DR (8000)
 BELL RD (8700)
 GREENWAY RD (8000)
 THUNDERSBIRD RD (8000)
 CACTUS RD (8000)
 PEORIA AVE (8000)
 OLIVE AVE (8000)
 NORTHERN AVE (8000)

PENNYVILLE RD (8100)
 CITRUS RD (8100)
 COTTON LANE (8100)

BARKHALL AVE (8100)
 REEBER RD (8100)
 BULLARD AVE (8100)

WESTLAND DRIVE (8100)
 DYNAMITE RD (8100)
 EL MIRAGE RD (8100)

- Land Use**
- Residential/Estates (0-2.0 du/ac), Target density - 1 du/ac
 - Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
 - Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac
 - Residential/Medium High (8.0-15.0 du/ac), Target density - 12 du/ac
 - Residential/High (15.0+ du/ac), Target density - 18 du/ac
 - Mixed Use
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Office
 - Business Park
 - Business Park/Industrial
 - Industrial
 - Park/Open Space
 - Golf Course
 - Public/Quasi-Public
 - Water

- Boundaries**
- City Limit
 - County Island
 - Planning Area Boundary
 - Lata Pecos Regional Park
 - Maricopa - Yavapai County Line
 - Specific Area Plan Boundary
 - Aviation Study Area
 - Section Lines
- Roads**
- Freeway
 - Proposed Freeway or Connector
 - Arterial
 - Collector
- Interchanges**
- Full Diamond
 - Full Diamond - Proposed
 - Half Diamond

City of Peoria
General Plan

Rev. Dec 2004 (04-265)
 Print date: April 2005

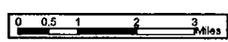


Figure 2-1: Land Use Plan

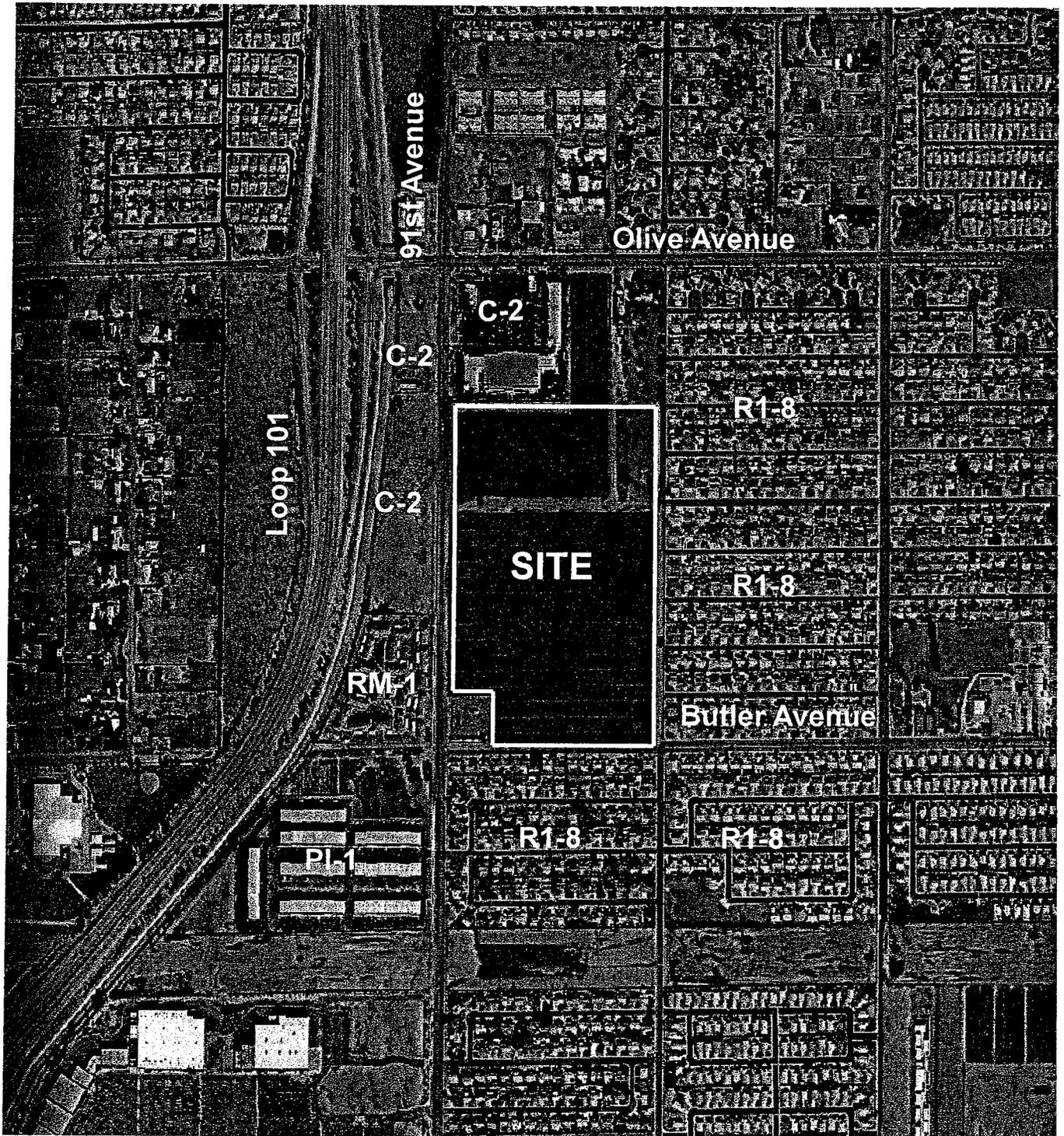
4.0 GENERAL SITE INFORMATION AND EXISTING CONDITIONS

