

Exhibit 2

October 20, 2016

**Planning and Zoning Commission
Staff Report with Exhibits**



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: October 20, 2016

Agenda Item: 6R

Case Name: Z16-0002: Townley Park Rezoning

Case Number(s): Z16-0002

General Application Information

Proposal:

A request for a Rezoning of 10.1 gross acres from General Agricultural (AG) to the Townley Park residential Planning Area Development (PAD), for the purpose of creating a gated single-family subdivision, consisting of 40 lots, with open space amenities.

Location:

Southwest corner of 89th & Olive Avenues.

Project Acreage:

10.1 gross acres

Applicant:

Bergin, Frakes, Smaley & Oberholtzer, PLLC

Project Description

The applicant wishes to utilize a PAD Zoning designation as the mode for the customized design of a gated single-family infill development that would consist of 40 lots (minimum lot size 5,000 sq. feet) yielding a density of 3.96 units/acre.

Key Items For Consideration:

Based on the following findings, City staff is recommending an approval:

- The property is considered an infill development, because it lies within the City's designated Infill Incentive District.
- The applicant has provided sufficient Justification to support the PAD Zoning as the best option for this infill property.
- The proposed zoning and residential density are compatible with adjacent developments, and is similar to the transitional zoning directly north, adjacent to the north side of Olive Avenue.
- Main access to the proposed development is via 89th Avenue, helping limit the number of access drives to the busy arterial Olive Avenue.
- The development proposal complies with open space amenity standards, design standards, and has added additional aesthetic character, helping the development to be more harmonious with its surroundings.

Recommendations:

Recommend to the City Council approval of Case Z16-0002, subject to the conditions contained in the staff report.

ATTACHMENTS:

Description
Staff Report
Exhibit A - Vicinity Map
Exhibit B - Aerial Map
Exhibit C - Current Gen Plan Land Use Map
Exhibit D - Current Zoning Map
Exhibit E - Proposed Zoning Map
Exhibit F - Narrative/Justification

Exhibit G - PAD Standards Report
Exhibit H - Citizen Participation Report
Exhibit I - Subdivision Concept
Exhibit J - Development Summary
Exhibit K - Preliminary Landscape Plan
Exhibit L - Entry Design
Exhibit M - Open Space Amenity Details
Exhibit N - Wall Plan & Design
Exhibit O - Conceptual Elevations
Exhibit P - Infill Incentive District Map

BACKGROUND

Context

The subject property consists of a vacant, infill site of approximately 10.1 gross acres located at the southwest corner of 89th and Olive Avenues (Exhibits A & B).

General Plan

The property is designated Low Density Residential (2-5 units per acre) on the General Plan Land Use Map. This land use designation denotes areas where detached moderate-sized lot, single-family residential development is desirable. The density range (2.0 – 5.0 du/ac, target density of 3.0 du/ac) is intended to provide for areas of increased density while maintaining a detached single-family residential character. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing and future land use patterns and natural or man-made constraints, as stated in the goals, objectives, and policies of the General Plan text. (Exhibit C – Land Use Map)

Zoning

The property is currently zoned General Agricultural (AG). The AG zone is intended to comprise or reserve lands for Agricultural activities, and open field uses. This district is further intended to constitute a 'holding' district to retain land in less intensive use until such time that a more intense use is deemed appropriate. Regulations are designed to limit uses to those which are compatible with agriculture, to prevent encroachment by more intensive uses, and to preserve the open field characteristic for the district. (Exhibit D – Current Zoning Map)

Adjacent Uses and Zoning

Tables 1 and 2 summarize the existing land use, general plan, and zoning designations for the surrounding areas. (See Exhibits B, C & D)

Table 1 – Existing Land Use and Adjacent Ownership Table

	Land Use	Development Project / Agency
North	Residential (north of Olive Ave.)	Westgreen Townhouses & Westgreen Estates 8
South	Residential	Mattamy Homes (Crosspoint)
East	Residential (east of 89 th Ave.)	Westgreen Estates 5
West	Commercial / Retail	Fry's shopping center

Table 2 – General Plan Land Use and Zoning

	General Plan Designation	Zoning
North	Medium (5-8 du/ac) & Low Density Residential (2-5 du/ac)	Multi-Family Residential (RM-1) & Single-Family Residential (R1-8)
South	Low Density Residential (2-5 du/ac)	91st and Butler Planned Area Development (PAD)
East	Low Density Residential (2-5 du/ac)	Single-Family Residential (R1-8)
West	Low Density Residential (2-5 du/ac)	Intermediate Commercial (C-2)

Related Policies and Project History

Annexation

The site was annexed into the City of Peoria on August 23, 1983 through Ordinance 83-37, and was provided with initial zoning of General Agricultural (AG). The subject property was part of a larger 80+ acre parcel annexation, initiated to bring in the Fry's Shopping Center development that exists today, adjacent to the west boundary of the subject property.

General Plan

In 2007, an application was made to change the Low Density Residential land use designation to High Density Residential with a permitted density of 15+ du/acre and a Target Density of 18 du/acre (Case GPA07-04). This application expired and the subject property has retained its Low Density Residential land use designation.

Zoning

In 2007, a Rezoning application was submitted requesting a change from General Agricultural (AG) to a Planned Area Development (PAD) zone that would accommodate a 250 unit multi-family residential development on 10 acres (Case Z07-07). This application ran concurrently with the aforementioned General Plan land use amendment application. Similarly, this application expired and the zoning for the subject parcel has remained unchanged since its annexation into the City.

Site/Development

The site has continued to be used for some farming on the west half and single-family residential on the east half.

APPLICANT'S PROPOSAL

Goal / Purpose of Request

The subject property is a 10.1 gross acre, infill development area, bounded by Olive & 89th Avenues to the north and east, Crosspoint single-family residential to the south, and the Fry's commercial shopping center to the west. (Exhibit B).

The applicant is requesting to rezone the property from General Agricultural (AG) to Planned Area Development (PAD) to permit a single-family residential development called *Townley Park*, comprising 40 lots, resulting in a gross density of 3.96 dwelling units per acre (Exhibit I).

The proposed Townley Park development is to be a gated community with primary access from 89th Avenue, and a secondary emergency egress only to Olive Avenue in the northwest corner of the proposal. The main gate will have a decorative entry monument identifying the project, and decorative pavers through the surface of the entry area. Once through the gate, an inner drive will loop through the interior of the site providing direct access to each lot.

The applicant has designed Townley Park to provide a total of 1.05 acres (10.4%) of usable open space in compliance with Chapter 3 of the City of Peoria Design Review Manual. There are two main open space areas, one centralized area called the "Main Park," and the secondary park in the southeast corner, just south of the main gate. The centralized open space will provide the following amenities:

- Large tot lot with a shaded play structure;

- Ramada with picnic tables;
- BBQ grills;
- Bike rack;
- Large open turf area;
- Additional park bench seating.

The ramada amenity is located between the play area and the large open turf area. Details for these amenities are provided in Exhibit M of this report. The second useable open space area, in the southeast corner of the site, is a well-landscaped, large turf area facing 89th Avenue. The applicant has designed a compact decomposed granite pathway that leads to the turf area from the public walk. This amenity is actually outside the project's main gate and available to the surrounding community.

In addition to providing the required useable open space, *Townley Park* is designed to be well vegetated (Exhibit K). Landscape buffers with additional tree plantings are to be included with the new roadway improvements to be installed along 89th & Olive Avenues. Also, with only one lot adjacent to the west boundary (lot 25), most of that west boundary will have a landscape buffer of approximately eighteen (18) feet wide. Since this buffer area slopes down from the subdivision roadway to the property line, evergreen tree plantings will be provided for additional screening to help this area meet the true function of a buffer. The overall distance from the nearest row of homes to the commercial property line is designed to be approximately eighty (80) feet.

The *Townley Park* PAD Standards and Guidelines Report (Exhibit G) provides specific development standards that are similar to those found in a low density single-family residential zone within the Peoria City Zoning Ordinance, consistent with the General Plan Land Use designation for the property. A comparison of these general standards and the proposed development standards are shown in the table below:

Standards Categories	Applicable Standards (Equivalent Zoning)	Townley Park Development Standards
Maximum Density (Low Density Residential designation)	2 – 5 du/acre Target = 3 du/acre	3.96 du/acre
Arterial Street Buffer (Olive Avenue)	10 foot tract	10 feet
Standard Street Buffer (89th Avenue)	8 foot tract	8 feet
Minimum Lot Area	8,000 sq. feet	5,000 sq. feet
Maximum Height/Stories	30 feet/2 stories	30 feet/2 stories**
Maximum Lot Coverage	45%	50%
Min. Front Setback (front facing garage)	20 feet	20 feet
Min. Front Setback (side-entry garage)	10 feet	10 feet
Min Front Setback (Livable Area)	10 feet	10 feet
Min. Interior Setbacks (min./total)	5/15 feet	5/10 feet
Min. Rear Setback	15 feet	15/20 feet***

Min. Side Setback	15 feet	20 feet
Required Open Space %	Lots < 10,000 sq. feet = (9%)	10.4%
Open Space Amenities	Required	Provided

- * Does not apply to lot #25.
- ** Lots abutting the south boundary, having a difference in finished floor elevation greater than 1'6", shall be restricted to single-story construction.
- *** Setback shall be increased to 20 feet, for any 2-story homes, along the south boundary.

The predominant zoning district in the vicinity is R1-8 (minimum 8,000 sq. foot lots). As seen in the table above, the *Townley Park* development has a reduced lot size from this vicinity standard, and exceeds the target density by 0.96 du/ac; however the proposal exceeds the minimum standard requirements for useable open space, and has increased standards for lots abutting the existing single-family lots to the south. The applicant must provide justification for the increased density, which is discussed in the *Discussion and Analysis* section of this report.

The applicant is proposing a decorative theme wall facing both 89th and Olive Avenues (Exhibit N). A secondary or inner theme wall is proposed along lot lines adjacent to interior landscape areas (lots 26, 31, 35 & 40). The applicant is proposing view fencing at the main entry extending to each lot on the north and south of the gates and partial view fencing is proposed for the three sides of the central open space park that abuts the residential lots. The applicant intends to retain the existing perimeter walls along the west and the south boundaries. The west wall is to be painted to match the project theme walls. The initial intent was to keep the south wall; however, due to surrounding utility & drainage constraints, the applicant must raise the grade of the project, resulting in a retaining wall condition for the first three lots in the southwest corner of the project. This will most likely require the applicant to rebuild this section of the wall or build a new wall altogether. The applicant has indicated they would prefer to rebuild the wall; however, due to the additional time needed to form agreements with adjacent property owners, the applicant has requested that this be completed during Preliminary Plat review. Staff believes it is appropriate for this detail to be addressed at this Preliminary Plat. A condition of approval regarding this matter has been included in this report.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

The proposed single-family residential proposal conforms to the current General Plan land use designation of Low Density Residential (2-5 du/ac, target of 3 du/ac); however at 3.96 du/acre, *Townley Park* exceeds the target density. The General Plan allows the target density to be exceeded for projects located in designated infill areas. The following is the formula for infill development consideration found in the General Plan, page 2-18 of the Land Use chapter:

- Up to one (1) du/acre for projects less than 10 acres, and
- Up to two (2) du/acre for projects equal to or greater than 10 acres in size.

Staff has confirmed that the subject property lies within the City's designated *Infill Incentive District* as illustrated in Exhibit P out of Resolution 02-122, and qualifies to use the formula in the second bullet item above.

In addition to the above formula, allowing the target density to be exceeded may also be considered appropriate if the applicant furthers the City of Peoria's desired character and vision. This is best accomplished when the proposal exhibits superior quality and design and provides amenities, dedications or improvements above and beyond the minimum City standards. These may include, but are not limited to:

1. Community character and sense of place:
 - Enhanced entry/gateway and overall theming; or
 - Capitalization on the location of assets to create destinations within a project;
2. Promotion of development diversity by providing substantial variation in product elevations, types, or lot sizes;
3. Open Space
 - A sizable percentage (%) of area set aside as open space, above the minimum required; or
 - Minimum required open space with enhanced amenities must be provided; or
 - Meaningfully enhanced landscaping treatments for common areas.
4. Preservation and retention of environmentally sensitive areas.
5. Reduced demand on new or existing infrastructure facilities:
 - Infill of vacant areas and/or redevelopment of underdeveloped property;
6. Community and Public Facilities (Schools, Public Facilities, Trails & active parks):
 - Dedication for municipal facilities such as fire/ police stations, and City parks;
 - Dedication of land for educational facilities; or
 - Dedication and improvement of additional trail segments above City requirements; etc.
7. A high level of connectivity throughout the community:
 - Increased multi-modal connectivity (connecting trails & open spaces where deficient)

The text references highlighted above are the criteria where staff believes the proposal qualifies for additional consideration toward allowing a higher project density. It should be noted that the developer is required to provide additional dedications for the widening of both Olive Avenue and 89th Avenue rights-of-way.

Finally, the applicant has exceeded the minimum required design standards for housing plans. Please see the following comparison below:

Standard Plan Categories	10 – 49 Units	Townley Park Standards	Increase
Minimum # of Standard Plans required	2	8	+6
Minimum # of Roof Material types required	2	2	0
Minimum # of Roof Styles required	2	3	+1

Minimum # of Roof Colors required	3	3	0
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The project also proposes to have 15 different color schemes, and will integrate exterior material variations that include brick, stone, and stucco.

Based on the analysis above, the applicant appears to meet multiple criteria to initiate consideration for allowing the future development to exceed target density. The applicant is well within the additional 2 units per acre allowed for designated infill developments. Staff supports exceeding the target density of 3 du/acre, to a maximum of 3.96 du/acre.

Land Use Compatibility

Staff has determined that this request is consistent with other similar requests in the vicinity.

In late 2006, the City Council approved a rezoning of approximately 52.29 gross acres south of this property from General Agricultural (AG) to the 91st & Butler Planned Area Development (PAD) to permit a gated development comprising of 165 detached single-family residential lots for a resulting gross density of 3.16 dwelling units per acre. This was also presented as an “infill site.” With an allowed minimum lot size of 7,200 square feet and density over the target of 3 du/ac, this project has many similarities, but is larger in acreage.

The zoning districts to the north of the subject property (across Olive Avenue) are the RM-1 Multi-Family Residential (Westgreen Townhomes), and R1-8 Single-Family Residential (Westgreen Estates 8). The RM-1 zoned property is a medium to high density multi-family residential townhouse project with an allowed density of 8 – 15 du/ac that acts as a transition between the commercial (C-2) zoning to the west, and the lower density Westgreen Estates 8 to the east. The Townley Park proposal functions in the same manner as a good transition between the Fry’s commercial shopping center to the west (also zoned C-2) and the single-family residential to the east.

Staff finds that the zone change and development proposal are consistent and compatible with existing development patterns and a good fit for the overall parcel that is adjacent to an arterial roadway and a commercial shopping center. Residential R1-6, RM-1, and PAD zoning, compatible with this proposal, are adjacent to the subject property and can be found in the vicinity.

City Review

As previously discussed, this request has been reviewed and commented on through the City’s rezoning application review process. Recommended conditions of approval have been provided by the Planning, Site Development / Engineering, Community Services, and Fire Safety Division as provided in the *Conditions of Approval* portion this report.

The applicant has identified goals and policies from the General Plan that support this request (Exhibit F). Staff finds the goals and objectives to be relevant.

The new residential PAD proposes to limit the permitted uses to match the typical single-family uses allowed in a residential zone, found in Article 14-5 *Single-Family Residential* of the Zoning Ordinance.

The proposal meets criteria outlined in the General Plan necessary for requesting consideration to exceed target density, and further qualifies as being in a designated *Infill Incentive District* (Exhibit P).

The proposal is compatible with existing zoning and development patterns directly adjacent, and in the vicinity.

Emergency egress drive, in the northwest corner, is less than fifty feet (50') wide, and must provide curative measures to mitigate safety concerns, per Chapter 3 of the City of Peoria Design Review Manual (20-78-3.II.A.1).

The Traffic Division has reviewed this proposal. All immediate comments and concerns have been addressed. Additional review of the proposal will occur during the Preliminary Plat review process.

There is existing water infrastructure adjacent to the property with adequate capacity to serve the proposed development.

Wastewater infrastructure design, however, has been a challenge for this property. This particular parcel has some obstacles for a typical design and there has been considerable input from both the applicant and City to agree on a design that will allow the sewer and street flows to function in a manner that decreases impact to the surrounding neighbors. Though the final design will occur during later stages of concept review, the sewer line that would most likely be the candidate for connection is on the north side of Olive Avenue. It is of adequate depth for the project, but unfortunately there is an existing 96-inch storm drain pipe that runs east-west in the center of the road that prevents a lateral connection from the south. The only other possible sewer main connection is a shallow line in 89th Avenue. Raising the site would help the sewer slopes but would elevate the homesites even higher creating the effect of taller homes, so engineering is permitting a flatter slope on the sewer that will accommodate the flows in order to keep the increase in finish floor elevations to a minimum.

Public Safety

There are no anticipated negative impacts to public safety as a result of this proposal. Neighborhood safety should increase with the sidewalk connection made from the Crosspoint Subdivision to Olive Avenue on the west side of 89th Avenue. The nearest police station is at 8351 W. Cinnabar Avenue, near Peoria City Hall, and the nearest City Fire station is 194, located at 9800 W. Olive Avenue in Peoria.

COMMUNITY INVOLVEMENT

Citizen Participation Plan - Neighborhood Meeting

As a requirement of the General Plan Amendment and Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Process Report detailing the results of the meeting (Exhibit H).

The applicant notified all property owners within 600 feet and registered Homeowner's Associations within 1 mile of the subject site for the required neighborhood meeting, which was held on March 9, 2016, at Cotton Boll Elementary School, located at 8540 W. Butler Street, Peoria, AZ. Approximately six (6) people from the public attended, with only voice of concern from a gentleman who lives east of 89th Avenue. The concern was regarding the potential

height of any future homes along the west side of 89th Avenue. The development will provide larger 24" box trees in the landscape buffer along 89th Avenue, which will create a visual buffer. In addition, the 60 foot right of way for 89th Avenue, and an additional six foot public utility easement provide separation between the existing homes on the east side of 89th Avenue and the proposed new homes that would be developed in Townley Park. No other concerns have been filed at the time of this report.

Public Noticing

Public notice was provided in the manner prescribed under Section 14-39-6 of the City of Peoria General Plan. Posting of the site was completed within the prescribed number of days prior to the Public Hearing.

Proposition 207

The applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Support / Opposition

At the time of this writing, staff has not received any written correspondence in support or opposition to the proposal.

