

ATTACHMENT A

85th & Emile Zola

a Single-Family Residential Community

July 22, 1996

P.A.D. STANDARDS and GUIDELINES

North of 85th Avenue & Emile Zoe
PEORIA, ARIZONA

OWNER

F. Francis Najafi Trust
2525 E. Camelback Road,
Suite 650
Phoenix, Arizona 85016
(602)956-7200

DEVELOPER

Homes by Dave Brown
2164 E. Broadway Road,
Suite 300
Tempe, Arizona 85282
(602)921-1400

REPRESENTATIVE

Gammage and Burnham
2 N. Central, 18th Floor
Phoenix, Arizona 85004
(602)256-0566

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NARRATIVE

I. INTRODUCTION

The subject property consists of two parcels divided by 85th Avenue. The parcel on the west side of 85th Avenue is approximately 9.65 acres and is currently zoned C-2 (commercial). The parcel on the east side of 85th Avenue is approximately 5.7 acres and is currently zoned RM-1 (multi-family residential).

To the north of the site is vacant land zoned C-2 which extends to Thunderbird Road. To the south is an existing single family subdivision. To the west is the Agua Fria Expressway off ramp. To the east is a post office and a fire station.

II. CITY OF PEORIA COMPREHENSIVE MASTER PLAN

The City of Peoria recently approved an amendment to change the general plan designation on this site from Community Commercial (CC) to medium density residential (MDR) (4-8 dwelling units per acre). The proposed 15 acre subdivision has an overall density of less than 5 dwelling units per acre. This is precisely the type of lot size and density envisioned by the general plan amendment approved by the City Council.

III. SITE DEVELOPMENT STANDARDS

As stated above, this approximately 15.3 acre site will be developed with an overall density of 4.8 dwelling units per acre. The lots will range in size from a minimum of 47 x 110' to approximately 60 x 110'. The average lot size is in excess of 5,500 sq. ft. All lots on the south perimeter, adjacent to the single family subdivision, will be a minimum of 6,000 square feet. The variety of lot sizes allows for a creative subdivision layout within an irregular shaped parcel. In addition, the range in lot sizes allows for an effective transition from the existing neighborhood to the south to the existing commercial parcel to the north. Details regarding the individual lot standards are as follows:

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Lot Standards. Uses allowed shall be those uses permitted, conditional or accessory as set forth in the R1-6 single-family residential district in the City of Peoria Zoning Ordinance.

1.	Minimum lot area	5170 s.f. *
2.	Average lot area	5500 s.f.
3.	Maximum building height	25'
4.	Minimum setback- front	20'
	rear	15'
	side	5' and 7'
	side street	10'
5.	Aggregate side yard	12'
6.	Maximum lot coverage	45% (includes shade structure)

* Lots adjoining southern boundary shall be minimum 6000 sq. ft. in area.

Notes:

- Minimum side yard setbacks exclude fireplaces and bay windows nor more than 8' in width. Fireplaces and bay windows may project a maximum of 2' in the required yard while maintaining a 3' minimum setback from the property line. One side yard will maintain a 5' clear zone.

IV. LANDSCAPING AND OPEN SPACE

More than 8% of the site will be dedicated to open space and retention. These open space areas have been provided in two separate areas. Both areas will be contoured, grass recreation areas which will be designed to provide usable "dry" areas following rainstorms. A majority of the "Open Space" will be occupied by a 100 year, 2 hour storm event. A conceptual landscape plan showing the design of these open space areas is attached with this submittal.

V. ARCHITECTURAL STANDARDS

The proposed residential community will feature both one and two story homes of high quality design. Design elements include complete stucco exteriors, insulated dual glass glazed windows and ground mounted air conditioning systems. In addition, the homes will include double car garages, concrete tile roofs and covered patios.

The architecture consists of a contemporary southwest theme enhanced by the use of arched windows and variations to the elevations. All windows will be anodized

ATTACHMENT A

or painted to compliment the southwestern desert hues used as exterior colors throughout the community. All chimneys will be constructed with materials and textures compatible with the building, with flues concealed from view.