The property is currently a vacant parcel of land with a zoning district classification of AG (Agricultural) and has historically been used for farming. An irrigation ditch and pipeline are located along the eastern and southern boundary of the site adjacent to 89th Avenue and Butler Road respectively. The natural grade of the site falls from northeast to southwest. Due to the property's general location surrounding well established development, an Infill Incentive District overlay currently extends over this site, and an Infill Incentive package may be submitted to the Economic Development Office in conjunction with this development.

5.0 SURROUNDING LAND USES AND CONDITIONS

The property is bounded on the south and east by existing single-family residential neighborhoods, both of which are zoned R1-8 and developed at densities of approximately 4.0 du/ac. A multi-family residential development zoned RM-1 is located across 91st Avenue, west of the site. Immediately to the north of the site is a commercial retail shopping center at the southeast corner of 91st Avenue and Olive Avenue. East of the commercial retail center is active agricultural land currently zoned AG that is designated on the city's general plan as Low Density Residential (2-5 du/ac) with a target of 3.0 du/ac. The Agua Fria Freeway (Loop 101) is located less than a quarter mile west of the site and a freeway interchange is located at Olive Avenue west of 91st Avenue, or just over one-half mile from the site.

SITE MAP



6.0 DEVELOPMENT PLAN

The development plan for the property responds to the existing characteristics of the site and has been created to ensure compatibility with current and future land uses surrounding the property. The PAD zoning classification being proposed in conjunction with the development plan provides flexibility for the design of the community which in turn allows for lot sizes to be created to accommodate an assortment of home styles and designs.

The proposed development will consist of 165 lots on 53.0 acres for a gross density of 3.12 dwelling units per acre. The development plan consists of two lot size niches with a proposed minimum lot size of 60'x120'.

Lots are arranged to take advantage of project open space as much as possible. The layout of the interior roadway system allows for many of the lots to have north-south orientation to help conserve energy. The curvilinear design of the streets will also create a safer neighborhood by helping lower traffic speeds.

An abundance of open space will be provided throughout the community for the benefit of all future residents. The open space will consist of a mix of a large central park area connected to a series of linear parks. Multi-use concrete paths will traverse the linear parks and open space areas within the project providing pedestrian and bicycle connections to the interior roadway system. These connections are intended to encourage residents to walk or bicycle to nearby destinations, thereby reducing automobile dependence. Two tot-lots are also proposed, complete with play equipment and ramadas. Approximately 12% of the gross area of the site is currently planned as common open space that will also be used for stormwater retention purposes in some locations. Generous landscape tracts will also be provided along the south, west and east perimeters of the community to provide a buffer between the existing adjacent land uses and the new homes to be constructed within the community.

Ingress and egress locations for the site are situated in three separate areas. Two of these areas are located along 91st Avenue, which will serve at the primary point of access to and from the community. A third point of access is proposed along 89th Avenue. This access point will serve as a secondary ingress/egress location for the project, and also provide a more convenient and direct access way to Cotton Boll Elementary School located on Butler Avenue approximately one-half mile to the east. All three project entries will be gated and will be enhanced with dense landscaping and neighborhood entry monumentation at the two primary entrances off 91st Avenue.