STAFF RECOMMENDATION

Based on the following findings:

1. The proposed zoning district is in conformance with the goals and objectives set forth in the Peoria General Plan for a residential land use development;
2. This rezoning request is consistent with the General Plan land use designation of Low Density Residential (2 – 5 du/acre) and adequately justifies the .96 du/ac density increase based on the following:
 - Provide superior quality, design, and public benefit, for consideration to exceed the target density as outlined in this report;
 - Location within a *designated infill area*, allowing up to two (2) additional du/acre above target, for project areas of ten acres or more;
3. The proposal is consistent with zoning and development patterns in the vicinity as demonstrated by the following:
 - Development serves as a suitable transition from neighboring single-family zoning districts to the existing commercial shopping district (C-2) to the west, matching the transitional zoning & development pattern directly north, on the north side of Olive Avenue (R1-8 to RM-1 to C-2), going from east to west.
 - Consistent with the density of the existing residential PAD directly south, at 3.16 du/acre;
4. The proposal includes frontage improvements, including additional sidewalk connections that provide increased pedestrian safety to the existing neighborhood, along with an additional community amenity along 89th Avenue;

Staff recommends that the Planning and Zoning Commission make the following recommendation to City Council:

Approval of Case Z16-0002 subject to the following conditions:

1. The Proposed development shall conform to the Townley Park PAD Standards & Guidelines Report dated August 18, 2016.
 2. The development shall be limited to a maximum of forty (40) residential lots.
 3. The Developer shall submit a resolution narrative for construction of the south perimeter wall prior to Preliminary Plat approval. This resolution is to provide the following:
 - a. Submission of final wall designs, including final cross-view drawings showing maximum height of the wall on both sides from adjacent grade.
 - b. Structure & design of wall shall meet all final Planning & Engineering requirements, and be in accordance with Article 14-3-5 of the Zoning Ordinance.
 - c. If the wall is to be reconstructed in full or in part, the developer must obtain documented approval from affected adjacent property owners, including agreements to access the affected lots and maximum height of wall.
 - d. If an agreement cannot be reached with the affected property owners, the developer is to submit this documentation as well to the City, along with an alternative screening and retention wall design proposal that has the new wall constructed immediately adjacent to the existing wall. This alternative design must be approved by the City's Planning & Engineering Divisions. If the said plan cannot prove to avoid damaging or negatively affecting the future integrity of the existing wall, then the developer must revert back to condition 3c, or adjust the layout of the subdivision.
 4. Due to the emergency access corridor being less than 50 feet, the Developer shall provide safety mitigation in accordance with Section 20-78-3.II.A.1, in Chapter 3 of the Fire Design Standards Manual.
 5. The Developer shall dedicate ROW along both Olive Avenue and 89th Avenue frontages per the City's Street Classification Map or as determined by the City Engineer to accommodate the ultimate development of the half-street.
 6. The Developer shall dedicate an 8' PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.
 7. The Developer shall construct the half-street roadway along 89th Avenue frontage or as determined by the City Engineer.
 8. The Developer shall dedicate thirty feet (30') of right-of-way along 89th Avenue.
 9. The Developer shall dedicate a 30-foot by 30-foot right of way chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot right of way chamfer at all local/local roadway intersections.
 10. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel. Plans for the installation of the traffic signal interconnect conduit shall be submitted as part of the improvement plans, specifically on the Paving plans.
 11. Streetlights are required to be installed by the Developer. The streetlight plan must be submitted with the second submittal of the improvement plans. The streetlights shall also be indicated on the Paving or Grading plan.
 12. Prior to Final Plat recordation, the applicant shall obtain approval of final Grading, Drainage, Utilities, and Paving plans, in conjunction with a Final Drainage Report and Final TIA. These final plans and reports shall be in conformance with the approved Preliminary Plans and report.
 13. The Final Plat shall be submitted with the first submittal of the civil improvement plans. The Final Plat shall be approved prior to permits being issued for the site.
-

REPORT PREPARED BY

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ATTACHMENTS:

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Vicinity Map



Z16-0002 Townley Park Rezoning

Exhibit A

Applicant: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Request: to rezone from General Agricultural (AG) to Townley Park Planned Area Development (PAD), to permit a single-family development, consisting of 40 lots on a 10.1 acre site.

Location: Southwest corner of 89th and Olive Avenues



Not to Scale

Aerial Map



Z16-0002 Townley Park Rezoning

Exhibit B

Applicant: Bergin, Frakes, Smalley & Overholtzer, PLLC

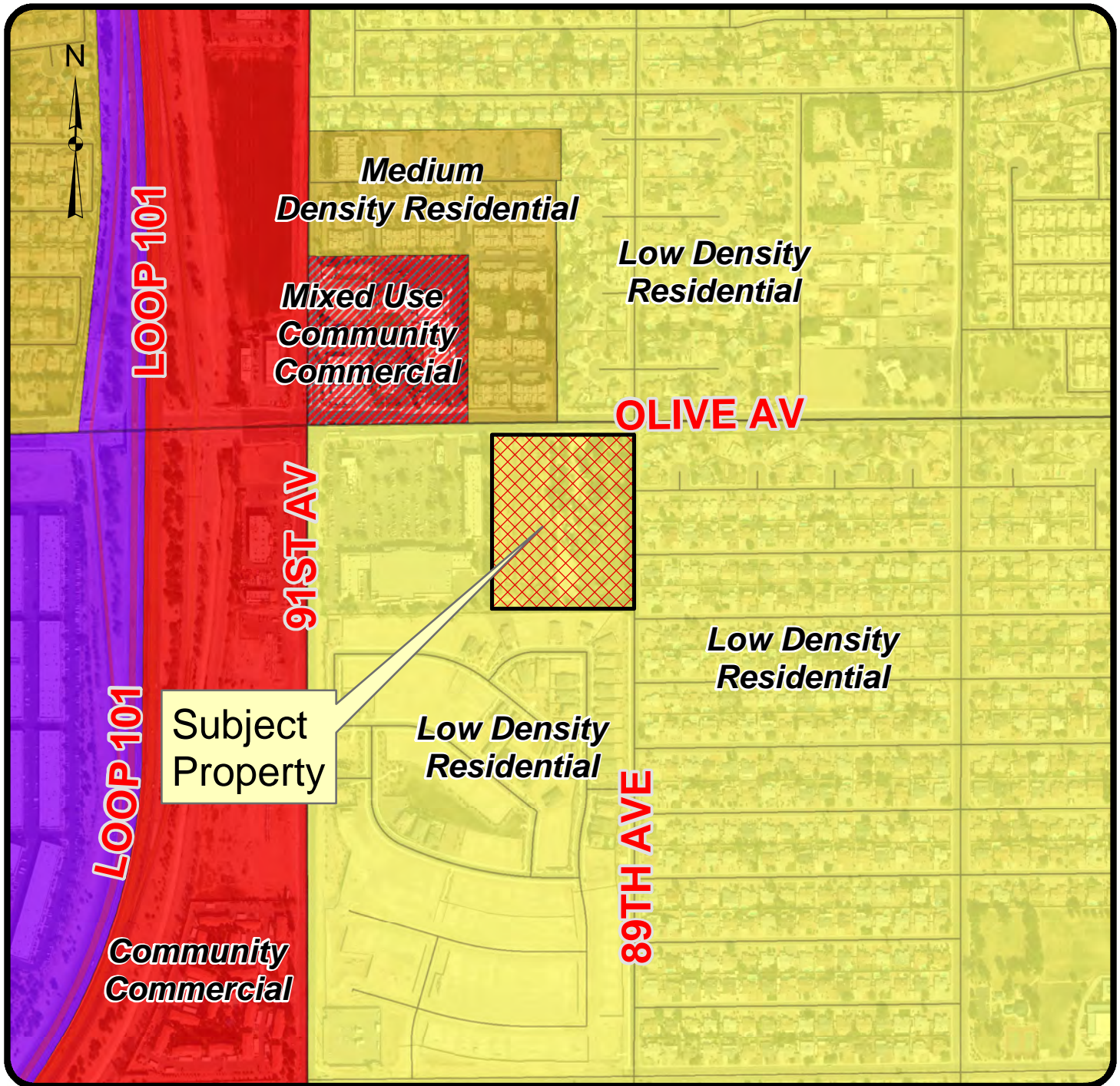
Request: to rezone from General Agricultural (AG) to Townley Park Planned Area Development (PAD), to permit a single-family residential development, consisting of 40 lots on a 10.1 acre site.

Location: Southwest corner of 89th and Olive Avenues.



Not to Scale

Current General Plan Land Use Map



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Request: to rezone from General Agricultural (AG) to Townley Park Planned Area Development (PAD), to permit a single-family residential development, consisting of 40 lots on a 10.1 acre site.

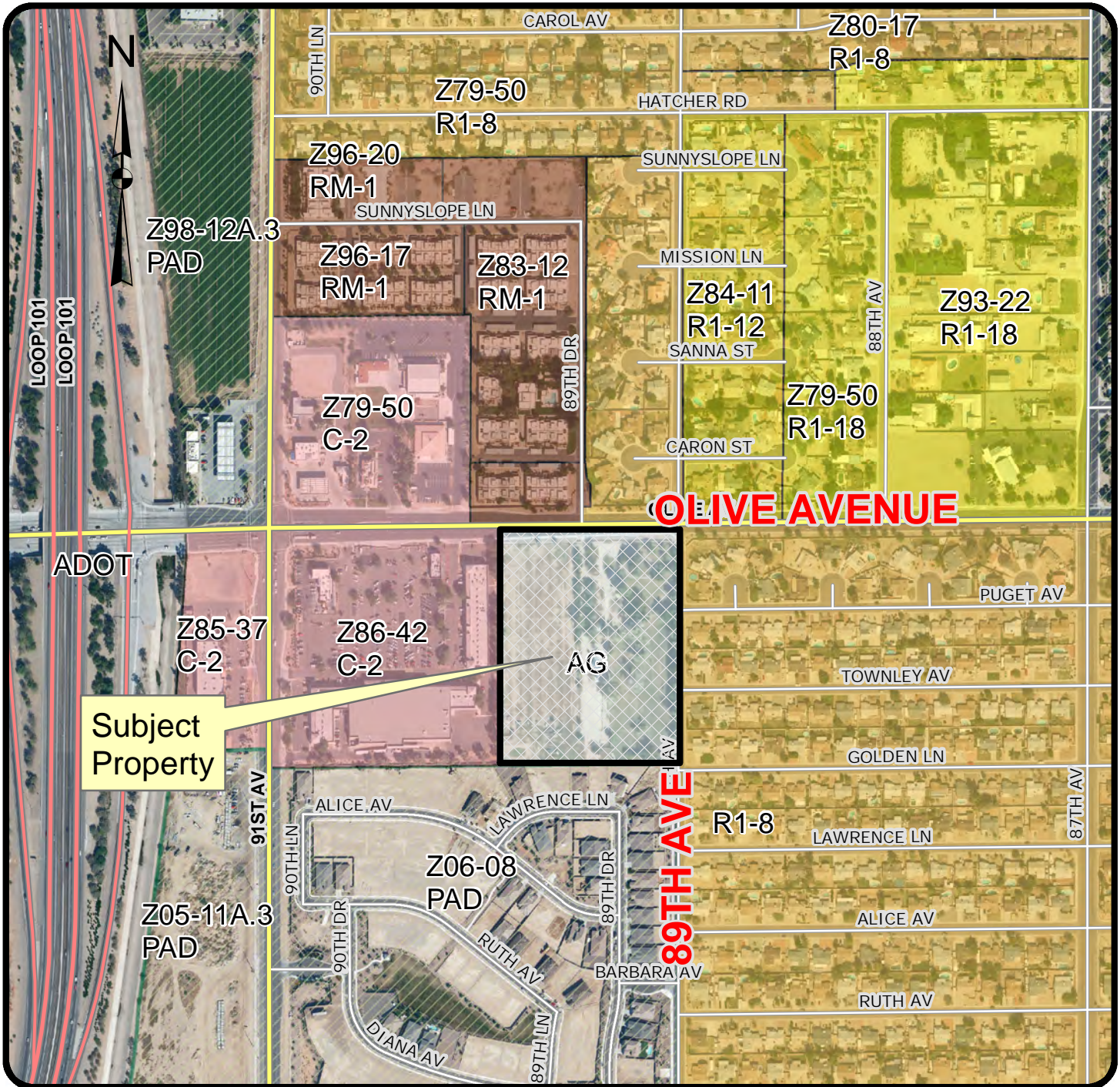
Location: Southwest corner of 89th and Olive Avenues.

Exhibit C



Not to Scale

Current Zoning Map



Z16-0002 Townley Park Rezoning

Applicant: Bergin, Frakes, Smalley & Overholtzer, PLLC

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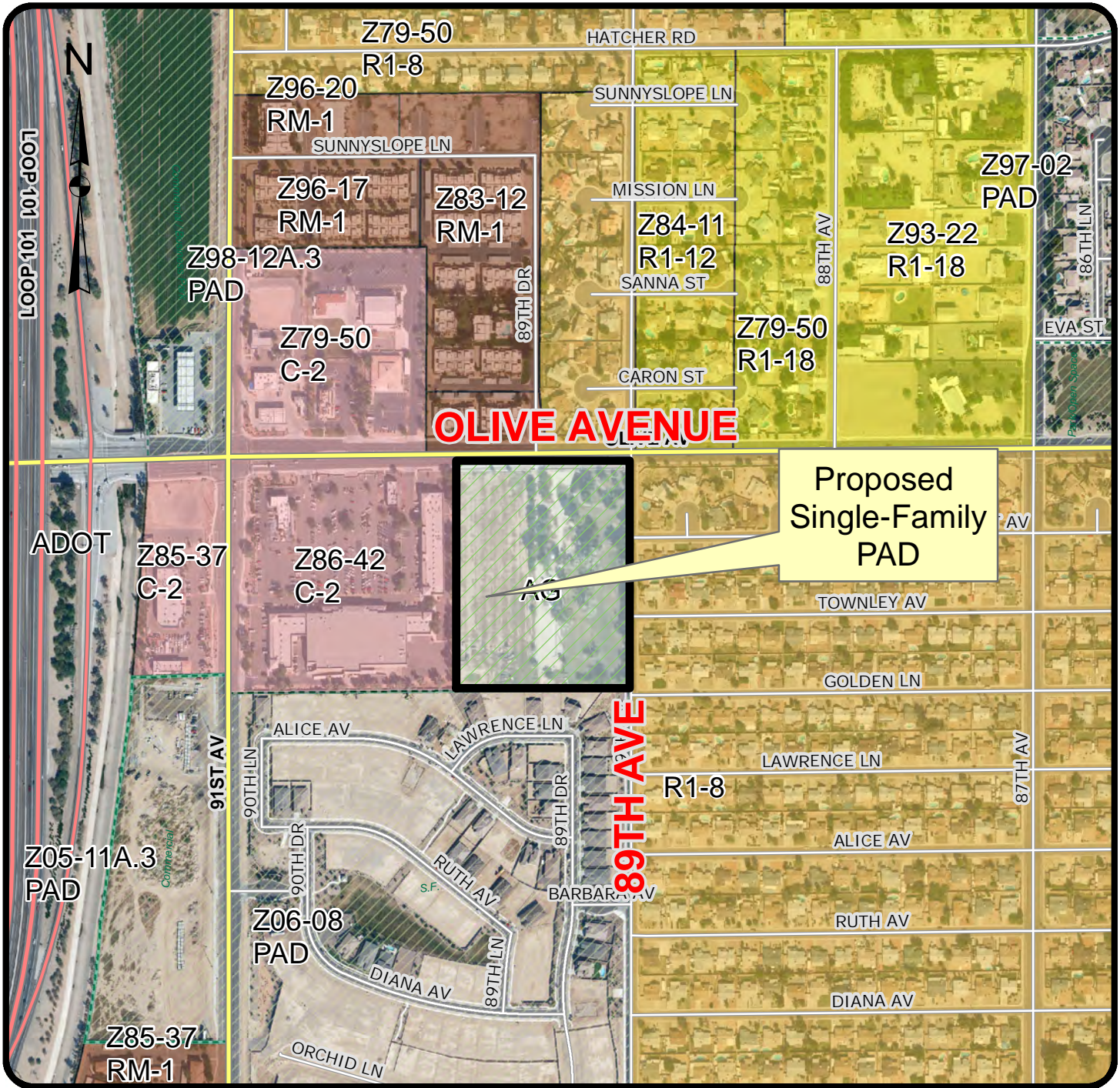
Location: Southwest corner of 89th and Olive Avenues.

Exhibit D



Not to Scale

Proposed Zoning Map



Z16-0002 Townley Park Rezoning

Applicant: Bergin, Frakes, Smalley & Overholtzer, PLLC

Request: to rezone from General Agricultural (AG) to Townley Park Planned Area Development (PAD), to permit a single-family residential development, consisting of 40 lots on a 10.1 acre site.

Location: Southwest corner of 89th and Olive Avenues.

Exhibit E



Not to Scale



Townley Park

Project Justification

Southwest Corner of 89th Avenue & Olive Avenue

Peoria, AZ

Z16-0002 & P16-0005

August 17, 2016

In accordance with City of Peoria PAD application guidelines, the following questions provide information necessary to further understand and evaluate the PAD Rezoning and development request:

1. *What type of development and uses are proposed by the rezoning request?*

Garrett-Walker Homes desires to develop a gated residential community consisting of forty (40) single-family detached residential lots, with a typical lot size of 45'x115', 5,175 square feet. These home sites will have compatible rear yards, as well as access to open space amenities within the development. Townley Park is an enhanced residential development consistent with the Principles and Guidelines outlined in the Peoria 2008 Design Review Manual, Chapter 3: Single-Family Residential, as described in Item 5 below.

2. *State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives of the Peoria General Plan.*

The City of Peoria 2010 General Plan designates the site as Low Density Residential with an allowable density range of 2-5 du/ac with a target density of 3.0 du/ac. The General Plan establishes that the conforming zoning districts allowed are R1-12, R1-10, R1-8 and PAD. The proposed maximum residential density in the PAD for this project is 3.96 du/ac, which is within the range permitted in the General Plan. Further, in accordance with General Plan Chapter 2 - land use density exceeding the target density may be granted for development projects that further Peoria's desired character and vision. The proposed residential community will enhance and further the City's Land Use Policy to exceed the target density as: (1) The site is located in a designated infill area, which allows for an increase of up to two dwelling units per acre above the target density for projects more than 10 acres; (2) as an infill site, the proposed development does not require any significant water or sewer system extensions or improvements; and, therefore, utilizes existing infrastructure facilities for development to occur; (3) Policy 1.H.3 encourages infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas. The proposal is consistent with these policies as the density is only .96 above the General Plan target, utilizes existing infrastructure and is adjacent to shopping and dining areas and a host of transportation facilities. A full discussion of the Plan and the Policies achieved by the approval of this application is provided below.

This proposal supports the following Goals, Objectives and Policies of the City of Peoria's General Plan.

Objective 1.A

Manage and control development to facilitate orderly growth and an efficient form.

Policy 1.A.1

Promote planned developments where resources and infrastructure are in place to facilitate orderly and efficient growth.

As an infill site, sewer and water infrastructure, as well as roadway improvements for Olive Avenue are developed. New utility extensions will not be required. The improvements to the west side of 89rd Avenue will complete the roadway improvements already in use by the adjacent neighborhood and the Applicant team is working with the City to coordinate the widening of 89rd Avenue

Objective 1.H

Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

Policy 1.H.3

Encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

The site proposed for development is surrounded by existing, adjacent residential and commercial development. As an agricultural rural use, the site is underutilized and prime for development that will complement the surrounding uses. Municipal services and utilities are available; transportation improvements exist along Olive Avenue frontage and will be completed along 89th Avenue. Schools and shopping areas are available nearby in the adjacent commercial center that offers grocery, dining and neighborhood services.

Objective 1.M.

Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Policy 1.M.1

Accommodate an adequate supply and mix of developable residential land to accommodate future housing needs.

The single-family residential community offers ownership opportunities in an established community environment and will contribute to the diverse housing mix offered in this area. While the proposed community is a small infill site of forty (40) lots, Garrett-Walker Homes is anticipating on offering eight (8) distinct residential standard plans. This achieves a significant mix of housing options in comparison to residential developments that are two, or three times the size of this proposed community by Garrett-Walker. Offering a gated community with a diverse selection of standard plan options illustrates Garrett-Walker Homes commitment to providing housing opportunities to persons of all income levels and ages.

Objective 1.N.

Support healthy residential developments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and

protection from incompatible land uses.

Olive Avenue and 83rd Avenue provide safe and convenient local access to city-wide services, schools and recreational facilities. Olive Avenue provides direct access to Loop 101, the Aqua Fria Freeway, located ¼ mile to the west. Loop 101 provides direct access to Interstate 10.

Pioneer Community Park, a regional park facility is located one mile to the east providing recreation opportunities. Townley Park provides secured recreational facilities and play areas for residents, within a gated community.

The site is within the Peoria Unified School District #11. Students will attend Alta Loma Elementary School located at 9750 N. 87th Avenue. Students have a choice of attending either Peoria High School located at 11200 N. 83rd Avenue or Raymond S. Kellis High School, located at 8990 W. Orangewood Avenue. The schools are accessible via the local and arterial street system.

As mentioned above, a major grocer and restaurants, auto fuel and neighborhood services are provided in the immediate vicinity both west and north of the site.

Policy 1.N.1

Require adequate buffering to protect residential neighborhoods from intrusion by incompatible uses.