Front yard setbacks will be varied to provide differentiation between the homes within the subdivision and to enhance the street scheme. Homes of the same elevation and color scheme will not be constructed next to one another.

VI. PHASING

The project will be developed in one phase, as based upon market conditions.

VII. UTILITIES

To provide a sewer outfall and water loop for the parcel located west of 35th Avenue, it will be necessary to obtain an easement across the undeveloped parcel located west of the subject property. The sewer and water connections will cross the undeveloped parcel and tie in approximately 250' south at the intersection of 37th Avenue and Joan de Arc Avenue. All electric utility lines less than 69 kv shall be installed underground.

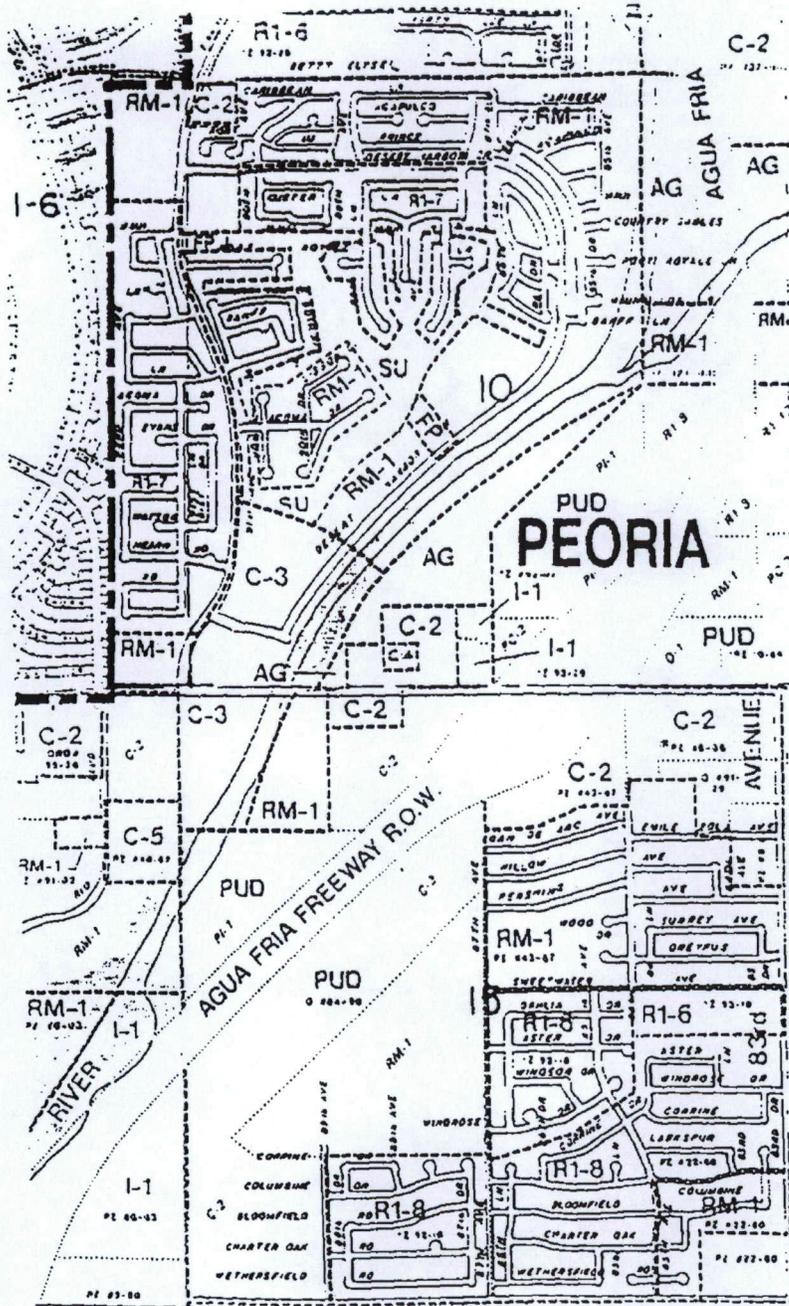
VIII. MAINTENANCE

It is proposed that the open space areas will be maintained by a future Homeowners Association. The developer shall additionally establish a maintenance improvement district (MID) for the maintenance of all landscaped areas in the event the homeowners association (HOA) fails.