7.0 PERMITTED AND ACCESSORY USES

The permitted principal and accessory uses within the proposed community shall be as delineated below:

Permitted Principal Uses

One detached single-family residential unit per lot

Group homes as set forth in Article 14-3 of the Peoria Zoning Ordinance and the Federal Fair Housing Act

Permitted Accessory Uses

Any accessory use customarily incidental to a permitted principal use

If any regulations in this PAD are in conflict with the requirements of such codes and ordinances, the provisions in this PAD shall prevail.

8.0 DEVELOPMENT PHASING

It is anticipated that the project will be constructed in one phase. However, depending on market demand at the time of development, the neighborhood may be developed in multiple phases. Any phasing will be indicated at the time of final plat approval.

9.0 PROJECT DEVELOPMENT STANDARDS

Each applicable development standard is explained in detail in the subsections below. The table below provides a summary of those standards.

Project Development Standards Summary	
<u>Development Standard</u>	<u>Project Standard</u>
Minimum Lot Area (sq ft)	7,200
Minimum Lot Width (ft)	60
Minimum Lot Depth (ft)	120
Maximum Lot Coverage (%)	50
Maximum Building Height (ft)	30
Front Setback (ft)	10/18*
Interior Setback (min/total ft)	5/15
Rear Setback (ft)	20
Street Side Setback (ft)	10**

* The front setback shall be 10 feet to the living space or side entry garage and 18 feet to the face of a front facing garage.

** Unless separated from the side walk by a minimum 8 foot landscape tract, in which case the street side setback shall be 5 feet.

Lot Coverage

The lot coverage for the property shall be a maximum of 50%.

Setbacks (internal, external, building, etc.)

Minimum front building setbacks shall be 10' for the living area or side entry garage or 18' to the face of a front-facing garage. Side yard setbacks shall be a minimum of 5' each side with a minimum of 15' total. Street side setbacks shall be a minimum of 10', except as noted above in the Project Development Standards Summary. Rear yard setback shall be a minimum of 20'.

Minimum Lot Size

The minimum lot size shall be 7,200 square feet.

Building Heights

The project will include both one- and two-story homes up to 30' in height.

Accessory Use Standards

Accessory uses shall conform to the standards set forth in Section 14-5-8 of the Peoria Zoning Ordinance.

9.0 PROJECT DEVELOPMENT STANDARDS (CONT.)

Open Space Requirements

The minimum usable open space required for a single-family development with lots less than 10,000 square feet in size is 9% of the gross site area. This site is anticipated to contain roughly 6.36 acres or 12% open space, of which a minimum of 4.77 acres or 9% will be useable. Useable open space will be clearly designated on the preliminary and final landscape plans as to the use and proposed improvements. Retention basins required to comply with the one hundred (100) year, two (2) hour storm that meet the landscape requirements of Article 14-35 shall be counted as useable open space when improved with multi-use trails, picnic areas, game courts, play equipment, benches, shaded areas or other passive and active recreation improvements. Additionally, open space tracts shall contain a minimum width of 50' between lots, unless mitigated by pedestrian walkways, low-level lighting, view fencing or a City approved alternate solution to improve visibility and attention into the area.

Lighting

Lighting within the project shall conform to Section 14-3-2.F of the Peoria Zoning Ordinance.

Screening, Fencing and Walls

Screening shall conform to the standards set forth in Section 14-3-4 of the Peoria Zoning Ordinance. The standards for fencing and walls shall be as presented in Section 14-3-5 of the Peoria Zoning Ordinance. Typical project walls and fencing details have been provided in the appendix.

Roadway Standards

Perimeter arterial and collector streets will be constructed in accordance with the City of Peoria street standards. All local streets will be privately maintained and will also be constructed pursuant to City of Peoria standards.

Parking

Parking requirements for the project shall conform to the parking standards for single-family residential use contained within Article 14-23 of the Peoria Zoning Ordinance.

Design Review Standards

This subdivision shall follow the Detached Single-Family Residential Guidelines within the Peoria Design Review Manual.

10.0 PROJECT SIGNAGE STANDARDS

Project signage shall conform to the standards contained within Section 14-34 of the Peoria Zoning Ordinance.

11.0 PROJECT LANDSCAPING STANDARDS

Project landscaping shall conform to the standards contained within Section 14-35 of the Peoria Zoning Ordinance, except as amended herein:

A minimum 20' wide landscape tract will be provided along 91st Avenue and Butler Avenue.