Townley Park has been carefully designed and planned to incorporate a buffer between the proposed residential neighborhood and the existing commercial use to the west. A landscape area ranging from 16.5' to 25.5' wide is provided along the west boundary to buffer the existing commercial property (with the one exception of Lot No. 25 in the southwest corner of the site which is oriented north-south in relation to the commercial development). While the zoning code requires a minimum 30' buffer, the proposed landscape buffer in combination with the adjacent 50' street provides a buffer ranging from 66.5' to 75.5'. In addition, evergreen trees will be planted in the buffer along the west side. At maturity, the trees will provide a 40' tall buffer to effectively screen the adjacent commercial uses.

Existing Conditions

The proposed project sits up higher than the property to the west and to the south. This situation is a result of previously processed and developed projects. This site was not incorporated into a master grading/utility plan when the adjacent sites were developed, as a result, this development or any future proposed development on this site, must find a design solution to the difference in elevation for connection to the existing infrastructure. Any development will have to deal with the fact that the existing sewer line in 89th Avenue is shallow, forcing the pad to be built up to allow the sewer to operate efficiently and meet City of Peoria minimum standards. Ideally, the sewer available on the north side of Olive Avenue would have been a better solution, however, a large existing drainage structure and other utilities in Olive Avenue restrict access. Additionally, the ultimate drainage outfall for the site should be the southeast corner. However, the site falls from the east to the west, which forces the grading design higher on the west than currently exists. This creates a pad that sits slightly above the surrounding parcels.

To accommodate the difference in height, a retaining wall will be required at the northwest corner of the site. The retaining wall will be located west and east of the emergency access. The wall on the west side of the access will be a retaining wall with a maximum height of 2' adjacent to the existing wall. The existing wall will have a minimum height of 6' on the access side. The wall on the east side of the access will be a primary perimeter wall 8' in height. See cross sections included in the Preliminary Grading and Drainage report.

A retaining wall will also be required along the south boundary, at the rear of Townley Park lots 23, 24 and 25. A new wall will be constructed adjacent to the existing Crosspointe subdivision wall; the south side of the wall will be painted to match the existing Crosspointe perimeter wall. The wall will be 6' in height on top of a 1'4" retaining wall. A similar condition will occur on the west side of Lot 25. A 2'0" retaining wall with a 6' wall on top of it will be constructed adjacent to the existing western perimeter wall; the west side of the wall will be painted to match the existing commercial complex. See the cross sections provided in the Preliminary Grading and Drainage Report. Lots with a finished floor elevation difference greater than 1'6" compared to the adjacent lot at the rear will be restricted to single story. Currently, lots 18 through 25 will be restricted to single story, this may be amended based on final grades on the construction documents.

The existing wall on the west boundary was installed at the time the commercial site was developed. The east side of the wall (facing the proposed residential development) was not finished to meet City of Peoria standards. This development will finish the east side with paint to match the proposed new perimeter walls. A band of color to match the band of integral block color on the proposed perimeter wall will be included.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

Townley Park will have a positive impact on the surrounding properties as it provides a natural transition between various uses and has been designed to complement the existing conditions adjacent to it. As previously noted, the property is specifically located at the southwest corner of Olive Avenue, a major arterial and 89th Avenue, a collector roadway. The subject infill site is uniquely located and surrounded by existing single-family residential to the north, south and east. Adjacent to the west is an existing neighborhood commercial center anchored by a Fry's grocery store. The proposed residential infill is a natural transition for the residential projects to the south and east. The gated community is compatible with the existing projects, will generate limited traffic, and will be a great addition to the neighborhood. The uses and zoning categories for these adjacent properties are provided below.

Surrounding Existing Use and Zoning Designations			
	Existing Land Use Classification	Existing Zoning	Existing Use
North	Mixed-Use Commercial Community,	RM-1 and R1-8	Westgreen Townhomes and Westgreen Estates Residential

	Residential/Medium, and Residential/Low		Subdivision
South	Low Density Residential	PAD	Crosspointe Residential Subdivision Residential Density 3.14 du/ac
East		R1-8	Westgreen Estates Subdivision
West		C-2	Commercial Shopping Center

The neighborhood to the north is separated by a major arterial roadway. The shopping center to the west is buffered by a perimeter wall, landscaped open space and a residential street, where adjacent to the existing commercial building. The neighborhood to the east is buffered by landscaped open space in the southeast corner, and a landscaped buffer along the remaining eastern boundary, with lots backing or siding to the local roadway. Homes on the south boundary will back up to the Mattamy Homes Crosspointe subdivision, with an existing 6' masonry wall on the property line.

As discussed above, the pad elevation of the proposed neighborhood is higher than the surrounding properties. On the south side, a retaining wall will be necessary and an additional wall will be built adjacent to the existing wall, along lots 23, 24 and 25. Lot 25 will have a retaining wall on the west side. The new wall will be 6' in height on the Townley Park side, providing an additional visual buffer for the lots to the south and the commercial site to the west. In addition, Lots 23, 24 and 25 will be limited to single story homes. A cross section is provided in the Preliminary Grading and Drainage Report, to illustrate the proposed condition.

At the northwest corner, a retaining wall will also be required on the west side of lot 1. The retaining wall will be 8' on the west elevation adjacent to the emergency access and 6' on the east side adjacent to the residence.

4. *Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors, which have changed since the current zoning was established.*

The site was annexed into the City of Peoria in August of 1983 and has been zoned Agriculture (AG) since that date, which is not suitable given the nature of this remnant, infill parcel. Further, the current AG zoning category is not consistent with the Goals and Policies of the Low Density Residential Land Use Element of the General Plan. All surrounding properties have been zoned and developed as residential and commercial uses. Townley Park is an opportunity to provide compatible development to the surrounding environment that meets the City of Peoria's goal by encouraging residential development on underutilized infill sites within the City. The design and scale of the development is appropriate for the area.

5. *Describe any proposed unique designs considerations, beyond Zoning Ordinance requirements, which create compatibility between use and adjoining developments.*

Primary vehicular access is proposed to be a gated entry on 89th Avenue, a collector roadway, which eliminates the need for an additional point of vehicular access to Olive Avenue, an arterial roadway. The primary gated entry on 89th Avenue eliminates any additional congestion on Olive Avenue. Emergency access to Olive Avenue will be provided at the northwest corner of the development. The Townley Park community will be gated and compatible with the adjoining

gated Mattamy project to the south. Based on elevation changes, homes may be limited to single story along the south boundary to minimize the resulting elevation changes required. Garrett Walker Homes is offering eight plans with three elevations each, for a total of 24 different options, fifteen color schemes to choose from and several unique roof options will provide an extensively diverse streetscape.

The Preliminary Plat Development Plan has been designed to increase compatibility with the existing commercial development to the west. As previously noted above, a landscape buffer is provided along the west boundary of the development to minimize impacts from the existing commercial property. This landscape setback is less than the 30' minimum zoning ordinance requirement; however, no residential lots back to the existing commercial center. Instead, the landscape buffer has been designed in concert and adjacent to the 50' internal loop road. As a result, all residential lots within Townley Park are separated by at least 66.5' feet from the existing commercial center property line, with the exception of Lot No. 25 in the southwest corner of the site and Lot No. 1 in the northwest corner. Further, all other residential homes in this development are at least 125' from the buildings in the existing commercial center. In addition, evergreen trees planted in the buffer will screen views to the west. This design solution increases compatibility beyond zoning ordinance requirements and the existing conditions in the recently approved and developed Crosspointe residential neighborhood.

The following design enhancements will provide a development compatible with surrounding properties that will meet the principles and guidelines outlined in the City's Design Review Manual, unless amended in this PAD.

A. Subdivision Design

1. Lot and Tract design

- a. No narrow tracts between lots
- b. Pie shaped lots do not have acute angles less than 45°
- c. Lot frontages are a minimum of 150' from arterial street intersections
- d. No lots are centered on a T-intersection to create light glare from automobiles
- e. No double frontage lots
- f. No flag lots

2. Crime Prevention through Environmental Design

- a. Windows and doors are provided on all four sides of homes
- b. Private entry to subdivision will prevent cut through traffic
- c. Access to adjacent subdivisions not applicable
- d. Landscaping will not create blind spots or hiding spots
- e. Open spaces and recreational areas are visible from nearby homes and local streets

3. Circulation

- a. Local streets do not exceed 1000'
- b. Traffic calming measures not applicable
- c. No four way street intersections provided
- d. Pedestrian connections via sidewalks provided along all streets

4. Streetscape

- a. Stamped or colored concrete or accent pavers will be provided at the entry
- b. A landscape median is provided at the entry

- c. An entry monument is included
 - d. Trees and enhanced landscape is provided at the primary entry
 - e. Cul-de-sacs are not applicable
 - f. An attached sidewalk is currently developed along the arterial (Olive Ave); the sidewalk along the collector (89th Ave) will be developed according to the City's CIP project design drawings.
 - g. The sidewalk along the arterial is existing and does not meander
 - h. To the extent practical utilities and ground mounted equipment will be vaulted or screened from view through landscape and color treatment
 - i. Native vegetation and low water use plants will conform to the Phoenix Active Management Areas Low Water Using Plant List. An efficient water system will be provided
 - 5. Useable Open Space
 - a. 9% useable open space is exceeded, 10.4% is provided
 - b. Useable open space is clearly delineated on the Landscape Master Plan
 - c. Shade trees are provided along pedestrian connections
 - d. Existing sidewalk connections are continued
- B. Thematic Form
- 1. Walls and Fences
 - a. Pedestrian access provided via sidewalks and trails
 - b. Signage and walls consistent with thematic character
 - c. Perimeter walls are constructed of decorative masonry block and incorporate design mitigations including decorative pilasters, wrought iron, color accents and textural changes. In addition, the wall design is complementary with the subdivision to the south.
 - d. View fencing provided adjacent to open space
 - e. Chain link fences will not be allowed
 - 2. Lighting
 - a. Up lit lighting will be provided at the primary entry
 - b. Street lighting along Olive Avenue, an arterial, shall be screened to minimize glare
 - c. Lighting shall be placed in useable open space to improve visibility and safety
 - 3. Other Thematic Elements
 - a. Not applicable - no drainage crossings
 - 4. Clustered Mailboxes
 - a. Clustered mailboxes are consistent with the thematic color
 - b. Clustered mailboxes are located along the local street a minimum of 100 feet from collector and arterial intersections
- C. Architectural Form
- 1. Design Profile
 - a. To promote architectural diversity a minimum of two standard plans will be provided, *8 standard plan are proposed*; three elevations per standard plan will be provided, two different roof material types will be provided, *mission's' tile and flat tile are proposed*; a minimum of two different roof styles will be provided, *three roof styles are proposed, Dutch gabled, hippled, and gable*; and three different roof colors will be provided, 15 color schemes are proposed.

- b. No more than two consecutive lots shall share the same standard plan and elevation.
 - c. To mitigate monotonous building elevations design solutions shall integrate façade articulation, variable building angles, eaves, parapets and the strategic placement of windows and doors will be employed in each elevation.
 - d. Each elevation shall integrate architectural embellishments including recessed windows or window projections, articulated facades and decorative moldings or pilasters to create shadow lines.
 - e. Not more than 60% of any front elevation shall occur on the same plane. A Façade Articulation Exhibit will be provided with the Design Review submittal.
 - f. Roof mounted HVAC equipment shall be prohibited.
2. Materials and Colors
- a. Townley Park will integrate multiple exterior materials including brick, stone and masonry.
 - b. The development will provide a diversity of roof materials, colors and styles, in accordance with Table 2.
 - c. Hillside lots not applicable.
 - d. The use of reflective surfaces is prohibited.
 - e. Exposed chimney flues must be consistent with the architectural character.
3. Garages and Driveways
- a. Driveways shall be 18' in length exclusive of curb and sidewalk.
 - b. Driveways for three car garages shall incorporate alternative paving design elements. No three car garages proposed with the exception of tandem.
 - c. The street view of a side entry garage shall appear as livable by using windows or other design elements. No side entry garages are proposed.
 - d. Front-facing garages shall be offset 4' from the plane of the living area or other principle structure.
 - e. Grouped driveways not applicable.

6. *Provide general site information and describe unusual physical features or characteristics of the site, which present opportunities or constraints for development.*

The subject site is former agricultural farmland and residential property. A portion of the west half of the property is currently in crop production and includes a storage area at the south end with farm equipment. The east portion of the property includes a residential house, large open grassy areas, mature trees, and animal shelters and fenced pens associated with canine agility training offered by the property owner. As an underutilized property, this application will result in demolishing existing structures in order to accommodate the proposed single-family residential development that will have a higher positive impact and overall benefit to the community.

Another unique site constraint in the development of this property is access onto Olive Avenue due to the proximity of the existing commercial development to the west and 89th Avenue to the east. An additional point of access on Olive Avenue would have very restricted turning movements due to City design standards, and presents significant accessibility challenges that cannot be overcome if the site was to be developed into a more intense development or use other than single-family detached housing. Circulation infrastructure is in place to facilitate orderly development of the site into the proposed single-family residential community.

Townley Park does not need an additional point of access on Olive Avenue, and, therefore, this small infill site presents the best opportunity for single-family development.

The previous discussion regarding the difference in elevation between this site and the surrounding property also presents an unusual feature that can best be mitigated with single-family development.

7. *Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal?*

Concurrent with the PAD Rezoning, this application also requests review and approval for a Preliminary Plat and Preliminary Landscape Open Space Plan. Final Plat submittal and Design Review (DR) submittal will also be required to accomplish the development proposal.

Exhibit G

Townley Park

Planned Area Development Standards and Guidelines Report

A Gated Single-Family Residential Community
Southwest Corner of 89th Avenue & Olive Avenue
Peoria, Arizona



Development
Plan Narrative
P16-0005
Z16-0002

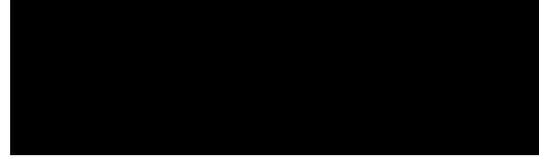
Submitted to:
City of Peoria
Planning and Community
Development
9875 N. 85th Avenue
Peoria, AZ 85382

Submitted: February 2016
Revised: April 2016
Revised: June 2016
Revised: August 18 2016

PROJECT TEAM

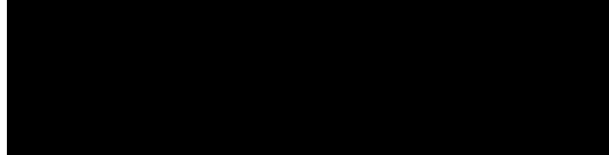
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ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE

EPS GROUP, INC.

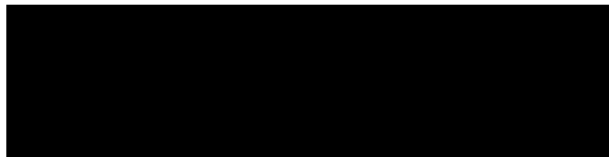


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I. Introduction

The name is recently new to Phoenix metropolitan area, but the people behind Garrett-Walker Homes (Garrett-Walker) have been locally building homes for over 25 years. These home building professionals have nearly 100 years of combined experience in building quality homes throughout the state. The Garrett-Walker team members have been building homes in Arizona with an emphasis on family friendly floor plans, value and quality construction since the 1970's. This tradition continues today at Garrett-Walker Homes. Garrett-Walker Homes is a local, Arizona based company that values its contribution to support community growth and development of the local economy in the City of Peoria.

II. Development Overview & Request

The City of Peoria has number of high quality, residential developments. As the City grows, the variety within the available housing options will continue to grow. While the City has number of residential communities at the limits of the City's boundary, there are a limited number of small infill developments that offer traditional single-family detached homes. The purpose of this application, submitted on behalf of Garrett-Walker, is to expand housing opportunities for residents in an established and mature area of the City where resources and infrastructure are in place to facilitate orderly and efficient growth.

Townley Park is an infill property consisting of approximately 10.1 gross acres at the southwest corner of 89th Avenue and Olive Avenue in the City of Peoria. Garrett-Walker desires to develop a gated residential community consisting of forty (40) single-family detached residential lots. To facilitate the development of the property, this application consists of two requests. The first request is for a Rezoning from the current zoning designation of Agricultural (AG) to Planned Area Development District (PAD). Concurrent with the PAD Rezoning, the second request is for review and approval of a Preliminary Plat and Preliminary Landscape Open Space Plan. The effect of these entitlement requests will initiate a residential development plan for 40 single-family residential lots on a small undeveloped infill parcel that is surrounded by previously-developed property. Townley Park has been designed to be compatible with the surrounding area. An Aerial Location Map highlighting the project site and surrounding area is enclosed as **Exhibit 1**.

Project Data	
A.P.N.	142-35-003E
Current Land Use	Undeveloped / Agricultural / Residential Home
Existing General Plan Land Use Designation	Low Density Residential 2.0-5.0 du/ac, target density 3.0 du/ac
Current Zoning District	Agricultural (AG)
Proposed Zoning District	Planned Area Development (PAD)
Gross Site Area	10.1 Acres
Net Site Area	8.9 Acres
Total No. of Lots	40
Residential Density	3.96 du/ac. (gross)
Council District	Pine, Carlo Leone

III. PAD Request

In accordance to the City of Peoria's Zoning Ordinance, the PAD district is intended to provide an alternative zoning district to the conventional zoning and development processes in the City in order that within this designated District the following goals must be achieved:

(City of Peoria Zoning Ordinance, Article 14-33-1)

- to enhance the City's development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;
- to encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria;
- to reflect changes in the technology of land development;
- to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and
- to provide a compatible and stable developed environment, in harmony with that of the surrounding area.

The Townley Park residential development meets and achieves all the above goals in for a PAD district designation as outlined in this application request.

IV. PAD Regulations

The City of Peoria's Zoning Ordinance requires that all Planned Area Developments shall be between 10 acres and 600 acres in size. As previously noted, the overall gross site area is approximately 10.1 acres, which is slightly above the 10-acre requirement. The Townley Park property was part of a PAD rezoning application in 2008 to facilitate the development of a 224 unit multifamily project on 10.1 acres (Z07-07). Although the case was not processed to a conclusion and was withdrawn, the same 10.1 gross acres that is the subject of this request were processed as a PAD in that case. As such, we hope that the City finds that a waiver is unnecessary. However, were a waiver required, we believe such waiver would be in the public interest and meets one or more of the following conditions:

- a. **Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.**
- b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this section and will contribute to the amenities of the area.

- c. 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.***
- d. The property is located within the Infill Incentive District.***

The bolded sections above serve to justify a waiver for the Townley Park PAD, as well as the 89th Avenue Capital Improvement Project (EN-00472) which directly affects the net acreage of the site with the dedication of 30 feet of right-of-way along 89th Avenue. The use of the PAD will enable the applicant to develop this small project as an intimate, gated community that is surrounded by existing development. By deviating from the conventional single-family standards, the PAD tool will facilitate a project that has self-contained amenities and streets, and will provide for new single-family development consistent with the single-family character of the immediate area, and as contemplated in the General Plan- which the current AG zoning does not reflect. Further, although the Infill Incentive District is no longer available for use, the District was utilized in the approval of the 91st and Bulter PAD (Z06-08) that borders this property to the south (now known as "Crosspointe"). This Property has many of the same infill characteristics that justify the use of the PAD. As highlighted in ***italic bold*** above, Townley Park, meets three (3) out of four (4) applicable conditions for the 10-acre minimum requirement to be waived- where only one would be required. If this development were to be defined by the net site area of 8.9 acres, it would also be affected by the additional right-of-way dedication from the adjacent 89th Avenue Capital Improvement Project (EN-00472).

V. Legal Description of Property and Parcels

The property is a portion of Northwest Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, and is identified as Maricopa County Tax Assessor Parcel Number (APN) 142-35-003E, and a Legal Description and Parcel Map are included as **Exhibit 2**.

VI. Preliminary Plat Development Plan

This property has remained underutilized and underdeveloped for many years while the area surrounding the property is well developed. The enclosed Preliminary Plat Development Plan illustrates how the residential community has been designed to minimize impacts from the existing commercial development to the west and to harmonize with existing residential development to the south and east.