IX. STATEMENT OF CONFORMANCE

All development within P.A.D. area shall conform with applicable City of Peoria codes, policies, and ordinances, unless otherwise provided herein.

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FOR SPECIFIC ZONING QUESTIONS, PLEASE CONTACT THE
MERCER COUNTY PLANNING DEPARTMENT AT 1-313-721

PEORIA

- AG GENERAL AGRICULTURAL
- SR-42 SUBURBAN RANCH
- R1-28 SINGLE FAMILY RESIDENTIAL
- R1-18 SINGLE FAMILY RESIDENTIAL
- R1-12 SINGLE FAMILY RESIDENTIAL
- R1-10 SINGLE FAMILY RESIDENTIAL
- R1-8 SINGLE FAMILY RESIDENTIAL
- R1-4 SINGLE FAMILY RESIDENTIAL
- RM-11 MULTIFAMILY RESIDENTIAL
- RM-10 UGBA HOME SUBDIVISION
- RM-9 RECREATIONAL VEHICLE RESORT
- RM-3 TRAVEL TRAILER PARK
- O-1 OFFICE
- PC-1 PLANNED NEIGHBORHOOD COMMERCIAL
- PC-2 PLANNED COMMUNITY COMMERCIAL
- C-1 CONVENIENCE COMMERCIAL
- C-2 INTERMEDIATE COMMERCIAL
- C-3 CENTRAL COMMERCIAL
- C-4 HIGHWAY COMMERCIAL
- C-5 MAJOR ARTERIAL COMMERCIAL
- SP-1 BUSINESS PARK INDUSTRIAL
- PL-1 PLANNED LIGHT INDUSTRIAL
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- IF FLOODPLAIN
- SU SPECIAL USE
- PUD PLANNED UNIT
- PAO PLANNED AREA
- PC PLANNED COMMUNITY

FOR SPECIFIC ZONING QUESTIONS, PLEASE CONTACT THE
PEORIA PLANNING DEPARTMENT AT 1-313-728

YOUNGTOWN

- R RURAL
- R-1 SINGLE FAMILY
- R-2 DUPLEX
- R-3 MULTIFAMILY
- C-1 COMMERCIAL
- C-2 COMMERCIAL
- P PARK

FOR SPECIFIC ZONING QUESTIONS, PLEASE CONTACT THE
YOUNGTOWN PLANNING DEPARTMENT AT 1-313-628

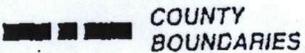


STATE

FEDERAL



CITY LIMITS

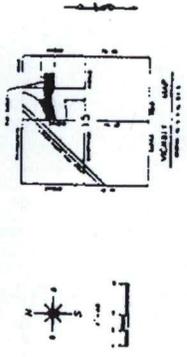


COUNTY BOUNDARIES

We disclaim any liability for any loss, damage, or injury resulting from the use of this map, or from negligence or otherwise. The remedies and no substitution in such circumstances are set or information, in no event shall Landstar, or its subsidiaries, be liable for any loss, damage, or injury.

ATTACHMENT A

85th & Emile Zola



TRACT D
SINGLE-FAMILY RESIDENTIAL.

TRACT C
SINGLE-FAMILY
RESIDENTIAL.

PRELIMINARY
DEVELOPMENT
PLAN

N. 85TH AV

W. EMILE ZOE AV

Applicant: Homes by Dave Brown

ATTACHMENT A

MORRE SAVL AE BENDY NE 02 10 NDR 96-02-707

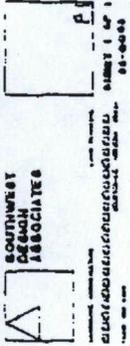
9755 126

P. C. P.

Plant List

Botanical Name	Common Name
TREE	
	White Birch
	Imperial Holly
	Star Palm
	Central Magnolia
SPRIG	
	Star of Persia
	Red Pine
	Red Pine
	Red Pine
	Red Pine
	Red Pine
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	Red Pine