A minimum 15' wide landscape tract will be provided along 89th Avenue.

The planting prescriptions for the street frontage buffers outlined herein shall comply with Section 14-35-4.A.2 of the Peoria Zoning Ordinance.

Landscape Concept Plan

NORTHEAST CORNER OF 91st AVE. & BUTLER AVE. PEORIA, AZ

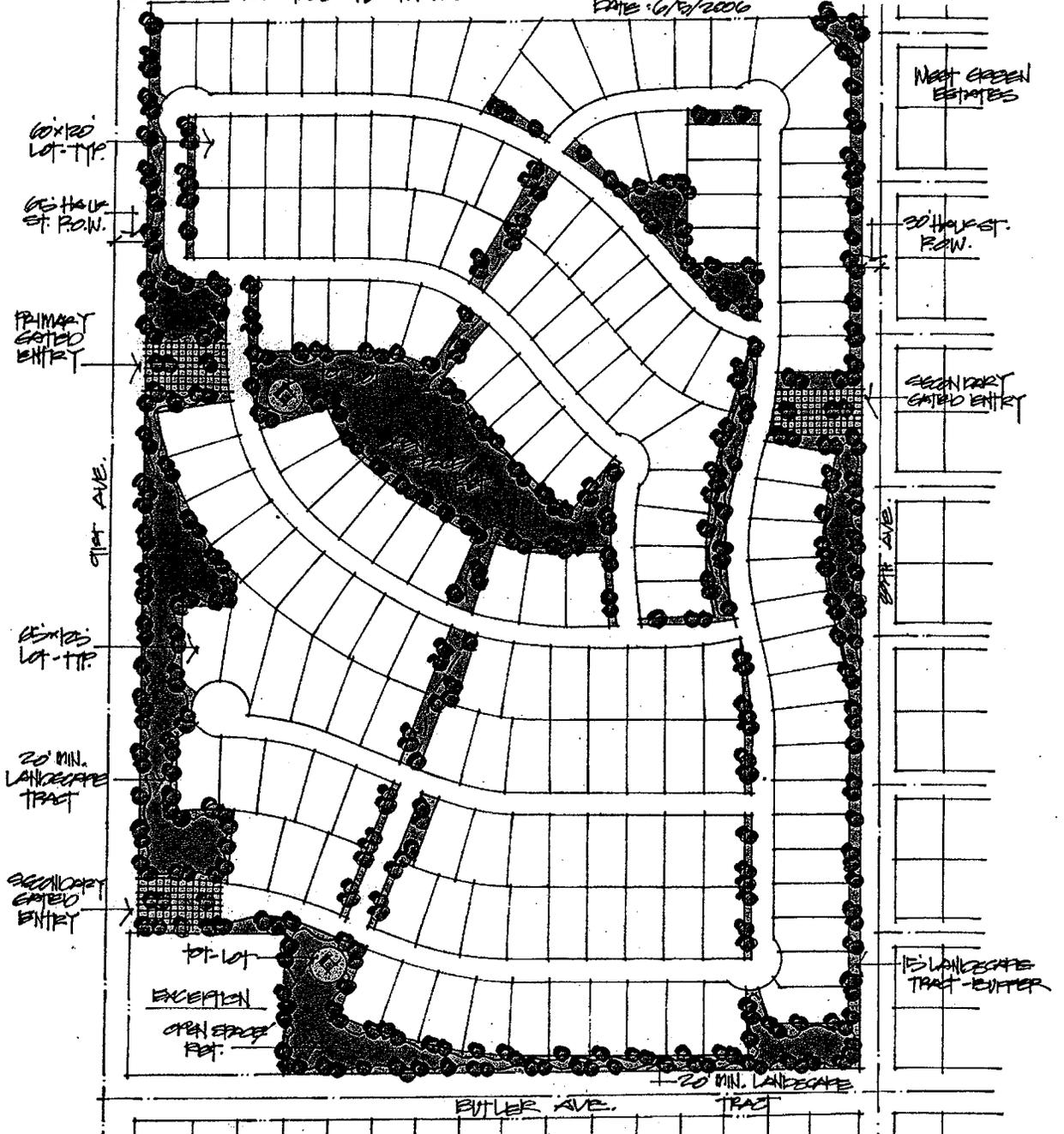
PLAN DATA:

PROJECT AREA: 1/2 53.0 ACRES ACROSS
 LOT SIZE: 60'x120', 65'x125'
 LOTS: 91 (60'x120') + 4 (65'x125')
 TOTAL LOTS: 95
 DENSITY: 165 LOTS/53.0 AC = 3.12 DWT/AC
 OPEN SPACE: 12% MIN. = 6.36 AC
 VEHICULAR OPEN SPACE: 9% = 4.77 AC

Prepared by

Drifting Sands Design
 Urban and Environmental Land Planning & Landscape Design
 Post Office Box 24344 • Tampa, Arizona 85505 • 480.943.8700
 DATE: 6/15/2006

NOTE:
 CALCULATIONS ARE
 APPROXIMATE.
 SCALE: 1"=80'-0"

DRAFT

12.0 INFRASTRUCTURE AND UTILITIES

Grading/Drainage/Retention

The grading, drainage and storm water retention/detention design of the project will be prepared in accordance with the City of Peoria standards. In general, all retention basins will be designed to accommodate the one hundred (100) year, two (2) hour storm. The site is relatively flat with a slope from the northeast to the southwest.

Water

The site is currently included in the City of Peoria's designated water service area, and therefore will be provided domestic water service by the city. A summary of the existing water infrastructure located in the perimeter roadways adjacent to the Peoria 53 acre property is as follows:

91st Avenue – 12" ACP adjacent to the entire west boundary of the property.

89th Avenue – 8" ACP adjacent to the entire east boundary of the property.

Butler Avenue – 8" ACP adjacent to the entire south boundary of the site.

The developer of the site will participate in all necessary infrastructure improvements to provide water service to the project.

Wastewater

The site is currently included in the City of Peoria's designated sewer service area, and therefore will be provided wastewater service by the city. A summary of the existing wastewater infrastructure located in the perimeter roadways adjacent to the Peoria 53 acre property is as follows:

91st Avenue -12" VCP adjacent to the entire west boundary of the property.

89th Avenue - 8" PVC adjacent to the entire east boundary of the property.

Butler Avenue -10" VCP adjacent to the entire south boundary of the site.

The developer will participate in all necessary infrastructure improvements to provide sewer service to the project.

12.0 INFRASTRUCTURE AND UTILITIES, (CONT.)

Dry Utilities

Power Service Provider:

Electric service will be provided by Salt River Project (SRP). SRP current has electric power facilities in the existing roadways to the east, south and west side of the site. These facilities have the capacity to serve the anticipated power needs of the project. An underground line will be extended in conjunction with the required roadway improvements to provide electrical service within the project.

Gas Service Provider:

Southwest Gas currently has a gas main along the south side of Olive Avenue approximately one-quarter mile north of the site. This line can be extended from this location to serve the natural gas needs of the site.