As previously outlined, the proposed development plans by Garrett-Walker consists of forty (40) single-family detached residential lots, which will be a typical lot size of 45'x115', 5,175 square feet. The development plan incorporates a rectangular street and lot design layout to work efficiently and to provide compatibility to the surrounding area. A pedestrian oriented neighborhood amenity has been centrally located within the community to attract people and foster social interaction among residents. A secondary amenity with a play turf area is provided in the southeast corner. The Preliminary Plat Development Plan is included as **Exhibit 3**.

VII. Project Phasing and Development Schedule

Townley Park is proposed to be developed and built in one (1) phase. Garrett-Walker Homes expects to begin construction in early 2017 dependent upon timeframes associated with the

final plat process and residential market conditions.

VIII. Permitted, Conditional and Accessory Uses

Permitted, Conditional and Accessory Use shall be in accordance with City of Peoria Zoning Ordinance Article 14-5, except as modified herein.

14-5-2 Permitted Principal Uses

- A. One detached single-family dwelling per lot (Ord. No. 93-12).
- B. Group Homes, in accordance with provisions of Article 14-3, General Provisions Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities," Subsection 14-3-12(A). (Ord. No. 02-85)
- C. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. (Ord. No. 02-19)
- D. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection there with are expressly prohibited. (Ord. No. 04-207)

14-5-3 Permitted Conditional Uses

- A. Day Care Group Homes with five (5) or more children, in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), "Day Care Group Homes" and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general. (Ord. No. 02-85)
- B. Group Care Facility or Community Residential Setting Facility in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C) "Group Care Facilities and Community Residential Setting Facilities. (Ord. No. 02-85)

14-5-4 Permitted Accessory Uses

- A. Any accessory use customarily incidental to a permitted principal use.
- B. Off-street parking serving a permitted principal use, in accordance with Article 14-23.
- C. Private garage or carport for storage or parking of vehicles.

IX. PAD Development Standards and Guidelines

Townley Park has been carefully designed to ensure compatibility with the surrounding area. The proposed development design makes excellent use of the infill property. The proposed PAD Development Standards and Guidelines accommodate a single-family detached residential

product that needs to fit the unique site parameters of a small infill site. The PAD Development Standards and Guidelines are listed and summarized below.

Development Standards	
Residential Density (gross)	3.96 du/ac
Minimum Lot Area (sq ft)	5,000
Minimum Lot Size (ft.)	
Width	45
Depth	110
Maximum Lot Coverage (%)	50%
Maximum Height (ft) / Stories	30' / 2-Stories ¹
Minimum Front Setback (ft)	
Side-entry garage	10
Livable Area	10
Front Facing Garage	20
Minimum Side Yard Setbacks (ft)	5 & 5
Minimum Rear Setback (ft)	15'/20' ²
Perimeter Landscape Setbacks (ft)	
Olive Avenue	10
89 th Avenue	8
Adjacent to Commercial ³	20 average; 10' min.
Minimum Amount of Useable Open Space of Gross Project Area (%)	9

¹Lots with a finished floor elevation difference greater than 1'6" compared to the adjacent lot at the rear will be restricted to single story. Currently, lots 18 through 25 will be restricted to single story, this may be amended based on final grades on the construction documents.

²Rear setback of 20' will be required for two story homes along the south boundary (lots 16-25).

³The landscape setback does not apply adjacent to Lot No. 25 (southwest corner of the site).

A. Residential Density

Residential Density is 3.96 du/ac and is based upon an approximate gross site area of 10.1 acres and 40 residential lots.

B. Minimum Lot Area.

Minimum Lot Area is 5,000 square feet.

C. Minimum Lot Size.

Minimum lot width is 45' and minimum lot depth is 110'. These minimum sizes account for when the street and lot design limits the typical lot size of 45'x115'.

D. Lot Coverage.

The Lot Coverage for the development shall be a maximum of 50%. As previously noted, Garrett-Walker Homes is offering eight (8) distinct residential standard plans, which exceeds the two (2) minimum standard plan requirement for developments that have between 10 and 49 lots. Not all residential plans are anticipated to reach the maximum 50% lot coverage threshold.

E. Building Heights

Building heights shall be a maximum of 30 feet / 2-stories. Lots with a finished floor elevation difference greater than 1'6" compared to the adjacent lot at the rear will be restricted to single story. Currently, lots 18 through 25 will be restricted to single story, this may be amended based on final grades on the construction documents.

F. Setbacks

Minimum front setback shall be 10' for side entry garage, 10' for livable area, and 20' for front facing garage. Minimum side yard setbacks shall be 5' & 5' and minimum rear setback shall be 15'.

G. Perimeter Landscape Setbacks

Minimum Perimeter Landscape Setbacks along Olive Avenue is 10', and is 8' along 89th Avenue. The landscape setback adjacent to the existing commercial development to the west ranges from 16.5' to 25.5' wide. The proposed landscape buffer in combination with the adjacent 50' street provides a buffer ranging from 66.5' to 75.5'. The landscape setback does not apply adjacent to Lot No. 25 (southwest corner of the site).

H. Minimum Amount of Useable Open Space

The minimum amount of useable open space is 9% of gross project area for developments with lots less than 10,000 square feet. This site includes approximately 45,698 square feet (1.05 acres) or 10.4% of useable open space, and is based upon gross project area of 10.1 acres.

I. Roadway Standards

55' of right-of-way will be dedicated for Olive Avenue (arterial), which has already been improved. 30' of right-of-way will be dedicated for 89th Avenue in accordance to CIP Project No. EM-00472. All local streets will be privately maintained and will be constructed in accordance to City of Peoria standards.

J. Parking

Parking shall conform to Article 14-23 of the City of Peoria Zoning Ordinance for single-family detached residential development.

K. Lighting

Lighting shall conform to City of Peoria Section 14-3-2.F of the City of Peoria Zoning Ordinance. Street Lighting shall conform to City of Peoria Street Lighting Standards for single-family detached residential development

L. Screening, Fencing and Walls

Screening, Fencing and Walls shall conform to Section 14-3-5 of the City of Peoria Zoning Ordinance and to the City's Single-Family Detached Residential Design Review Manual.

M. Enhanced Design Review Standards

Residential Standard Plans shall conform to City of Peoria Single-Family Detached Residential Design Review Manual, or as outlined in this PAD as more particularly set forth below. Further, as a gated-community with private streets, the proposed development of

Townley Park goes beyond the City's enhancements in the Design Review Manual that will create a quality, intimate and contained infill neighborhood.

The following design enhancements will provide a development compatible with surrounding properties that will meet the principles and guidelines outlined in the City's Design Review Manual.

A. Subdivision Design

1. Lot and Tract design
 - a. No narrow tracts between lots
 - b. Pie shaped lots do not have acute angles less than 45°
 - c. Lot frontages are a minimum of 150' from arterial street intersections
 - d. No lots are centered on a T-intersection to create light glare from automobiles
 - e. No double frontage lots
 - f. No flag lots
2. Crime Prevention through Environmental Design
 - a. Windows and doors are provided on all four sides of homes
 - b. Private entry to subdivision will prevent cut through traffic
 - c. Access to adjacent subdivisions not applicable
 - d. Landscaping will not create blind spots or hiding spots
 - e. Open spaces and recreational areas are visible from nearby homes and local streets
3. Circulation
 - a. Local streets do not exceed 1000'
 - b. Traffic calming measures not applicable
 - c. No four way street intersections provided
 - d. Pedestrian connections via sidewalks provided along all streets
4. Streetscape
 - a. Stamped or colored concrete or accent pavers will be provided at the entry
 - b. A landscape median is provided at the entry
 - c. An entry monument is included
 - d. Trees and enhanced landscape is provided at the primary entry
 - e. Cul-de-sacs are not applicable
 - f. An attached sidewalk is currently developed along the arterial (Olive Ave); the sidewalk along the collector (89th Ave) will be developed according to the City's CIP project design drawings.
 - g. The sidewalk along the arterial is existing and does not meander
 - h. To the extent practical utilities and ground mounted equipment will be vaulted or screened from view through landscape and color treatment
 - i. Native vegetation and low water use plants will conform to the Phoenix Active Management Areas Low Water Using Plant List. An efficient water system will be provided
5. Useable Open Space
 - a. 9% useable open space is exceeded, 10.4% is provided
 - b. Useable open space is clearly delineated on the Landscape Master Plan
 - c. Shade trees are provided along pedestrian connections
 - d. Existing sidewalk connections are continued

B. Thematic Form

1. Walls and Fences

- a. Pedestrian access provided via sidewalks and trails
- b. Signage and walls consistent with thematic character
- c. Perimeter walls are constructed of decorative masonry block and incorporate design mitigations including decorative pilasters, wrought iron, color accents and textural changes. In addition, the wall design is complementary with the subdivision to the south.
- d. View fencing provided adjacent to open space
- e. Chain link fences will not be allowed

2. Lighting

- a. Up lit lighting will be provided at the primary entry
- b. Street lighting along Olive Avenue, an arterial, shall be screened to minimize glare
- c. Lighting shall be placed in useable open space to improve visibility and safety

3. Other Thematic Elements

- a. Not applicable - no drainage crossings

4. Clustered Mailboxes

- a. Clustered mailboxes are consistent with the thematic color
- b. Clustered mailboxes are located along the local street a minimum of 100 feet from collector and arterial intersections

C. Architectural Form

1. Design Profile

- a. To promote architectural diversity a minimum of two standard plans will be provided, *8 standard plan are proposed*; three elevations per standard plan will be provided, two different roof material types will be provided, *mission's' tile and flat tile are proposed*; a minimum of two different roof styles will be provided, *three roof styles are proposed, Dutch gabled, hipped, and gable*; and three different roof colors will be provided, 15 color schemes are proposed.
- b. No more than two consecutive lots shall share the same standard plan and elevation.
- c. To mitigate monotonous building elevations design solutions shall integrate façade articulation, variable building angles, eaves, parapets and the strategic placement of windows and doors will be employed in each elevation.
- d. Each elevation shall integrate architectural embellishments including recessed windows or window projections, articulated facades and decorative moldings or pilasters to create shadow lines.
- e. Not more than 60% of any front elevation shall occur on the same plane. A Façade Articulation Exhibit will be provided with the Design Review submittal.
- f. Roof mounted HVAC equipment shall be prohibited.

2. Materials and Colors

- a. Townley Park will integrate multiple exterior materials including brick, stone and masonry.
- b. The development will provide a diversity of roof materials, colors and styles. In accordance with Table 2.
- c. Hillside lots not applicable.

- d. The use of reflective surfaces is prohibited.
 - e. Exposed chimney flues must be consistent with the architectural character.
3. Garages and Driveways
- a. Driveways shall be 18' in length exclusive of curb and sidewalk.
 - b. Driveways for three car garages shall incorporate alternative paving design elements. No three car garages proposed with the exception of tandem.
 - c. The street view of a side entry garage shall appear as livable by using windows or other design elements. No side entry garages are proposed.
 - d. Front-facing garages shall be offset 4' from the plane of the living area or other principle structure.
 - e. Grouped driveways not applicable.

N. Accessory Buildings

Accessory Buildings shall conform to Section 14-3-3.A of the City of Peoria Zoning Ordinance.

X. Circulation

The existing circulation system of the area supports the proposed single-family residential development at this location. Primary access into the development is provided from 89th Avenue. Secondary emergency access is located at the northwest corner of the site with access to Olive Avenue. The emergency access will be a minimum of 20' in width and have an all-weather surface to accommodate emergency vehicles. All local streets will be constructed in accordance with the City of Peoria design standards, and privately maintained by the HOA. Arterial and local street cross sections are further detailed on the Preliminary Plat. A Traffic Impact Analysis has been enclosed with this application submittal.

XI. Residential Architecture

Building elevations and floor plans are in the preliminary design phase. Final architectural elevations, floor plans and details will be provided for the City's consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with, or exceed, the City's Residential Architectural Form Guidelines as outlined in the Design Manual.

Standard Plans, Materials and Colors	
	Between 10-49 Lots
Number of Roof Colors Required	Minimum of 3 different roof colors.
Number of Roof Styles Required¹	Minimum of 2 different roof styles.
Number of Roof Material Types Required²	Minimum of 2 different roof material types.
Number of Standard Plans Required³	Minimum of 2 standard plans.

¹Roof styles include, but are not limited to, pitched, hip, flat, gambrel and mansard.

²All asphaltic shingles shall be considered one material type. Clay and concrete tiles shall be considered one material type. However, alternating tile types (i.e. flat tile and mission tile) may be considered as different roof material types.

³A minimum of three (3) elevations is required per standard plan (20-78-3.II.C.1.a)

Garrett Walker Homes anticipates that the home products in Townley Park will range in size from 1,316 to 3,021 square feet, built on a typical lot size of 5,355 square feet. The project will cater to buyers that include both first time and move-up buyers. Garrett Walker Homes will offer eight standard plans with three elevations each, which far exceeds the minimum of two standard plan requirement for developments that have between 10 and 49 lots that will yield a community that has an emphasis on diversity.

Conceptual elevations are provided in the Appendix as illustrative examples. Final elevations will be determined at the time of construction and are subject to the City's design review process. The following descriptions highlight the various elevations.

'D' elevations are Spanish style with gabled roofs and an angled stucco fascia. Corbel details at the gabled tails and wrought iron crosses at the gable ends add interest. Simple popouts anchor the home at the corners. This elevation will come with an 'S' profile roof tile.

'E' elevations are a Craftsman style with dutch gabled rooflines, board and batten siding and bracket details. Decorative 'Z' shutters are featured on several elevations, A 'Flat' profile 'Shake' roof tile has been chosen for this elevation.

'F' elevations are a Desert Prairie style with hipped roofs and simple, more contemporary stucco pop-out ornamentation. Optional stone half and full columns will be offered. A 'Flat', 'Slate' profile roof tile has been chosen for this elevation.

There will be 15 exterior color schemes from which to choose. Each elevation has a choice of five specific color schemes selected for that particular style. Premium Boral brand of roof tile will be used and each color scheme has its own unique roof tile profile and color selections. This variety in paint and roof tile furthers the diversity of the streetscape. Color schemes are provided in the Appendix.

All homes include a front yard landscape package with an automatic timer, with the option to upgrade. A multitude of other options for homebuyers to personalize their new homes is offered: garage doors and windows, stone/brick veneer, window coverings, driveway finishes and front doors.

XII. Project Signage Standards

Project monument signage for Townley Park is illustrated on the Preliminary Landscape Plans enclosed with this application. An entry monument with signage is proposed at the gated entry at 89th Avenue and Townley Avenue to provide a strong sense of arrival into the community. The impressive design monument includes a 6-foot high cmu sign wall of standard vertical score cmu block and community signage that is anchored by split face cmu block columns. The entry monument is further accentuated by decorative columns on each end that feature decorative concrete pots with steel agave sculptures. All proposed monument signage shall be in accordance to Article 14-34 of the City's Zoning Ordinance.

XIII. Slope Analysis

As previously noted, the subject site is former farmland and residential property. The natural

grade and elevation of the property is relatively flat with approximately two feet of fall from the northeast corner to the southwest corner of the site. A slope determination study and analysis for the property is not applicable as the site is less than 10% in slope.

XIV. Preliminary Open Space Plan and Landscape Standards

Preliminary Open Space - An Illustrative Landscape Open Space Plan has been designed and enclosed for review and approval with this application. Although the property is a relatively small infill parcel, providing a centralized amenity and open space area, easily accessible to all residents, is a critical design element for the development. The centralized open space area will provide residents with an opportunity to interact, socialize and gather as family and friends, creating a greater sense of community and togetherness. Additional useable open space area has been incorporated in the southeast portion of the development to provide further recreational opportunities for community residents. Open space has been designed to accommodate connectivity, facilitate buffers and provide passive and active areas for adults and children that include a tot-lot and ramada amenity area. ***The total open space area includes approximately 1.05 acres, or 10.4% of the gross project area, where only 9% is required.***

Landscape Standards - The Illustrative Landscape Masterplan depicts plant material and ground cover along the Olive Avenue, 89th Avenue and within open space tracts. Plant and ground materials include a variety of tree, shrub/accent and ground covers, selected to provide year round color, texture and ease of maintenance. All proposed landscape standards, plant material and ground cover for Townley Park shall be in accordance to Article 14-35 of the City's Zoning Ordinance.

XV. Maintenance of Streets and Common Areas

A Homeowner's Association (HOA) will be created to own, manage, and maintain all common areas, private streets and open space facilities on a regular and frequent basis. In addition to these tracts, the HOA will assume the maintenance responsibility for landscaping within the public right-of-way. All landscaped tracts, open space and retention areas, and private streets will be maintained by the HOA.

XVI. Infrastructure/Utilities

This application request will not adversely affect municipal and private facilities and services. Similarly, this PAD request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public and private services for Townley Park:

Water:	City of Peoria.
Wastewater:	City of Peoria.
Power:	Salt River Project.
Gas:	Southwest Gas.
Solid Waste:	City of Peoria.

Grading/Drainage/Retention: Pursuant to City of Peoria Infrastructure Design Guidelines (dated 01/2014).

Schools: Peoria Unified School District #1. There is an existing donation agreement with the District that contemplates multi-family housing on this property. In connection with the entitlement process, the Applicant will enter into an updated donation agreement with the District to update the land plan and provide for a per-rooftop donation amount for each single-family home.

Police: City of Peoria.

Fire: City of Peoria.

XVII. Summary

The PAD Rezoning and Preliminary Plat applications are the next step in the development process to put this site to a contributing use and allow for the development of a gated single-family residential community that complies with the vision, goals and policies of the City's General Plan. The proposed development provides an opportunity for the City to increase compatible single-family detached residential development in the area that is in the best interest of the residents and provides a new and more diverse living space as a benefit to the community. We respectfully request review from the City of Peoria for the requested PAD Rezoning and Preliminary Plat applications. We look forward to working with the City of Peoria on this exciting development.

APPENDIX EXHIBITS

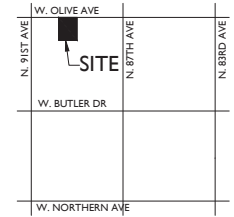
- 1.** Aerial Location Map
- 2.** Legal Description & Parcel Map
- 3.** Preliminary Plat
- 4.** Architectural House Elevations
- 5.** Preliminary Landscape Design Package

EXHIBIT 1



VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY DEVELOPER:
GARRETT-WALKER HOMES
1838 WEST PARKSIDE LANE, SUITE 200
PHOENIX, AZ 85027
TEL: (480) 407-4580
CONTACT: RICK TAYRIEN

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOHN MCGHEE, PE /
DREW HUSETH, AICP

APPLICANT / ZONING ATTORNEY:
BERGIN, FRANKS, SPALLEY & OBERHOLTZER, PLLC
4455 EAST CAMELBACK ROAD, SUITE A-205
PHOENIX, AZ 85018
TEL: (602) 888-7860
CONTACT: CAROLYN OBERHOLTZER

PROJECT INFORMATION

LOCATION	SWC OLIVE AVE AND 89TH AVE
APN	140-38-001-E
GENERAL PLAN	LOW DENSITY RESIDENTIAL 2.0-5.0 DU/AC
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA	10.1 AC.
NET AREA	8.9 AC.



NOT TO SCALE

**GARRETT-WALKER
HOMES**
LOCAL • EXPERIENCED • QUALITY

SWC OLIVE AVE & 89TH AVE

Peoria, AZ

Aerial Location Map

1/28/2016



EXHIBIT 2



Exhibit 'A'
Legal Description
Southwest Corner of
89th Avenue & Olive Avenue

Job No. 15-343

January 26, 2016

Commencing at a brass cap in handhole marking the northwest corner of Section 34, Township 3 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, from which point a brass cap in handhole at the north quarter-corner of said Section 34 bears North 89 degrees 23 minutes 25 seconds East, 2641.31 feet;

thence along the north section line of said Section 34 North 89 degrees 23 minutes 25 seconds East, 747.01 feet to the POINT OF BEGINNING;

thence continuing along said north section line North 89 degrees 23 minutes 25 seconds East, 573.65 feet;

thence South 0 degrees 00 minutes 10 seconds West, 773.01 feet;

thence South 89 degrees 23 minutes 25 seconds West, 573.27 feet;

thence North 0 degrees 01 minutes 29 seconds West, 773.00 feet to the POINT OF BEGINNING.