DAVE BROWN -
PIVOTAL PEORIA CENTER TRACT 'D'
CONCEPTUAL LANDSCAPE PLAN



SOUTHWEST
DESIGN
ASSOCIATES

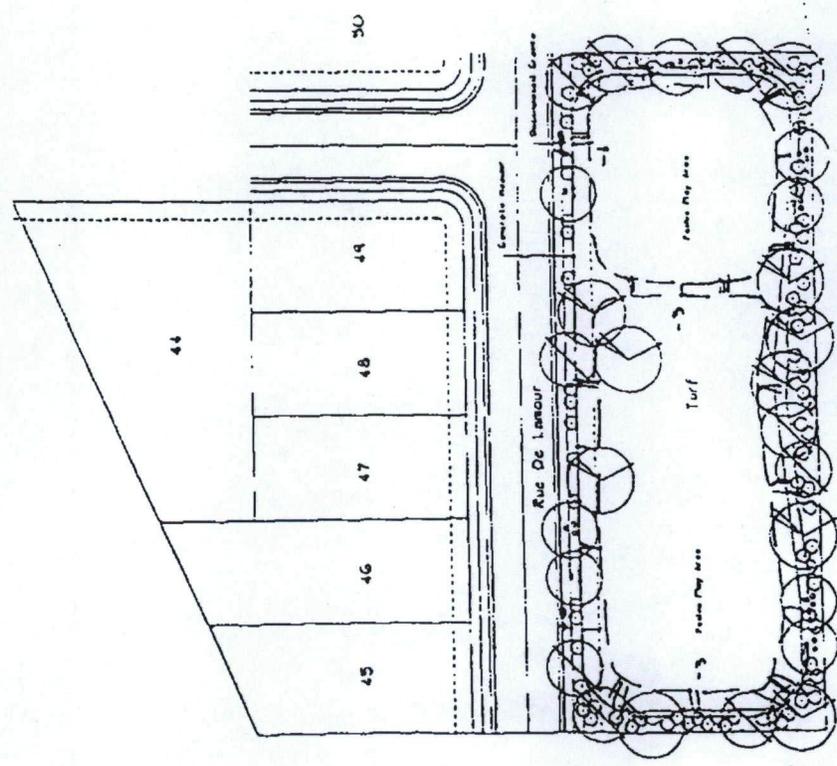
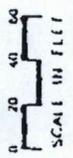
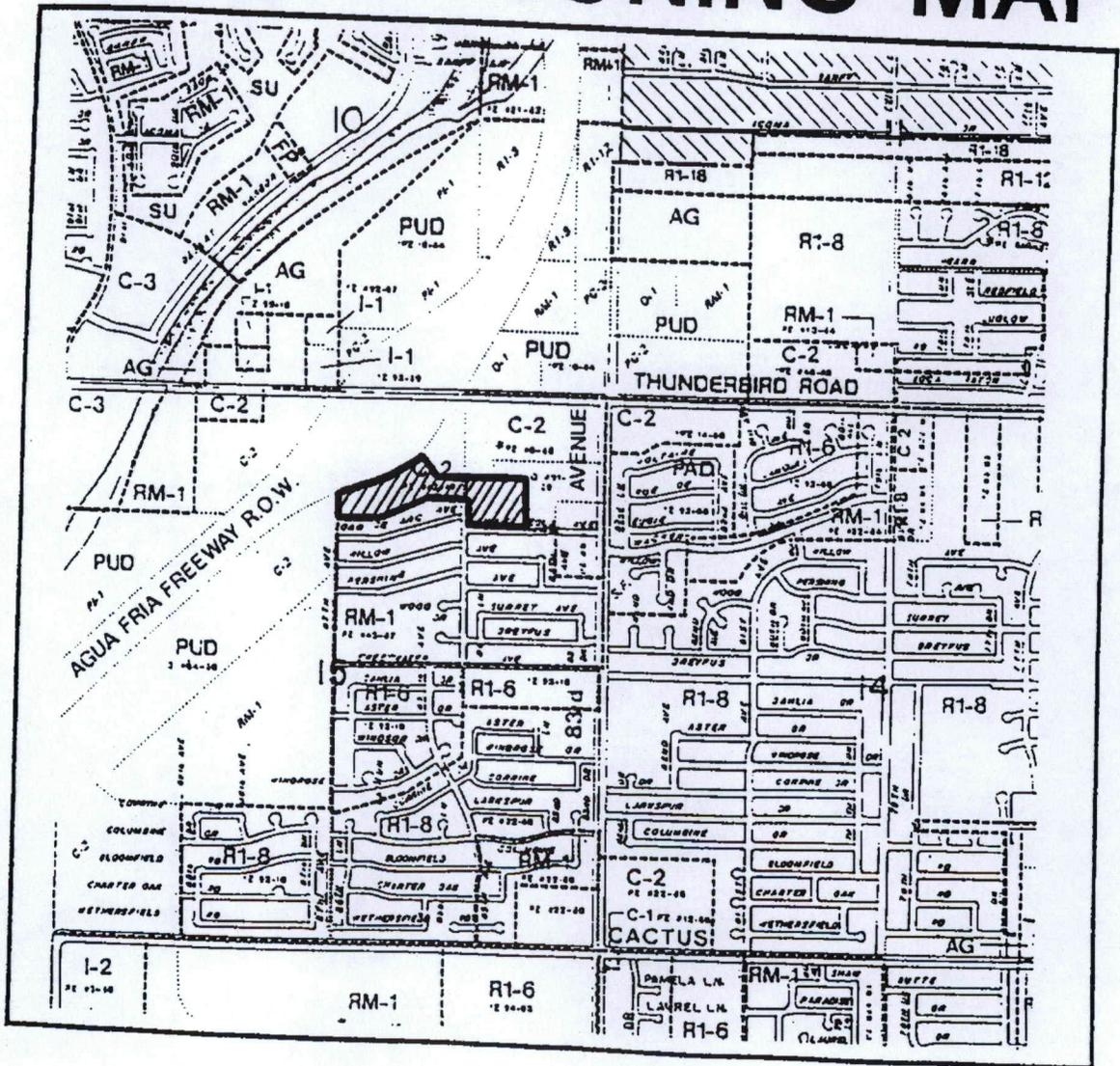
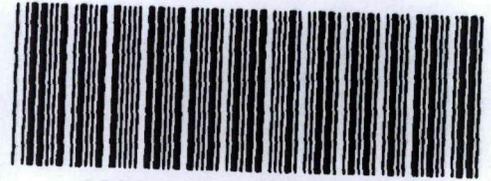