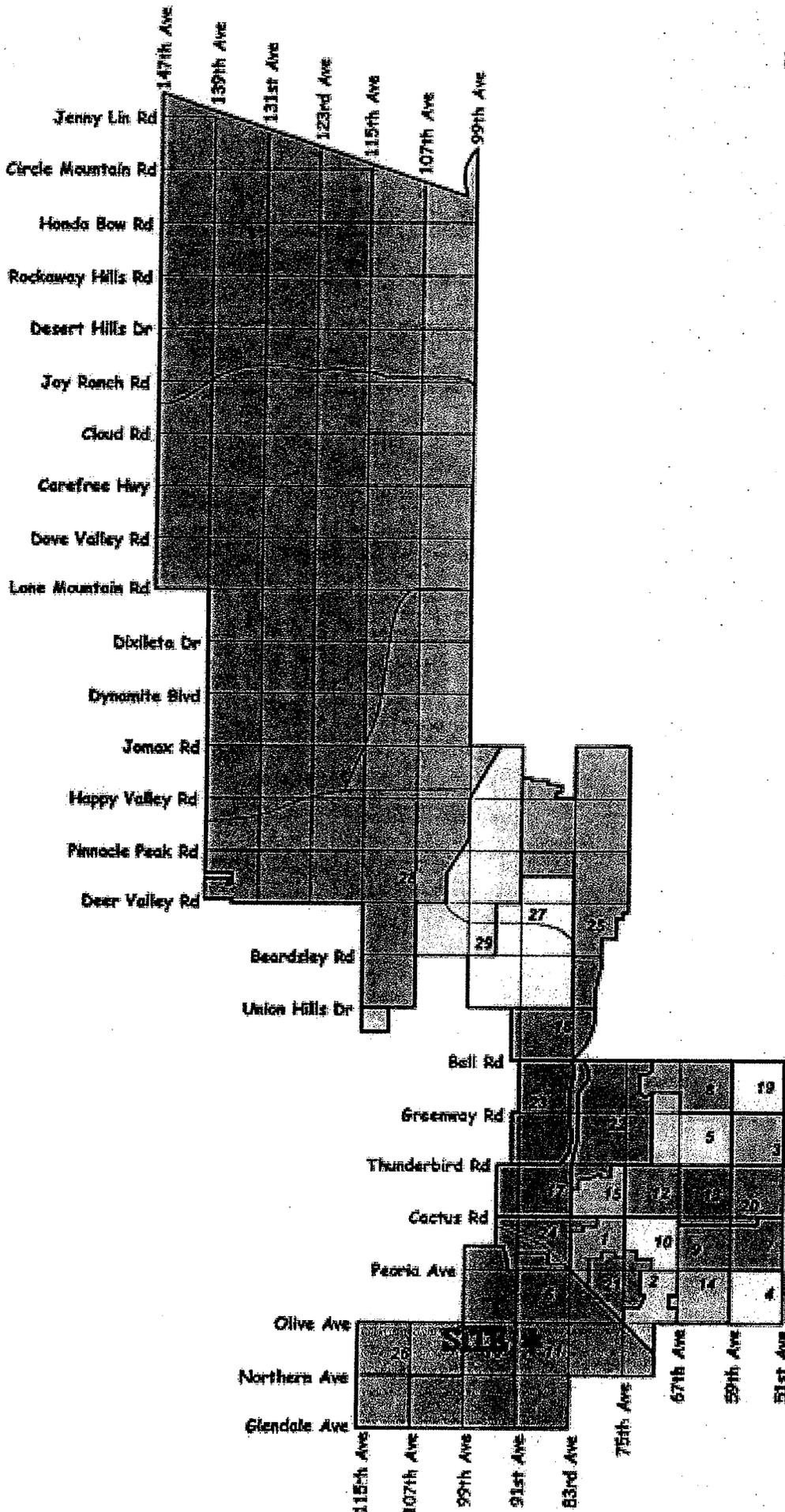
Telecommunications Service Provider:

Qwest currently has buried facilities in the existing roadways on the east, south and west side of the site. These facilities have the capacity to serve the anticipated power needs of the project. Qwest has available a full range of infrastructure including telephone, cable television, and high speed internet to service to the project. An underground line will be extended into the project in conjunction with the required roadway improvements.

Cable Service Provider:

Cox Communications currently has cable facilities adjacent to the property. An underground line will be extended into the project in conjunction with the required roadway improvements.