Contains 10.1759 acres, more or less.

OLIVE AVE.

91ST AVE.

89TH AVE.

142-35-003E

S89°23'25"W 573.27'

N0°01'29"W 773.00'

S0°00'10"W 773.01'

N89°23'25"E 2641.31'

N89°23'25"E 573.65'

N89°23'25"E 1320.65'

N89°23'25"E 747.01'

NORTHWEST CORNER
SECTION 34, T3N, R1E
FOUND BRASS CAP IN HANDHOLE

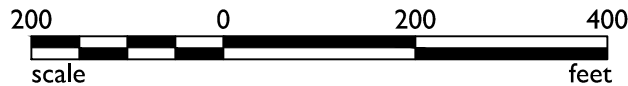
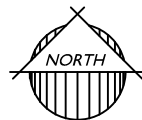
NORTH QUARTER-CORNER
SECTION 34, T3N, R1E
FOUND BRASS CAP IN HANDHOLE

WEST QUARTER-CORNER
SECTION 34, T3N, R1E
FOUND BRASS CAP IN HANDHOLE

SECTION LINE

PROPERTY LINE

SECTION LINE



www.epsgroupinc.com

15-343

SOUTHWEST CORNER OF 89TH AVENUE & OLIVE AVENUE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 34, T3N, R1E
JANUARY 26, 2016



Maricopa County Parcels



Parcel:	142-35-003E	Report Date:	11/23/2015
Owner:	ROUSSEAU PROPERTIES LLLP	Unique Location Characteristics:	
Property Address:	8901 W OLIVE AVE PEORIA 85345	Lot Size:	411,366
Local Jurisdiction:	PEORIA	Main Living Area:	
MCR:		Construction Year:	
Subdivision Name:		Improvement Class:	
Lot:		Bath Fixtures:	
Elementary School:	PEORIA USD	Parking:	
High School:	PEORIA USD	Pool:	
2016 FCV:	\$281,537	Last Sale Price/Sale / Date:	

Disclaimer: The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa county Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

EXHIBIT 3

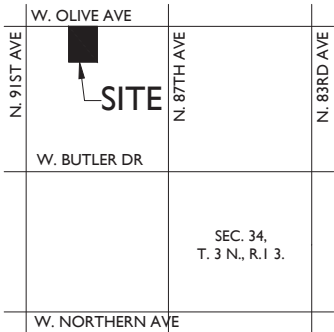
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Lot #	Area	Lot #	Area	Lot #	Area
1	5143.08	19	5308.26	37	5175.00
2	5115.59	20	5308.26	38	5175.00
3	5175.00	21	5308.26	39	5175.00
4	5310.00	22	5308.26	40	5277.50
5	5310.00	23	5303.41	TOTAL AREA 219,427.05 SQ. FT.	
6	5310.00	24	5159.95		
7	5168.79	25	5915.62		
8	7341.01	26	5277.50		
9	8712.82	27	5175.00		
10	7829.87	28	5175.00		
11	5259.24	29	5175.00		
12	5256.13	30	5175.00		
13	5234.48	31	5277.50		
14	5212.82	32	5175.00		
15	5191.17	33	5175.00		
16	6762.16	34	5175.00		
17	5206.18	35	5277.50		
18	5241.69	36	5175.00		

PRELIMINARY PLAT FOR TOWNLEY PARK

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION
34, T.3 N. R.1 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY DEVELOPER:
GARRETT-WALKER HOMES
1838 WEST PARKSIDE LANE, SUITE 200
PHOENIX, AZ 85027
TEL: (480)-607-6580
CONTACT: RICK TAYRIEN

**PLANNER, ENGINEER, AND
LANDSCAPE ARCHITECT:**
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
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TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOHN MCGHEE, PE

APPLICANT / ZONING ATTORNEY:
BERGIN, FRANKS, SMALLEY & OBERHOLTZER, PLLC
4455 EAST CAMELBACK ROAD, SUITE A-205
PHOENIX, AZ 85018
TEL: (602)-888-7860
CONTACT: CAROLYN OBERHOLTZER

PROJECT INFORMATION

LOCATION	SWC OLIVE AVE AND 89TH AVE
APN	142-35-003-E
GENERAL PLAN	LOW DENSITY RESIDENTIAL 2.0-5.0 DU/AC
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA	10.1 AC.
NET AREA	8.9 AC.
(NET AREA IS GROSS AREA LESS OLIVE ROAD & 89TH R / W)	
NO. OF LOTS	40
GROSS DENSITY:	3.9% DU/AC
NET DENSITY:	4.49 DU/AC
USEABLE OPEN SPACE:	1.05 AC (10.4% GROSS AREA)

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL ROADS WILL BE CONSTRUCTED TO CITY OF PEORIA MINIMUM STANDARDS AS MODIFIED HEREIN.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- DRAINAGE CONCEPTS ARE SHOWN THE PRELIMINARY GRADING PLAN.

UTILITIES

WATER / SEWER	CITY OF PEORIA
GAS	SOUTHWEST GAS
ELECTRIC	SALT RIVER PROJECT (SRP)
TELEPHONE	CENTURYLINK / COX
CABLE	CENTURYLINK / COX

BASIS OF BEARING

NORTH LINE OF THE NORTHWEST 1/4 OF SEC. 34, T.3 N., R.1 E., BEARING: N89°23'25"E

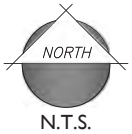
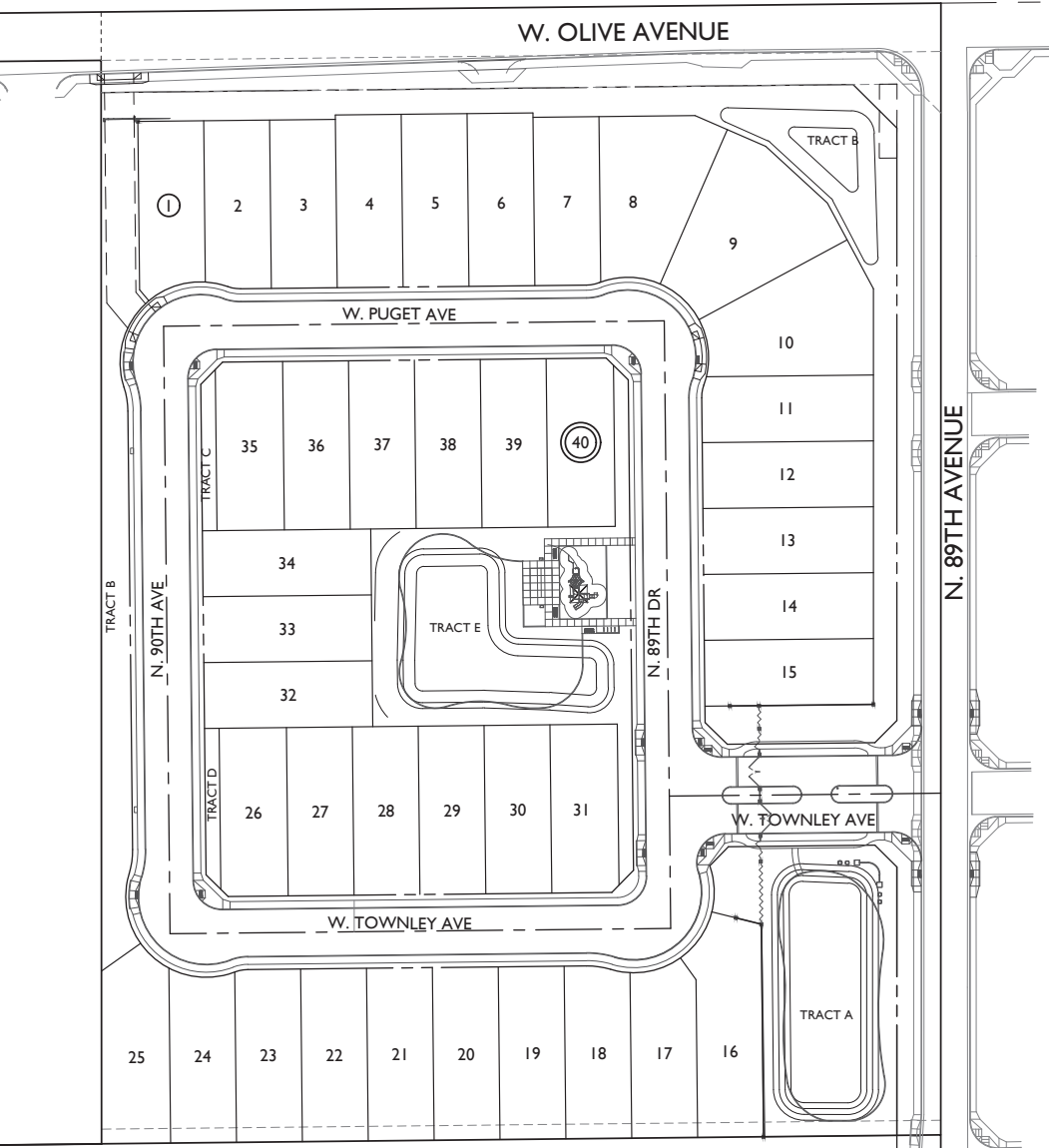
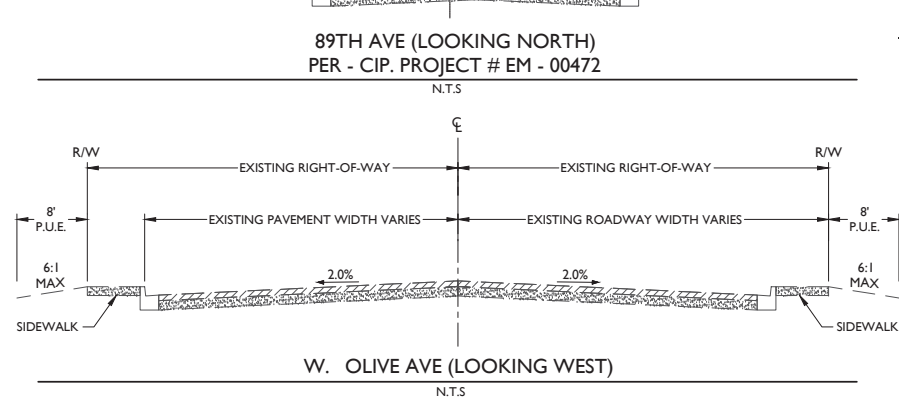
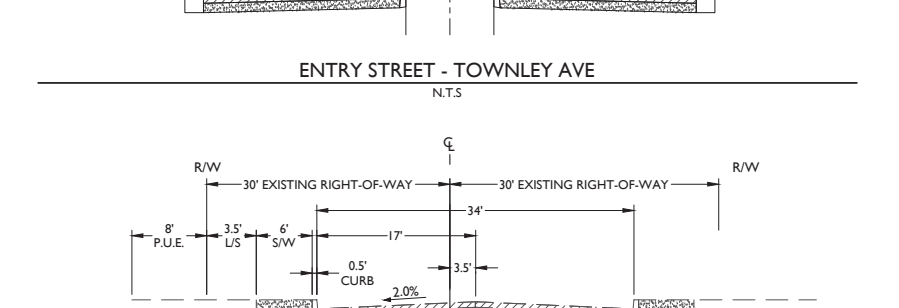
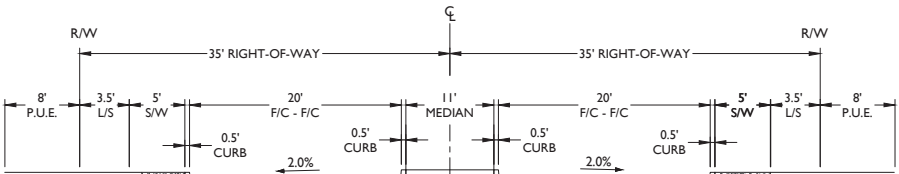
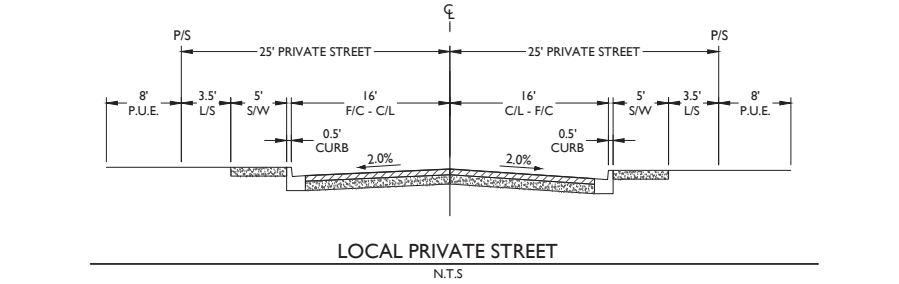
SHEET INDEX

SHEET ONE	CS01	COVER SHEET
SHEET TWO	PP01	EXISTING CONDITIONS SURVEY
SHEET THREE	PP02	PRELIMINARY PLAT
SHEET THREE	UT01	UTILITY PLAN

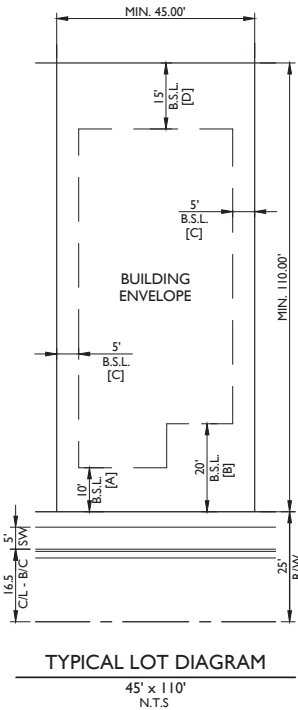
PAD DEVELOPMENT STANDARDS

(TYPICAL LOT DIAGRAM TO THE LEFT)

MIN. INDIVIDUAL LOT AREA	5,000 SQ. FT.
MIN. LOT WIDTH	45'
MIN. LOT DEPTH	110'
MAX. BUILDING HEIGHT	30' / 2 - STORIES
MAX. LOT COVERAGE	50%
BUILDING SETBACKS	
FRONT (LIVABLE) [A]	10'
FRONT (SIDE - ENTRY GARAGE) [A]	10'
FRONT (FACING GARAGE) [B]	20'
SIDE YARD [C]	5' & 5' (10' TOTAL)
REAR [D]	15'



TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / USABLE OPEN SPACE / RETENTION	19703	0.45
B	LANDSCAPE	36883	0.85
C	LANDSCAPE	1050	0.02
D	LANDSCAPE	1050	0.02
E	LANDSCAPE / USABLE OPEN SPACE / AMENITY / RETENTION	25995	0.60
TOTAL TRACT AREA		84681 SF	1.94 AC
TOTAL USABLE OPEN SPACE AREA		45698 SF	1.05 AC



- 4 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 8181, PAGE 24.
NO EASEMENT IS DESCRIBED THEREIN.
- 5 AN EASEMENT FOR ROAD OR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 90-379989 OF OFFICIAL RECORDS.
AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN HEREON.
(TO BE ELIMINATED W / 55' R/W DEDICATION)
- 6 A PLAT RECORDED IN BOOK 30, PAGE 57 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.
AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN HEREON.
(TO BE ELIMINATED W / 55' R/W DEDICATION)
- 7 A PLAT RECORDED IN BOOK 3, PAGE 29 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.
AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN HEREON.
(TO BE ELIMINATED W / 55' DEDICATION)
- 8 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPER ASSISTANCE AGREEMENT" RECORDED SEPTEMBER 12, 2007 AS 2007-1014475 OF OFFICIAL RECORDS.
AFFECTS SUBJECT PROPERTY. NO PLOTTABLE COURSES.
- 9 AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2013-0194821 OF OFFICIAL RECORDS.
AFFECTS SUBJECT PROPERTY. PLOTTED AND SHOWN HEREON.
(TO BE ELIMINATED)



TOWNLEY PARK
PEORIA, AZ

EXISTING CONDITIONS SURVEY

Project

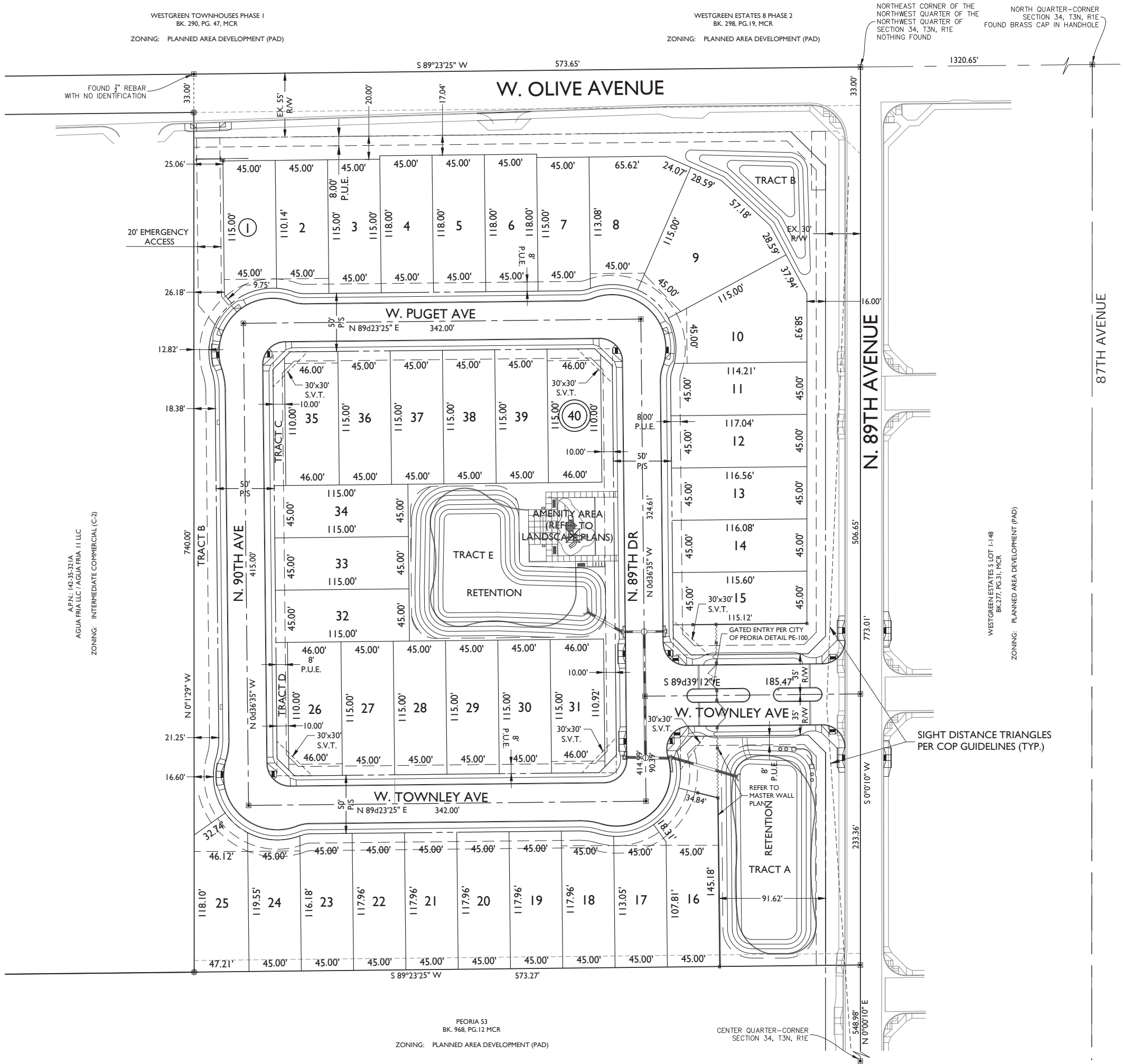
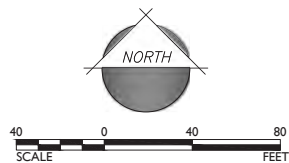
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Designer: DCH
Drawn by: DCH