EXHIBIT "A"
IS ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE



EXISTING ZONING MAP





OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

96-0683188 09/26/96 02:55

KATHERINE 2 OF 3

RETURN TO: CITY CLERK
8401 W. MONROE ST.
PEORIA, AZ 85345

ORDINANCE NO. 96-81

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA CONDITIONALLY REZONING PROPERTY FROM MULTI-FAMILY RESIDENTIAL (RM-1) AND INTERMEDIATE COMMERCIAL (C-2) ZONING DISTRICT TO PLANNED AREA DEVELOPMENT (P.A.D.) ZONING DISTRICT; AMENDING THE ZONING MAP AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a Public Hearing in zoning case Z 96-16 on August 8, 1996 in the manner prescribed by law for the purpose of considering an amendment to the district boundaries of property within the City of Peoria, Arizona to provide for conditional rezoning of a parcel of property as described on Attachment A from zoning district Multi-family Residential (RM-1) and Intermediate Commercial (C-2) to Planned Area Development (P.A.D.) zoning district as provided in Article 14-33 of Chapter 14 of the Peoria City Code;

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Daily News Sun on July 24, 1996; and

WHEREAS, the Mayor and the Council of the City of Peoria, Arizona, held a Public Hearing in zoning case Z 96-16 on August 27, 1996 in the manner prescribed by law and the Mayor and Council of the City of Peoria, Arizona, desires to rezone the property from Multi-family Residential (RM-1) and Intermediate Commercial (C-2) to Planned Area Development (P.A.D.) zoning district as described on Attachment A, and depicted on Exhibit A as aforesaid.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. Parcel of land in Peoria, Maricopa County, Arizona is more accurately described on Attachment A is hereby conditionally rezoned from zoning district Multi-family Residential (RM-1) and Intermediate Commercial (C-2) to Planned Area Development (P.A.D.) zoning district.