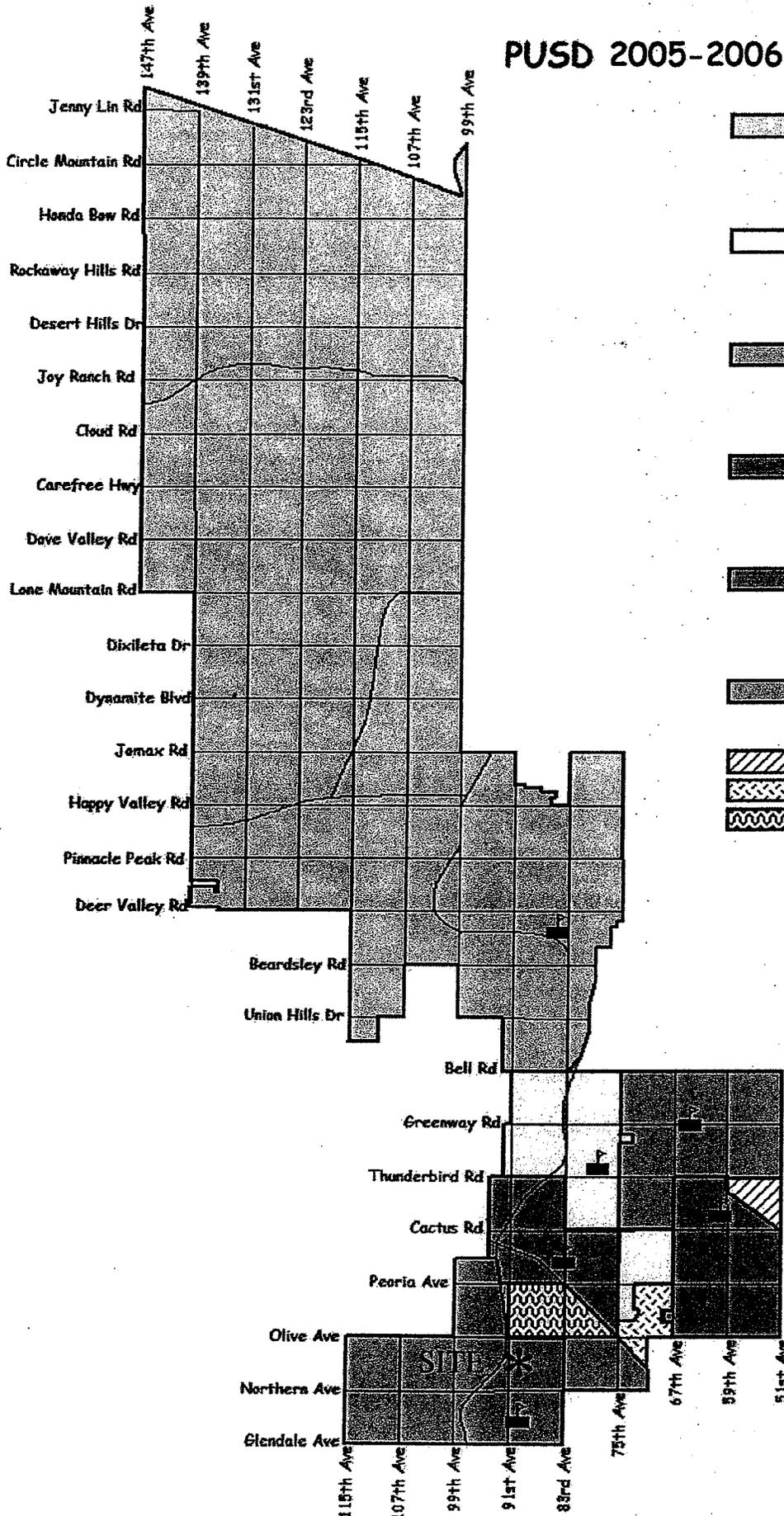
Peoria Unified School District #11
2005-2006 Elementary School Boundaries



1. Peoria 623-412-4450
11501 N. 79th Ave., Peoria
2. Ira A. Murphy 623-412-4475
7231 W. North Lane, Peoria
3. Kachina 623-412-4500
5304 W. Crocus, Glendale
4. Heritage 623-412-4525
5312 W. Mountain View, Glendale
5. Pioneer 623-412-4550
6315 W. Port au Prince, Glendale
6. Alta Loma 623-412-4575
9750 N. 87th Ave., Peoria
7. Desert Palms 623-412-4600
11441 N. 55th Ave., Glendale
8. Foothills 623-412-4625
15808 N. 63rd Ave., Glendale
9. Copperwood 623-412-4650
11232 N. 65th Ave., Glendale
10. Sundance 623-412-4675
7051 W. Cholla, Peoria
11. Cotton Ball 623-412-4700
8540 W. Butler, Peoria
12. Oakwood 623-412-4725
12900 N. 71st Ave., Peoria
13. Desert Valley 623-412-4750
12901 N. 63rd Ave., Glendale
14. Sahara Ranch 623-412-4775
10401 N. 63rd Ave., Glendale
15. Oasis 623-412-4800
7841 W. Sweetwater, Peoria
16. Sun Valley 623-412-4825
8361 N. 95th Ave., Peoria
17. Sky View 623-412-4850
8624 W. Sweetwater, Peoria
18. Apache 623-412-4875
8633 N. John Cabot Road, Peoria
19. Canyon 623-412-5050
5490 W. Paradise Lane, Glendale
20. Marshall Ranch 623-486-6450
12995 N. Marshall Ranch Rd., Glendale
21. Santa Fe 623-486-6475
9880 N. 77th Ave., Peoria
22. Paseo Verde 623-412-5075
7880 W. Greenway Rd., Peoria
23. Desert Harbor 623-486-6200
15585 N. 91st Ave., Peoria
24. Cheyenne 623-487-5100
11806 N. 87th Ave., Peoria
25. Frontier 623-412-4900
21258 N. 81st Ave., Peoria
26. Country Meadows 623-412-5200
8409 N. 111th Ave., Peoria
27. Coyote Hills 623-412-5225
21180 N. 87th Ave., Peoria
28. Zuni Hills 623-412-5275
10651 W. Williams, Sun City
29. Parkridge 623-412-5400
9970 W. Beardslay Road, Peoria