Job No.
15-343

PP01

Sheet No.
2
of 4



APN: 142-35-321A
AGUA FRIA LLC / AGUA FRIA II LLC
ZONING: INTERMEDIATE COMMERCIAL (C-2)

WESTGREEN TOWNHOUSES PHASE I
BK. 290, PG. 47, MCR
ZONING: PLANNED AREA DEVELOPMENT (PAD)

WESTGREEN ESTATES 8 PHASE 2
BK. 298, PG. 19, MCR
ZONING: PLANNED AREA DEVELOPMENT (PAD)

NORTHEAST CORNER OF THE
NORTHWEST QUARTER OF THE
SECTION 34, T3N, R1E
NOTHING FOUND

NORTH QUARTER-CORNER
SECTION 34, T3N, R1E
FOUND BRASS CAP IN HANDHOLE

WESTGREEN ESTATES S. LOT 1-148
BK. 277, PG. 31, MCR
ZONING: PLANNED AREA DEVELOPMENT (PAD)



TOWNLEY PARK

PEORIA, AZ

PRELIMINARY PLAT

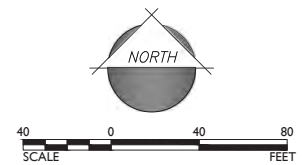
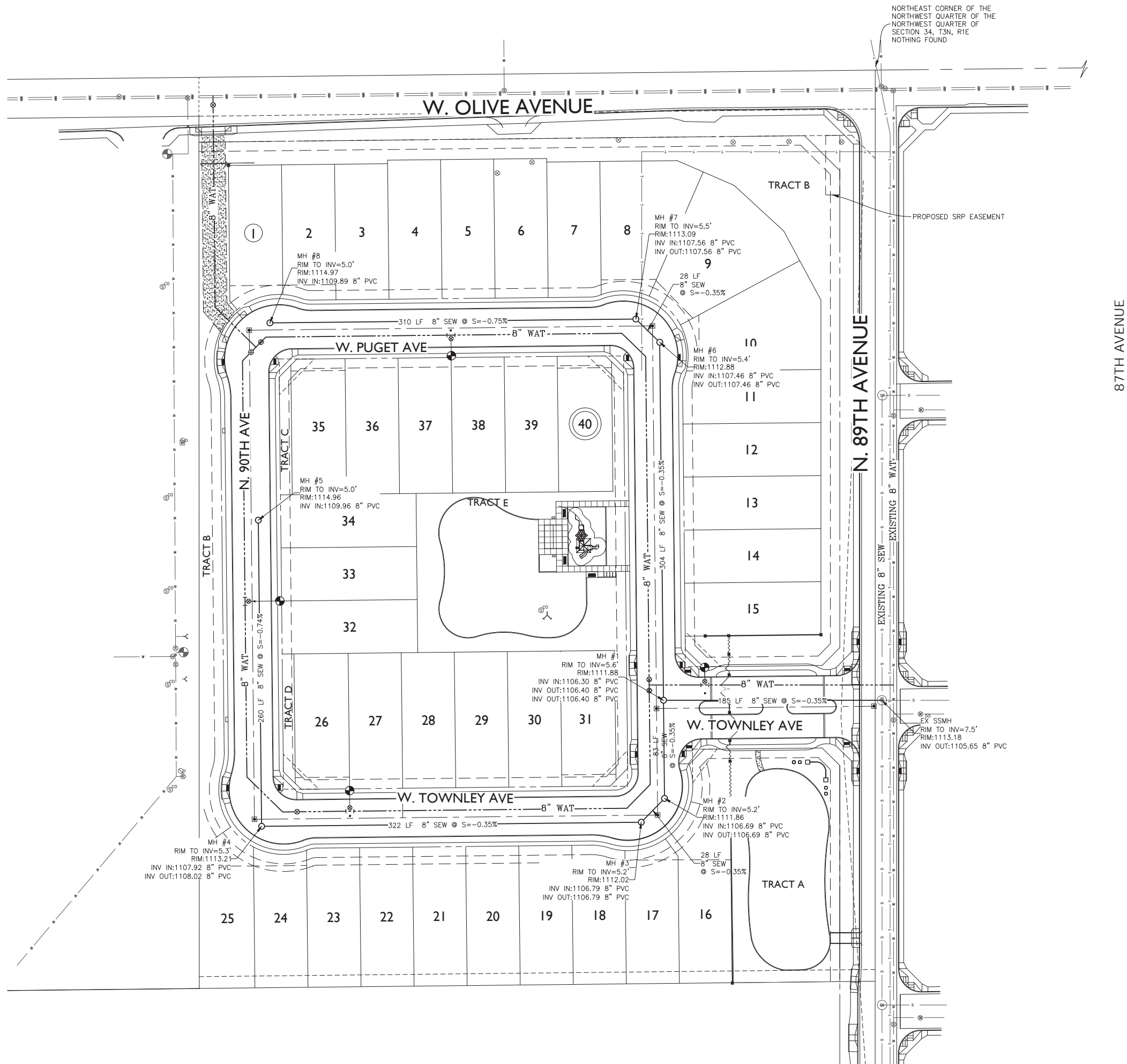
Project:

Revisions:	
FEBRUARY 8, 2016 - 1ST PRE-PLAT SUBMITTAL	
MAY 2, 2016 - 2ND PRE-PLAT SUBMITTAL	
JUNE 27, 2016 - 3RD PRE-PLAT SUBMITTAL	
AUGUST 18, 2016 - 4TH PRE-PLAT SUBMITTAL	



Designer: DCH
Drawn by: DCH

15-343



TOWNLEY PARK
PEORIA, AZ

PRELIMINARY UTILITY PLAN

Project

Revisions:

FEBRUARY 8, 2016 - 1ST PRE-PLAT SUBMITTAL
MAY 2, 2016 - 2ND PRE-PLAT SUBMITTAL
JUNE 27, 2016 - 3RD PRE-PLAT SUBMITTAL
AUGUST 18, 2016 - 4TH PRE-PLAT SUBMITTAL



Designer: DCH
Drawn by: DCH

Job No.
15-343

UT01

Sheet No.
4
of 4

EXHIBIT 4



35 SERIES



ELEVATION E
COLOR SCHEME E3

KEYNOTES

①	STUCCO FINISH	⑥	DECORATIVE WROUGHT IRON	⑪	BOARD AND BATTEN VENEER
②	STUCCO TRIM	⑦	WOOD FRAMED COLUMN WITH STUCCO FINISH	⑫	DECORATIVE POLYURETHANE CORBEL
③	STUCCO EAVE	⑧	PAINTED RECTANGULAR GABLE END VENT	⑬	DECORATIVE BLACK OUT WINDOW
④	CONCRETE TILE ROOF	⑨	DECORATIVE SHUTTER	⑭	OPTIONAL GARAGE WINDOW PANEL
⑤	TREATED WOOD FASCIA	⑩	OPTIONAL DECORATIVE STONE VENEER		

PLAN 35-1600



ELEVATION E
COLOR SCHEME E1

KEYNOTES

①	STUCCO FINISH	⑥	DECORATIVE WROUGHT IRON	⑪	BOARD AND BATTEN VENEER
②	STUCCO TRIM	⑦	WOOD FRAMED COLUMN WITH STUCCO FINISH	⑫	DECORATIVE POLYURETHANE CORBEL
③	STUCCO EAVE	⑧	PAINTED RECTANGULAR GABLE END VENT	⑬	DECORATIVE BLACK OUT WINDOW
④	CONCRETE TILE ROOF	⑨	DECORATIVE SHUTTER	⑭	OPTIONAL GARAGE WINDOW PANEL
⑤	TREATED WOOD FASCIA	⑩	OPTIONAL DECORATIVE STONE VENEER		

EXHIBIT 5

Townley Park

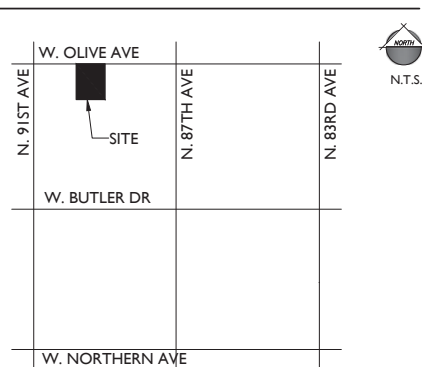
Peoria, Arizona



Preliminary Landscape Design Package

Submitted: January 29, 2016 (rev 0)
Resubmitted: April 28, 2016 (rev 1)
Resubmitted: June 27, 2016 (rev2)
Resubmitted: August 18, 2016 (rev3)

VICINITY MAP



PROJECT TEAM

DEVELOPER:
Garrett-Walker Homes

LANDSCAPE ARCHITECT:
EPS Group, Inc.

PLANNER:
EPS Group, Inc.

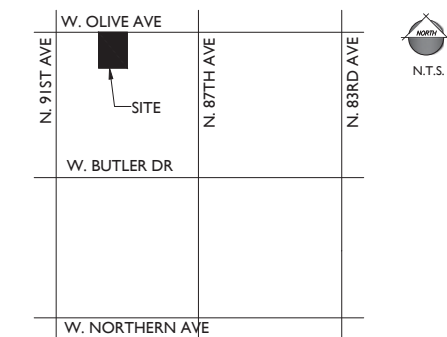
CIVIL ENGINEER:
EPS Group, Inc.



PROJECT INFORMATION

LOCATION	SWC OLIVE AVE AND 89TH AVE
APN	142-35-003-E
GENERAL PLAN	LOW DENSITY RESIDENTIAL 2.0-5.0 DU/AC
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA	10.1 AC.
NET AREA	8.9 AC.
LOT SIZE	45' x 115' (5,175 SF)
TOTAL LOTS	40
GROSS DENSITY	3.96 DU/AC
NET DENSITY	4.94 DU/AC
OPEN SPACE	1.94 AC
USEABLE OPEN SPACE	1.05 AC (10.4% GROSS AREA)
TURF	21,030 SF

VICINITY MAP



KEYNOTES

- ① TOT LOT
- ② RAMADA
- ③ ENTRY MONUMENT
- ④ ENTRY VEHICULAR GATE
- ⑤ MANUAL EMERGENCY ACCESS GATE
- ⑥ NON-PAVED DRIVABLE SURFACE (SEE GENERAL NOTES)
- ⑦ TURF
- ⑧ MAIN PARK AMENITY (USABLE OPEN SPACE)
- ⑨ SECONDARY AMENITY (USABLE OPEN SPACE)
- ⑩ MAILBOX
- ⑪ GATE KEYPAD
- ⑫ COMPACTED DG TRAIL
- ⑬ DECORATIVE PAVING

MAIN PARK AMENITY FEATURES

- PICNIC PLAZA WITH RAMADA & PICNIC TABLES
- BARBEQUE GRILLS
- LANDSCAPE BENCHES
- TOT LOT
- LARGE TURF AREA
- SHADE TREES

SECONDARY AMENITY FEATURES

- LARGE TURF AREA
- SHADE TREES

GENERAL NOTES

- Turf (lawn) is limited to a maximum of 20% of the site area.
- A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required (15) gallon tree.
- All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
- Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
- The Developer shall be responsible to install/maintain all landscaping within the Right-of-Way.
- A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.
- Area #6 shall be included in the regular maintenance of the subdivision and shall remain weed-free at all times.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box / 15 Gal
	Acacia stenophylla	Shoestring acacia	24" Box / 15 Gal
	Acacia farnesiana	Sweet Acacia	24" Box / 15 Gal
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box / 15 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box / 15 Gal
	Chilopsis linearis 'Art's Seedless'	'Art's Seedless' Desert Willow	24" Box / 15 Gal
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box / 15 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box / 15 Gal
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box / 15 Gal
	Existing Tree to Remain	Species Varies. Health condition to be evaluated prior to construction operations.	

SHRUBS/ACCENTS	COMMON NAME	SIZE
⑧	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
⑨	Asclepias subulata	Desert Milkweed 5 Gal
⑩	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
⑪	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
⑫	Calliandra eriophylla	Pink Fairy Duster 5 Gal
⑬	Dasylium wheeleri	Desert Spoon 5 Gal
⑭	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
⑮	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca 5 Gal
⑯	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
⑰	Leucophyllum frutescens	Texas Sage 5 Gal
⑱	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
⑲	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
⑳	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal

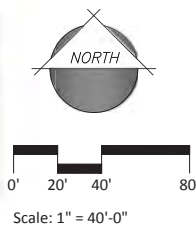
GROUNDCOVERS	COMMON NAME	SIZE
①	Convolvulus cneorum	Bush Morning Glory 1 Gal
②	Dalea greggii	Trailing Indigo Bush 1 Gal
③	Lantana montevidensis	Trailing Purple Lantana 1 Gal
④	Lantana x 'New Gold'	New Gold Lantana 1 Gal

TURF

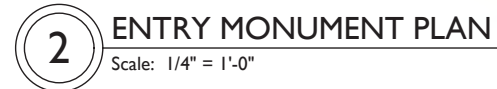
	Cynodon dactylon 'Tifway 419'	Tifway 419	Hydrosseed
	Decomposed Granite with Vegetative Shrubs & Groundcover per Minimum City Requirements		

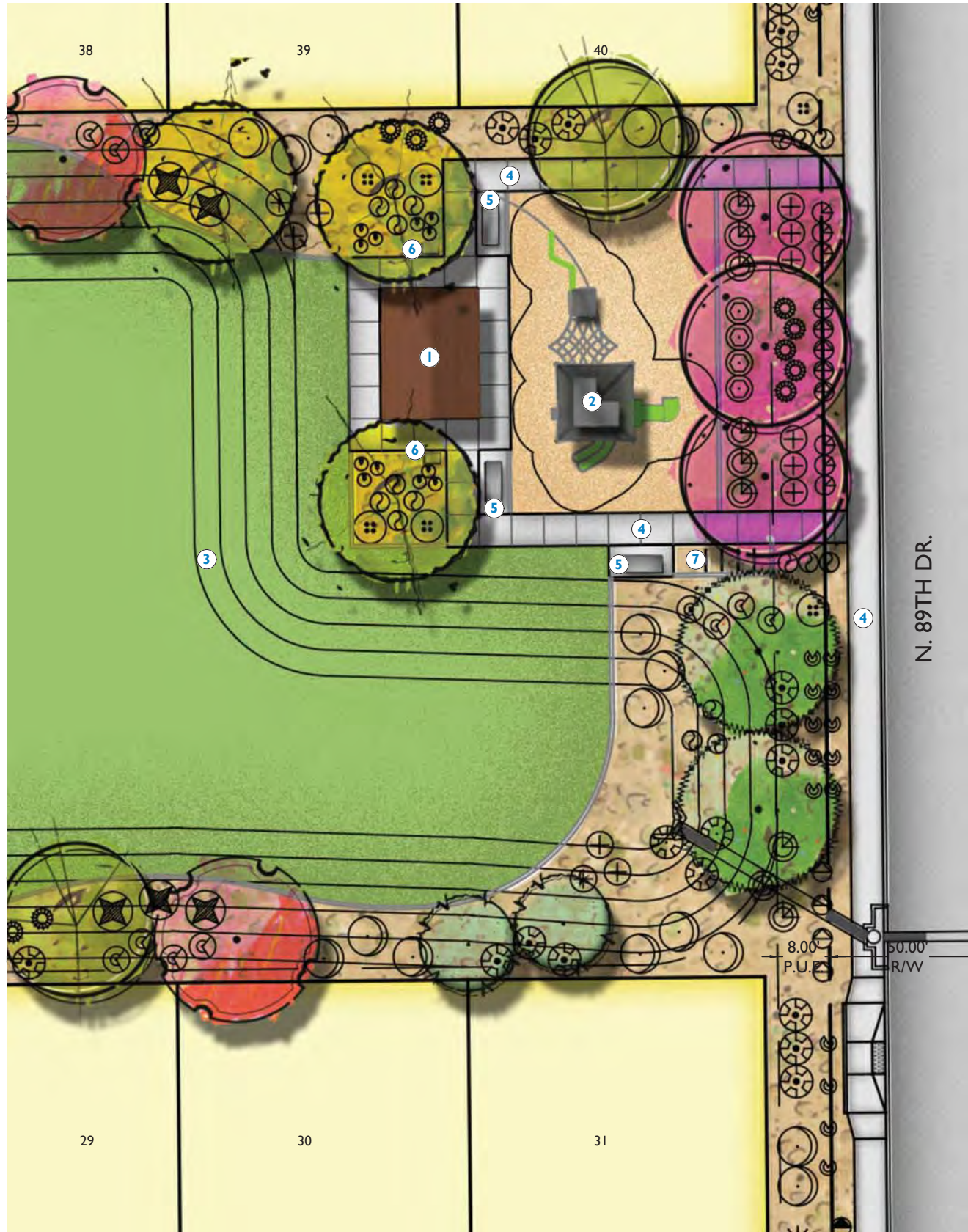
PLANTING DATA

LANDSCAPE AREAS	Required	Provided
A. Street Frontage Areas [14-35-4.A.1]		
1. Adjacent to Arterial Streets (10 feet)	5,300 sq. ft	6,895 sq. ft
2. Adjacent to Collector Streets (8 feet)**	5,200 sq. ft	9,114 sq. ft
3. Adjacent to Local Streets (8 feet)**	11,208 sq. ft	19,204 sq. ft
** Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention / Detention Areas [14-35-4.A.6]		
	34,891 sq. ft	34,900 sq. ft
C. Useable Open Space Areas [Design Review Manual 20-70-12.C: ≥ 20 lots]		
1. Lots less than 10,000 square feet (9% of gross project area)	39,526 sq. ft	45,698 sq. ft
<i>Note: If the development includes a mixture of lot sizes beyond the ranges described above, the percentage of Usable Open Space required shall be based on the percentage of lots in each category.</i>		
PLANT QUANTITIES	Required	Provided
Street Frontage Landscape Areas [14-35-4.A.2]		
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	49 trees	49 trees
E. Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	245 shrubs	245 shrubs
Drainage Retention / Detention + Useable Open Space Areas [14-35-4.A.1]		
F. Trees: 1 per 1,000 square feet	35 trees	35 trees
G. Shrubs: 5 per 1,000 square feet	175 shrubs	175 shrubs
<i>Note: Useable Open Space areas may occupy the same areas as drainage (i.e. improved retention basins)</i>		
Special Planting Requirements (PAD, Zoning, etc)		
H. Trees: 1 Tree for each front yard	40 trees	40 trees
TOTALS		
Total Landscape Areas (A + (B + C))	55,556 sq. ft	70,113 sq. ft
Total Usable Open Space Percent	9%	9%
Total Trees (D + F) + H	124 trees	124 trees
Total 24" Box Trees (50% of total required trees)	42 trees	42 trees
Total Shrubs (E + G)	420 shrubs	420 shrubs

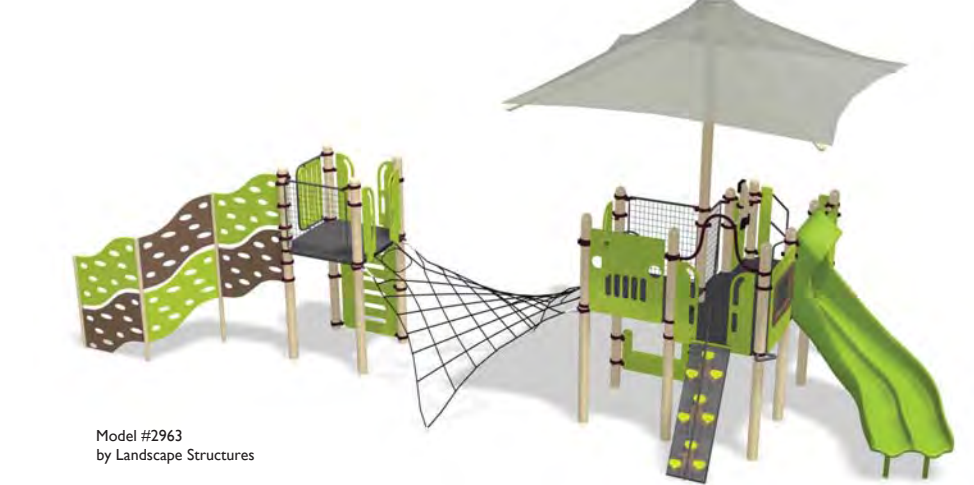


1	ENTRY MONUMENT	6	TURF
2	VEHICULAR GATE	7	GATE KEYPAD
3	PEDESTRIAN GATE	8	COMPACTED DG TRAIL PEDESTRIAN ACCESS
4	CONCRETE SIDEWALK	9	DECORATIVE PAVING
5	ACCENT TREES		