ORDINANCE NO. 96-81
Page 2 of 12 Pages

SECTION 2. That the rezoning herein provided for be conditioned and subject to the following:

1. Development of the property shall conform with the Standards and Guidelines Report dated July 22, 1996 as provided on Attachment B, with the following modification:
 - a. Standards shall be revised to indicate a 20' perimeter building setback.
2. That the applicant work with the Parks Superintendent to provide amenities.

SECTION 3. Amendment of Zoning Map. The City of Peoria zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

SECTION 4. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 17th day of September, 1996.

Kenn. C. Forgia
Mayor

9/24/96
Date Signed

ATTEST:

Janice L. Graziano
City Clerk

APPROVED AS TO FORM:

Stump
City Attorney

Published in: Daily News Sun Pub. Dates: 9/20 & 9/24/96

Effective Date: 10/23/96

ATTACHMENT "A"
PAGES 3 THRU 12
IS ON FILE IN THE
CITY OF PEORIA
CITY CLERK'S OFFICE

ATTACHMENT A

LEGAL DESCRIPTION

TRACT C

That part of the N.E.¼ Section 15, T. 3 N., R. 1 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

The basis for the bearings used in this description is PIVOTAL PEORIA CENTER, a subdivision recorded in Book 323, Page 5, Maricopa County, Arizona records.

From the N.E. corner of Tract "C" of the said PIVOTAL PEORIA CENTER; thence S. 00° 17' 14" E. along the East line of the said Tract "C" and the Southerly prolongation thereof a distance of 59.45 feet to the point of beginning; thence continuing S. 00° 17' 14" E., a distance of 429.36 feet to a point on the centerline of Emile Zola Avenue (a public street) as shown and delineated on the said PIVOTAL PEORIA CENTER this point being on a curve having a radius point bearing N. 01° 57' 32" W. 1500.00 feet; thence Westerly 43.76 feet along the arc of this curve through 01° 40' 18" of central angle; thence S. 89° 42' 46" W. 558.25 feet to the centerline intersections of Emile Zola Avenue and 85th Avenue; thence N. 00° 17' 14" W. along the centerline of 85th Avenue a distance of 410.00 feet; thence N. 89° 42' 46" E. 491.57 feet; thence N. 80° 41' 36" E. 127.58 feet; thence N. 89° 42' 46" E. 66.00 feet to the point of beginning.

TRACT D2

That part of the N.E.¼ Section 15, T. 3 N., R. 1 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows:

The basis for the bearings used in this description is PIVOTAL PEORIA CENTER, a subdivision recorded in Book 323, Page 5, Maricopa County, Arizona Records.

Beginning at the Southeast corner of the Tract "D" of the said PIVOTAL PEORIA CENTER; along the periphery lines of the said Tract "D" as follows: S. 89° 42' 46" W. 75.90 feet; thence S. 74° 10' 23" W. 732.15 feet; thence S. 82° 30' 29" W. 173.57 feet; thence N. 88° 48' 52" W. 303.53 feet; thence N. 01° 11' 08" E. 259.34 feet; thence N. 66° 35' 21" E. 682.12 feet to the beginning of a curve to the left having a radius point bearing N. 23° 24' 39" W. 854.00 feet; thence Northeasterly 100.06 feet along the arc of this curve through 06° 42' 47" of central angle; thence (leaving the said periphery line of Tract "D") S. 58° 36' 49" E. 171.64 feet; thence S. 15° 49' 37" E. 185.00 feet; thence N. 74° 10' 23" E. 206.72 feet to the beginning of a curve to the right having a radius point bearing S. 15° 49' 37" E. 325.00 feet; thence Easterly 88.15 feet along the arc of this curve through 15° 32' 23" of central angle; thence N. 89° 42' 46" E. 81.56 feet to a point on the centerline of 85th Avenue as shown and delineated on the said PIVOTAL PEORIA CENTER; thence S. 00° 17' 14" E. along the centerline a distance of 160.51 feet; thence S. 89° 42' 46" W. 30.00 feet to the point of beginning.