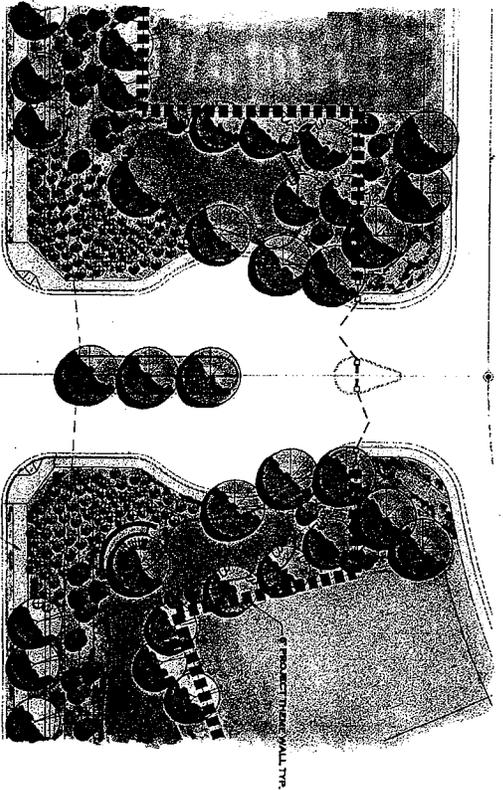
PUSD 2005-2006 High School Boundaries



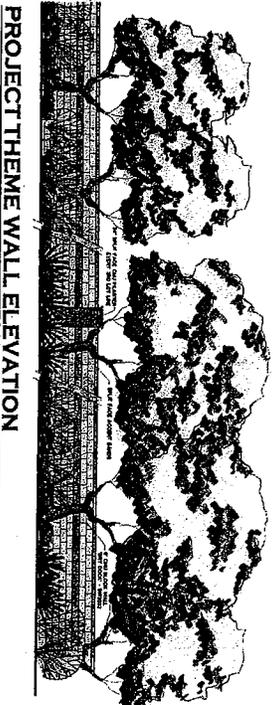
- 
Sunrise Mountain
 21200 N. 89rd Ave.
 Peoria 85382
 623.487.5125
- 
Centennial
 14388 N. 79th Ave.
 Peoria 85381
 623.412.4400
- 
Cactus
 6330 W. Greenway Rd.
 Glendale 85306
 623.412.5000
- 
Ironwood
 6051 W. Sweetwater Rd.
 Glendale 85304
 623.486.6400
- 
Peoria
 11200 N. 83rd Ave.
 Peoria 85345
 623.486.6300
- 
Raymond S. Kellis
 8990 W. Orangewood Ave.
 Glendale 85305
 623.412.5425
- 
Choice Between Ironwood and Cactus
- 
Choice Between Centennial and Peoria
- 
Choice Between Peoria and Raymond S. Kellis



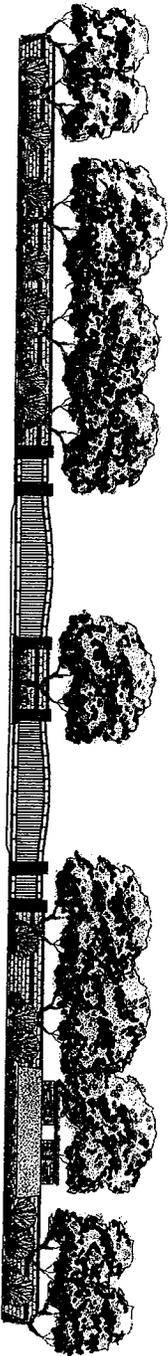
PEORIA
 UNIFIED SCHOOL DISTRICT NO. II



TYPICAL GATED ENTRY PLAN



PROJECT THEME WALL ELEVATION



TYPICAL GATED ENTRY ELEVATION

91ST AVENUE & BUTLER DRIVE
 PEORIA, ARIZONA
 PREPARED FOR: MARACAY HOMES

CONCEPTUAL ENTRY
 & THEME WALL EXHIBIT



GILMORE PARSONS
 LAND DESIGN GROUP, INC.
 2211 N. W. Street, Peoria, AZ 85301
 Phone: 623.266.2000 Fax: 623.266.2007
 www.gilmoreparsons.com