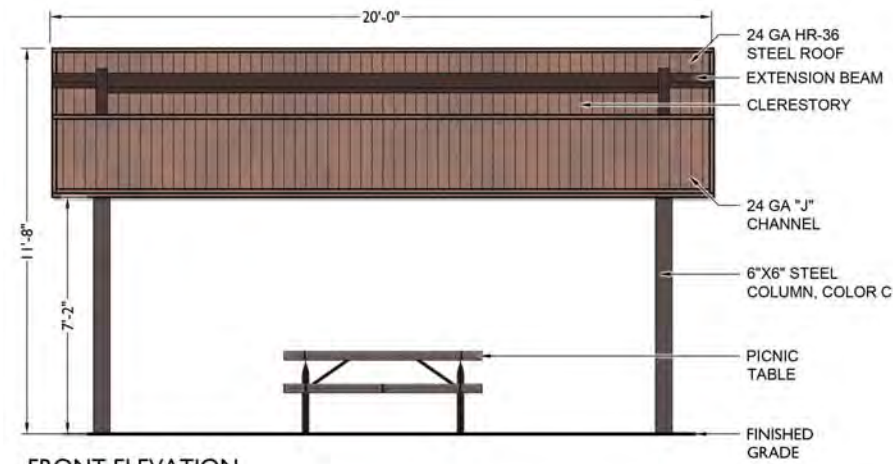




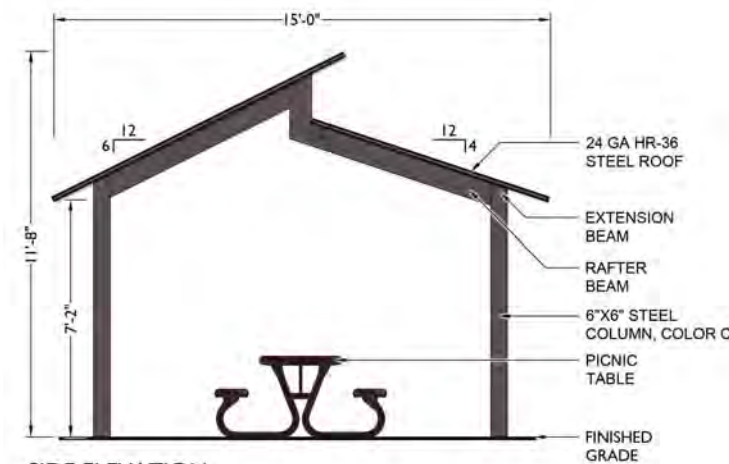
1 AMENITY ENLARGEMENT PLAN
Scale: 1" = 10'-0"



2 PLAY STRUCTURE
NTS



FRONT ELEVATION



SIDE ELEVATION

3 RAMADA
Scale: 1/2" = 1'-0"

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box / 15 Gal
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	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box / 15 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box / 15 Gal
	Chilopsis linearis 'Art's Seedless'	'Art's Seedless' Desert Willow	24" Box / 15 Gal
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box / 15 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box / 15 Gal
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	Existing Tree to Remain	Species Varies. Health condition to be evaluated prior to construction operations.	

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	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Calliandra eriophylla	Pink Fairy Duster	5 Gal
	Dasyliroa wheeleri	Desert Spoon	5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum frutescens	Texas Sage	5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Dalea greggii	Trailing Indigo Bush	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal

TURF		
	Cynodon dactylon 'Tifway 419'	Tifway 419 Hydroseed
Decomposed Granite with Vegetative Shrubs & Groundcover per Minimum City Requirements		

KEYNOTES

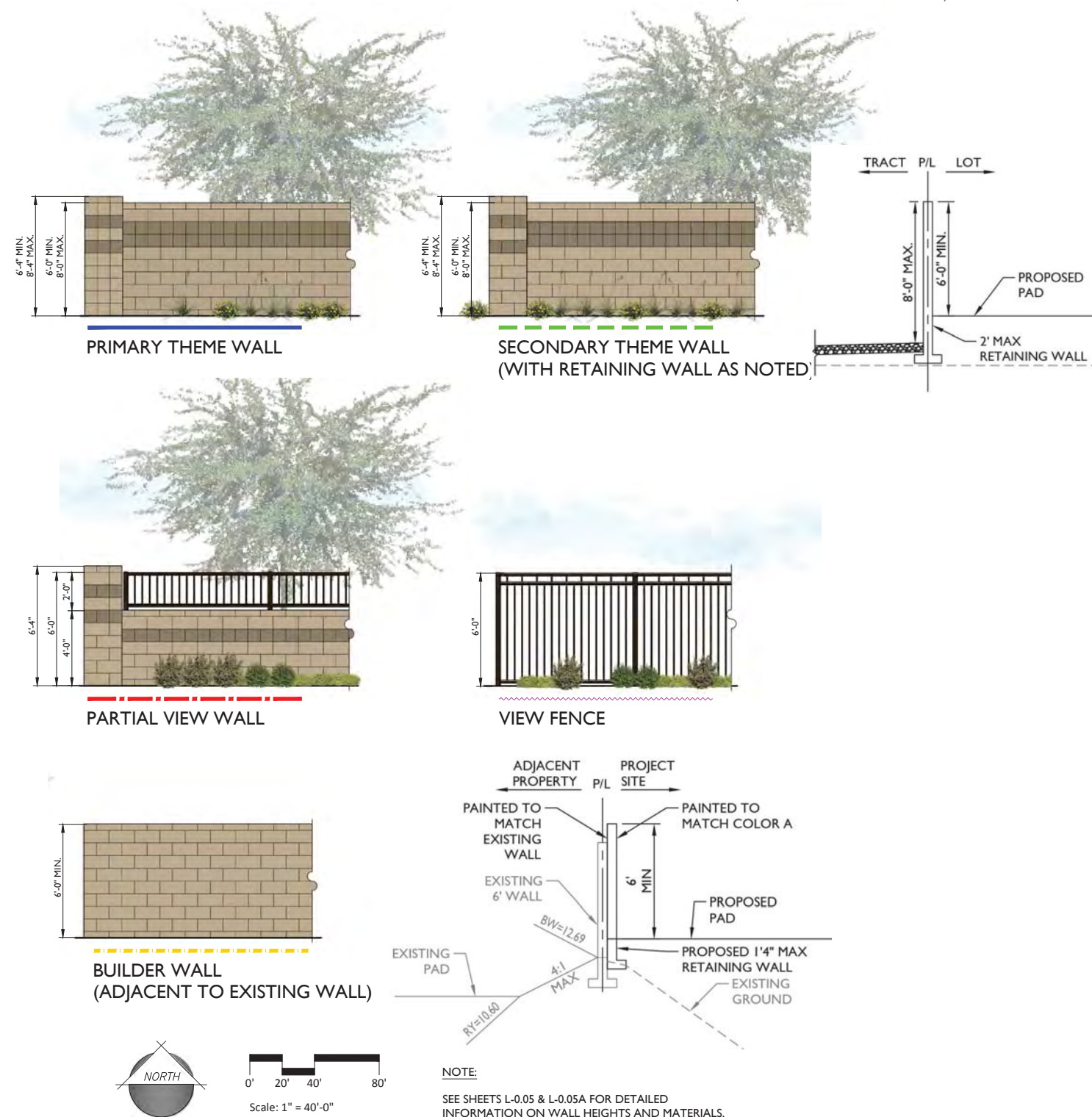
SEE SHEET L-0.06 FOR ADDITIONAL DETAILS

- 1 RAMADA
- 2 SHADED PLAY STRUCTURE
- 3 TURF
- 4 CONCRETE SIDEWALK
- 5 LANDSCAPE BENCH
- 6 BBQ GRILL
- 7 BIKE RACK

COLOR & MATERIALS SCHEDULE

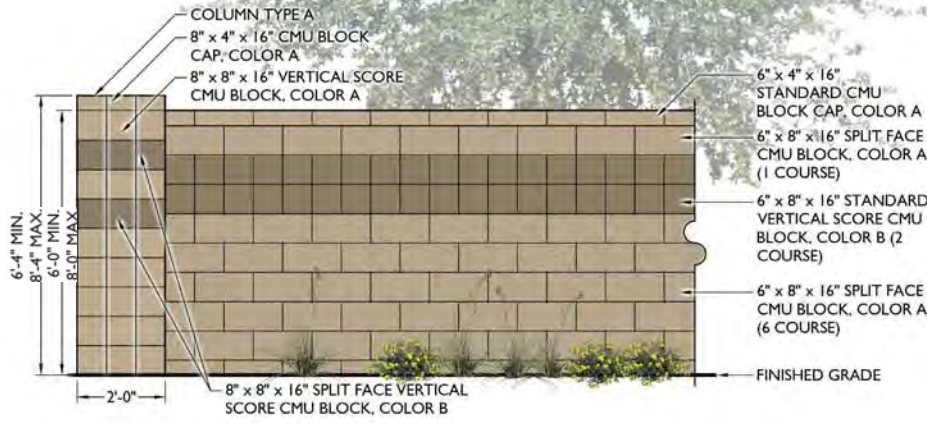
ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	INTEGRAL COLOR: BONE BY SUPERLITE BLOCK OR EQUAL
COLOR B (CMU)	INTEGRAL COLOR: COCOA BROWN BY SUPERLITE BLOCK OR EQUAL
COLOR C (STEEL)	METAL TO BE POWDER COATED BRONZE, OR EQUAL
RAMADA ROOF	HR-36 STEEL ROOF DARK BRONZE





COLOR & MATERIALS SCHEDULE

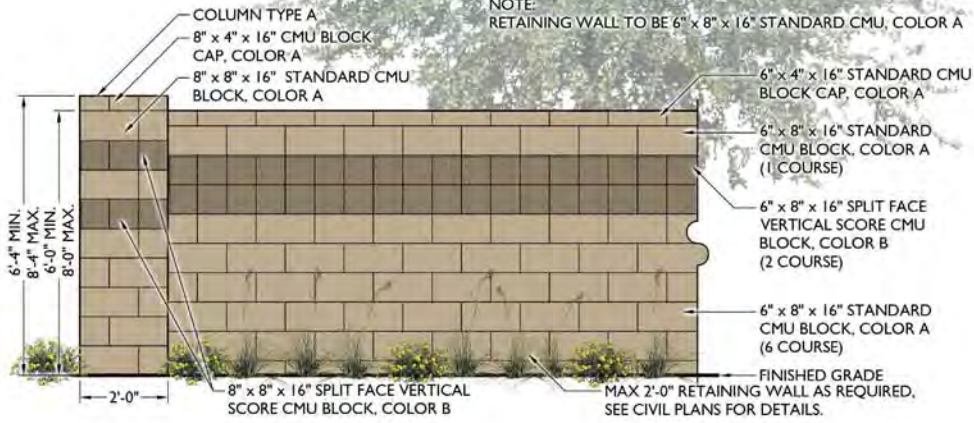
ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	INTEGRAL COLOR: BONE BY SUPERLITE BLOCK OR EQUAL
COLOR B (CMU)	INTEGRAL COLOR: COCOA BROWN BY SUPERLITE BLOCK OR EQUAL
COLOR C (STEEL)	METAL TO BE POWDER COATED BRONZE, OR EQUAL
RAMADA ROOF	HR-36 STEEL ROOF DARK BRONZE



1

PRIMARY WALL

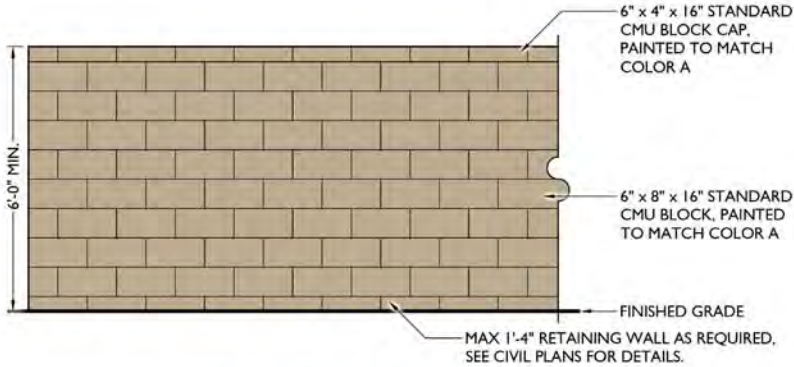
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2

SECONDARY WALL

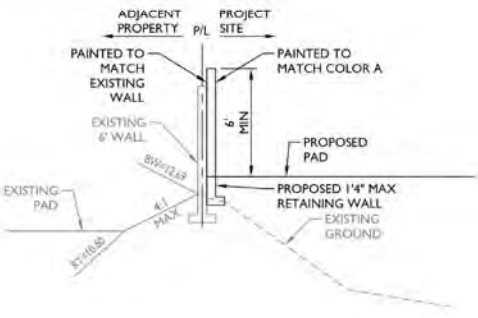
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3

BUILDER WALL ON RETAINING WALL

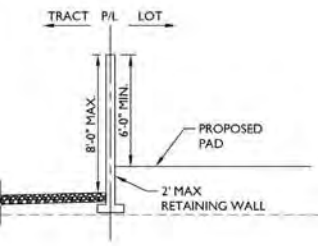
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6

BUILDER WALL ON RETAINING WALL WITH EXISTING WALL

NTS



7

SECONDARY WALL ON RETAINING WALL

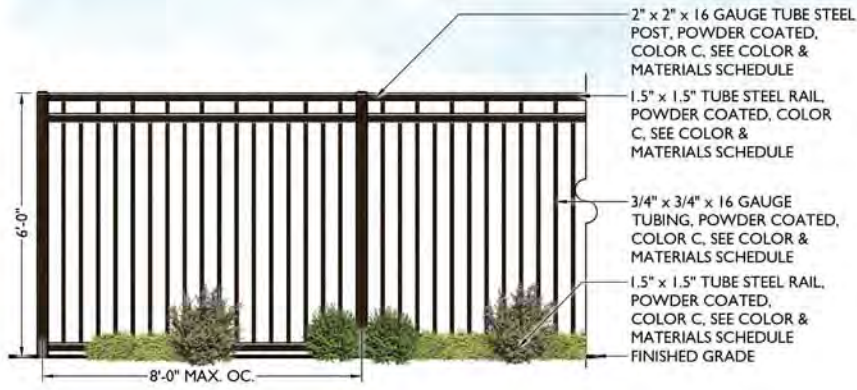
NTS



4

PARTIAL VIEW WALL

Scale: 1/2" = 1'-0"



5

VIEW FENCE

Scale: 1/2" = 1'-0"



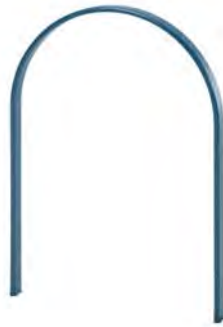
TRASH RECEPTACLE
Urbanscape - "E" Style 32 Gallon by Wabash Valley; Color: Hazelnut or Equal



PICNIC TABLE
Portage Collection 6' by Wabash Valley; Color: Top & Seat: Hazelnut, Leg: Textured Bronze or Equal



LANDSCAPE BENCH
Camden Collection 6' by Wabash Valley; Color: Bench: Hazelnut, Leg: Textured Bronze or Equal



BIKE RACK
Bike Loop BRH538I by Wabash Valley; Color: Hazelnut or Equal



BBO GRILL
Model Gill 21 by Dumor
Color: Black Or Equal



PET WASTE STATION
JJB204 by Zero Waste USA
Color Green



MAILBOX
Model #3312 & #3308 by mailbox.com or approved equal



INTEGRAL COLOR CMU
Bone by Superlite Block or approved equal



INTEGRAL COLOR SPLIT FACE CMU
Cocoa Brown by Superlite block or approved equal.



DECOMPOSED GRANITE
Color: Arizona Gold - 3/8" Screened For Landscape Area

Exhibit H

Townley Park CITIZEN PARTICIPATION REPORT March 14, 2016

This report outlines the results of the Citizen Review Process which was implemented in conjunction with the application for Rezoning and Preliminary Plat of Townley Park, a 10.07 gross acre gated, single family residential community located at the southwest corner of 89th Avenue and W. Olive Avenue. The Citizen Review Process is designed to foster community awareness and a proactive mitigation of concerns. The purpose of the Citizen Review Process is to:

1. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
2. Ensure the citizens and property owners of the City have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, City staff, and elected officials throughout the application review process.

Techniques used to involve the public

The development team sent letters by first class mail on February 26, 2016 to property owners and registered Home Owner Associations within a 600 foot area around the boundary of the property. The list of registered HOAs was provided by the City of Peoria. A copy of both notification lists are attached as Exhibit A.

The notification letter included the following information:

1. The location, date, and time of the neighborhood meeting;
2. The Applicant's name and contact information;
3. The address of the subject property;
4. A brief summary of the application.

A copy of the notification letter sent to property owners and registered HOAs is attached as Exhibit B. This letter was sent out to 207 property owners (a total of 233 parcels) and 19 HOAs.

Neighborhood Meeting

The development team held a neighborhood meeting at the Cotton Boll Elementary School located at 8540 West Butler Avenue, Peoria, AZ. The meeting was scheduled for 6:00pm-7:00pm; however, citizens began arriving at 5:50pm so the meeting was started early.

The meeting was open-house style with large boards displaying the plans set up on easels for the community to view. Members of the Development Team were available to explain and discuss the project, as well as answer any questions and address any concerns. Members of the Development Team present included: Carolyn Oberholtzer (BFSO Law), Rick Tayrien (Garrett-Walker Homes), John McGhee (EPS Group), and Lisa Gage (BFSO Law). Anthony Alejandro, City of Peoria Council Assistant, and Sean Allen, City of Peoria Senior Planner, were also in attendance. A total of 5 additional people attended the meeting. A copy of the sign in sheet is attached as Exhibit C.

Below is a summary of the comments and concerns that were raised by the attendees of the neighborhood meeting. The Development Team's response to each concern is in *italics* directly below the comment.

- One attendee was worried the residents in Townley Park would be able to use the emergency access onto Olive.

The attendee was assured that the emergency access off W. Olive Avenue would only be for emergency vehicles. The residents will not have the ability to open the gate. The attendee was very relieved to hear this and had no further issues.

- One attendee who lived across 89th Avenue on a corner lot was concerned that a two-story home on the eastern lots would have visibility into his backyard.

The development team understands this concern and provided an explanation regarding the widening of 89th Avenue that would occur. The addition of robust landscaping with large caliper trees in a landscaping buffer between the community wall and the right-of-way would serve to create a visual buffer for the homes along the east side of 89th Avenue.

- There was a concern over removing the mature trees along 89th Avenue which provide afternoon shade to the neighbors across the street.

These trees will need to be removed in order to widen 89th Avenue as required by the City of Peoria. The development team understands the value of shade trees during the hot summer months and there is a landscape buffer along 89th Avenue that will consist of many trees.

- Will there be a traffic light installed at the intersection of 89th Ave and W. Olive Ave?

The traffic analyses completed with the project do not indicate that warrants are triggered for a signal at that intersection. Information was provided as to the 89th Avenue improvements and turn lane at Olive that would mitigate any traffic issues.

- Will the timing of the traffic light at 87th Ave and W. Olive Ave be adjusted before construction begins? The timing of the light is off which causes many people to drive through the residential neighborhood on the south side of Olive Ave. This is dangerous for the residents because not all people who drive through the neighborhood know where they are going, often turning down roads which do not connect 89th Ave to 87th Ave.

Anthony Alejandro, City of Peoria Council Assistant, took note of this comment and was going to review with City staff. The comment was not related to the Townley Park project proposal.

- Will the streets be public or Homeowners' Association Streets?

The development team advised that similar to the Crosspointe project that borders Townley Park to the south, the project would have private streets that will be owned and maintained by the Homeowners' Association.

- What type of housing will be built in the project?

The development team provided attendees with an opportunity to review the details for floor plans and elevations that Garrett-Walker Homes offers in it's 35' product series. The attendees were advised that the similar options would be available in Townley Park and that the floor plans range from 1,321 to 3,021 square feet. Some of the options include a tandem, 3 car garage, and include between 3 and 6 bedrooms.

- Several attendees voiced support for the proposed development and were anxious to see construction begin.

All public attendees left the meeting by 6:50 p.m., and the meeting ended promptly at 7:00 p.m.

Additional Communication with Property Owners and Interested Parties

The development team has been, and continues to be, committed to giving everyone the opportunity to learn about Townley Park and understands that some people may not have been able to attend the neighborhood meeting. To that end, contact information (phone number, email, and mailing address) was provided for the applicant team in the initial notification letter for citizens to provide comments and ask questions about the proposed development. To date, they have not received any communication from citizens.

Mr. Allen noted the he had received one email from the HOA President of Westgreen Townhomes; however, their concern was a misunderstanding and has been put to rest.

Exhibit A

February 26, 2016

Dear Property Owner,

Request: To Rezone and obtain preliminary plat approval for Townley Park PAD

Case #: Z16-0002

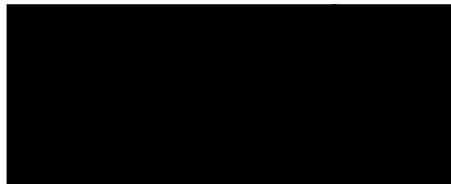
Purpose: **Neighborhood** Meeting Notice for the Townley Park subdivision and Rezoning proposal. A map and Project Summary, of the proposed community, is provided on the following page.

Property location: 8901 West Olive Avenue, Peoria, Arizona

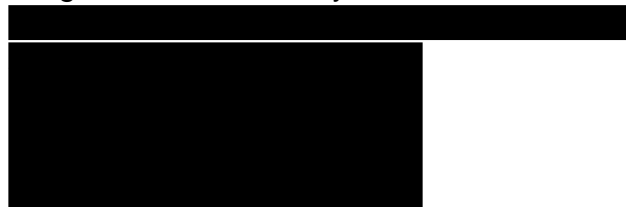
Size: Approximately 10 acres

Owner: Rousseau Properties, LLLP

Applicant: Garrett Walker Homes AZ
Rick Tayrien



Agent: Carolyn Oberholtzer, Esq.
Bergin, Frakes, Smalley & Oberholtzer,



The applicant team will hold a neighborhood meeting:

**Wednesday, March 9, 2016
6:00pm-7:00pm
Cotton Boll Elementary School
8540 W. Butler Avenue
Peoria, AZ**

The format of the meeting will be open house style.

Map of Area



Project Summary: Townley Park is a 10-acre infill property located at the southwest corner of 89th Ave and Olive Avenue. The applicant is seeking a zoning change from Agriculture (AG) to R1-6 PAD to develop a single-family residential gated community. The proposal consists of the following:

- Number of lots = 40
- Average lot size = 5,175 sq. feet
- Access gate = off 89th Ave
- Open Space = 1.94 acres (19%)
- Fencing = 6' block wall around the exterior

The west side of 89th Avenue is also scheduled to have 30 feet of improvements completed, which includes curb, gutter, sidewalk, and landscape buffering.

An application has been filed with the City of Peoria Planning and Zoning Division regarding the request above. This notice is being sent to you because property listed in your name is located within 600 feet of the site noted above. This notice is being sent to inform you of this application and to provide you with an opportunity to relay any questions, issues, or concerns regarding this application to the contact person(s) listed on the first page and/or attend the neighborhood meeting.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING COMMISSION. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SCHEDULED FOR HEARING.

Exhibit B

Exhibit C

ZONING: PLANNED AREA DEVELOPMENT (PAD)

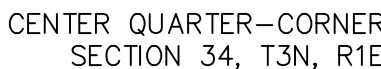


Exhibit J – Development Summary

PROJECT INFORMATION

LOCATION	SWC OLIVE AVE AND 89TH AVE
APN	142-35-003-E
GENERAL PLAN	LOW DENSITY RESIDENTIAL 2.0-5.0 DU/AC
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA	10.1 AC.
NET AREA	8.9 AC.
(NET AREA IS GROSS AREA LESS OLIVE ROAD & 89TH R / W)	
NO. OF LOTS	40
GROSS DENSITY:	3.96 DU/AC
NET DENSITY:	4.49 DU/AC
USEABLE OPEN SPACE:	1.05 AC (10.4% GROSS AREA)

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / USABLE OPEN SPACE / RETENTION	19703	0.45
B	LANDSCAPE	36883	0.85
C	LANDSCAPE	1050	0.02
D	LANDSCAPE	1050	0.02
E	LANDSCAPE / USABLE OPEN SPACE / AMENITY / RETENTION	25995	0.60
	TOTAL TRACT AREA	84681 SF	1.94 AC
	TOTAL USABLE OPEN SPACE AREA	45698 SF	1.05 AC

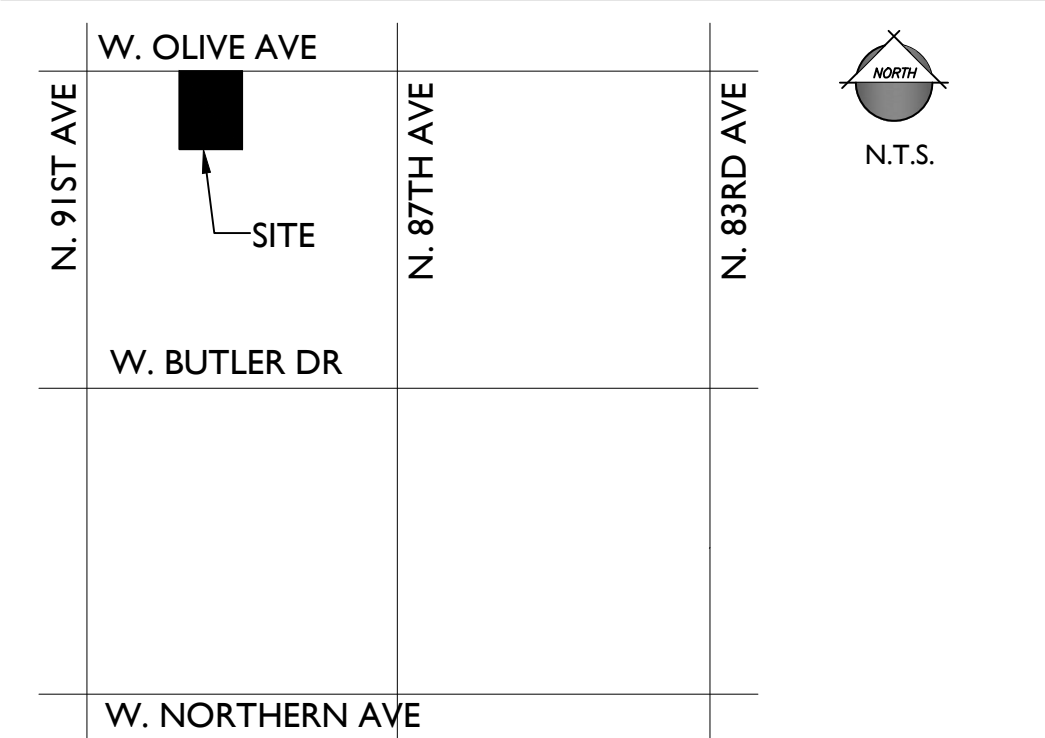
Exhibit K – Preliminary Landscape Plan



PROJECT INFORMATION

LOCATION	SWC OLIVE AVE AND 89TH AVE
APN	142-35-003-E
GENERAL PLAN	LOW DENSITY RESIDENTIAL 2.0-5.0 DU/AC
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA	10.1 AC.
NET AREA	8.9 AC.
LOT SIZE	45' x 115' (5,175 SF)
TOTAL LOTS	40
GROSS DENSITY	3.96 DU/AC
NET DENSITY	4.94 DU/AC
OPEN SPACE	1.94 AC
USEABLE OPEN SPACE	1.05 AC (10.4% GROSS AREA)
TURF	21,030 SF

VICINITY MAP



KEYNOTES

- 1 TOT LOT
- 2 RAMADA
- 3 ENTRY MONUMENT
- 4 ENTRY VEHICULAR GATE
- 5 MANUAL EMERGENCY ACCESS GATE
- 6 NON-PAVED DRIVABLE SURFACE (SEE GENERAL NOTES)
- 7 TURF
- 8 MAIN PARK AMENITY (USABLE OPEN SPACE)
- 9 SECONDARY AMENITY (USABLE OPEN SPACE)
- 10 MAILBOX
- 11 GATE KEYPAD
- 12 COMPACTED DG TRAIL
- 13 DECORATIVE PAVING

MAIN PARK AMENITY FEATURES

- PICNIC PLAZA WITH RAMADA & PICNIC TABLES
- BARBEQUE GRILLS
- LANDSCAPE BENCHES
- TOT LOT
- LARGE TURF AREA
- SHADE TREES

SECONDARY AMENITY FEATURES

- LARGE TURF AREA
- SHADE TREES

GENERAL NOTES

- Turf (lawn) is limited to a maximum of 20% of the site area.
- A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required (15) gallon tree.
- All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
- Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
- The Developer shall be responsible to install/maintain all landscaping within the Right-of-Way.
- A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.
- Area #6 shall be included in the regular maintenance of the subdivision and shall remain weed-free at all times.

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box / 15 Gal
	Acacia stenophylla	Shoestring acacia	24" Box / 15 Gal
	Acacia farnesiana	Sweet Acacia	24" Box / 15 Gal
	Caesalpinia calacalo 'Smoothie'	Thornless Cascalote	24" Box / 15 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box / 15 Gal
	Chilopsis linearis 'Art's Seedless'	'Art's Seedless' Desert Willow	24" Box / 15 Gal
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box / 15 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box / 15 Gal
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box / 15 Gal
	Existing Tree to Remain	Species Varies. Health condition to be evaluated prior to construction operations.	

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Asclepias subulata	Desert Milkweed 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Dasyliirion wheeleri	Desert Spoon 5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca 5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum frutescens	Texas Sage 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Dalea greggii	Trailing Indigo Bush 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal

TURF	COMMON NAME	SIZE
	Cynodon dactylon 'Tifway 419'	Tifway 419 Hydroseed
	Decomposed Granite with Vegetative Shrubs & Groundcover per Minimum City Requirements	

PLANTING DATA

LANDSCAPE AREAS	Required	Provided
A. Street Frontage Areas [14-35-4.A.1]		
1. Adjacent to Arterial Streets (10 feet)	5,300 sq. ft	6,895 sq. ft
Olive Ave: 530 LF		
2. Adjacent to Collector Streets (8 feet)**	5,200 sq. ft	9,114 sq. ft
89th Street: 650 LF		
3. Adjacent to Local Streets (8 feet)**	11,208 sq. ft	19,204 sq. ft
** Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention / Detention Areas [14-35-4.A.6]		
	34,891 sq. ft	34,900 sq. ft
C. Useable Open Space Areas [Design Review Manual 20-70-12.C: ≥ 20 lots]		
1. Lots less than 10,000 square feet (9% of gross project area)	39,596 sq. ft	45,698 sq. ft
Note: If the development includes a mixture of lot sizes beyond the ranges described above, the percentage of Usable Open Space required shall be based on the percentage of lots in each category.		

PLANT QUANTITIES	Required	Provided
Street Frontage Landscape Areas [14-35-4.A.2]		
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	49 trees	49 trees
E. Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	245 shrubs	245 shrubs
Drainage Retention / Detention + Useable Open Space Areas [14-35-4.A.1]		
F. Trees: 1 per 1,000 square feet	35 trees	35 trees
G. Shrubs: 5 per 1,000 square feet	175 shrubs	175 shrubs

Note: Usable Open Space areas may occupy the same areas as drainage (i.e. improved retention basins)

Special Planting Requirements (PAD, Zoning, etc)	40 trees	40 trees
H. Trees: 1 Tree for each front yard		

TOTALS		
Total Landscape Areas (A + (B + C))	55,556 sq. ft	70,113 sq. ft
Total Usable Open Space Percent	9%	9%
Total Trees (D + F) + H	124 trees	124 trees
Total 24" Box Trees (50% of total required trees)	42 trees	42 trees
Total Shrubs (E + G)	420 shrubs	420 shrubs

KEYNOTES

- 1

ENTRY MONUMENT
- 2

VEHICULAR GATE
- 3

PEDESTRIAN GATE
- 4

CONCRETE SIDEWALK
- 5

ACCENT TREES

6

TURF

7

GATE KEYPAD

8

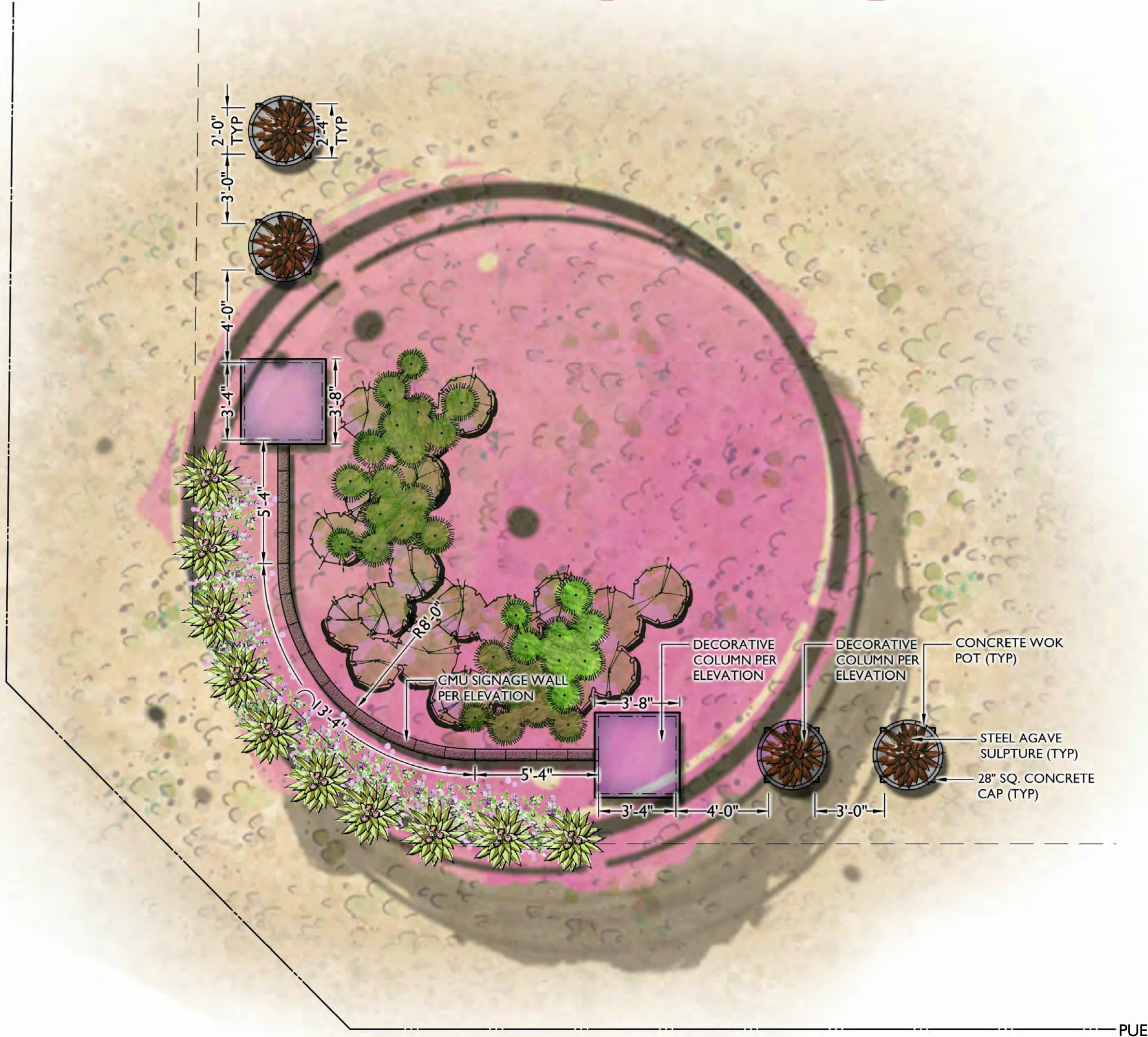
COMPACTED DG TRAIL PEDESTRIAN ACCESS

9

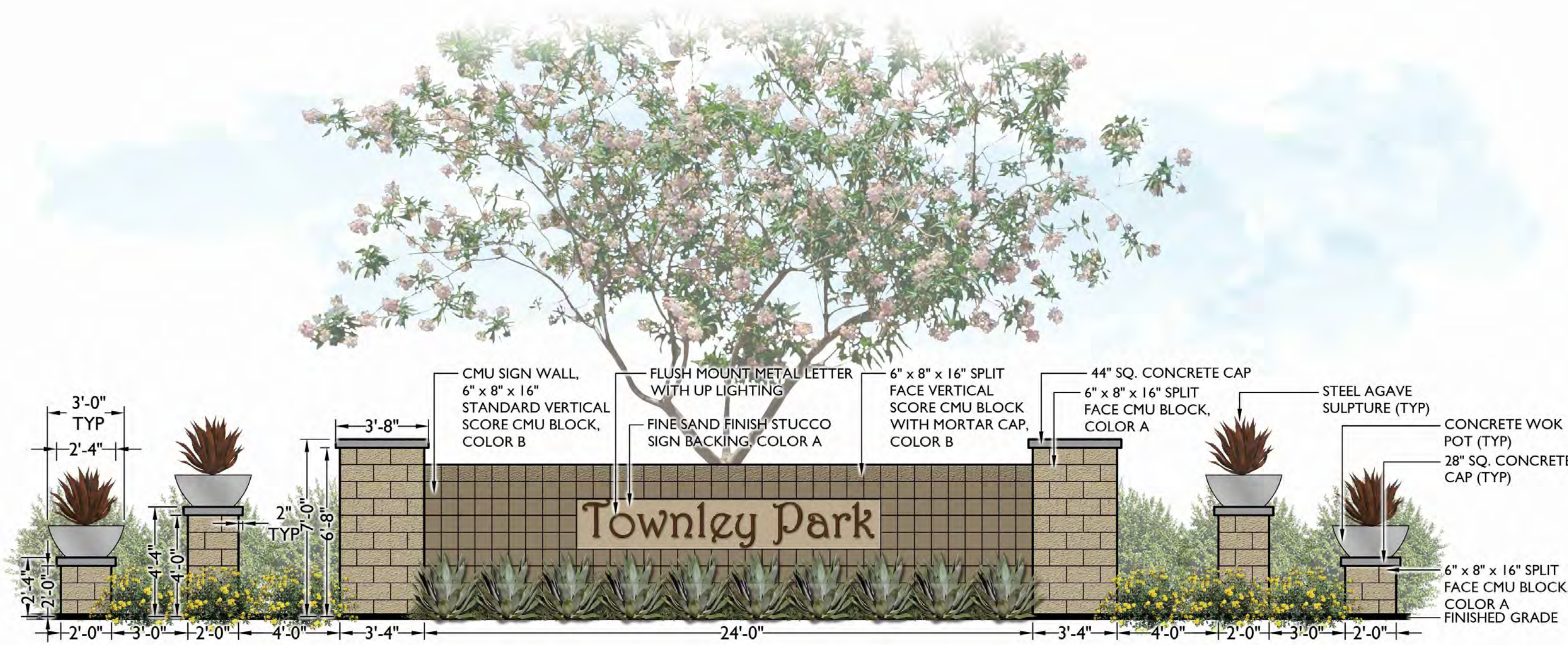
DECORATIVE PAVING

1 ENTRY ENLARGEMENT PLAN
Scale: 1" = 10'-0"

Exhibit L – Entry Design

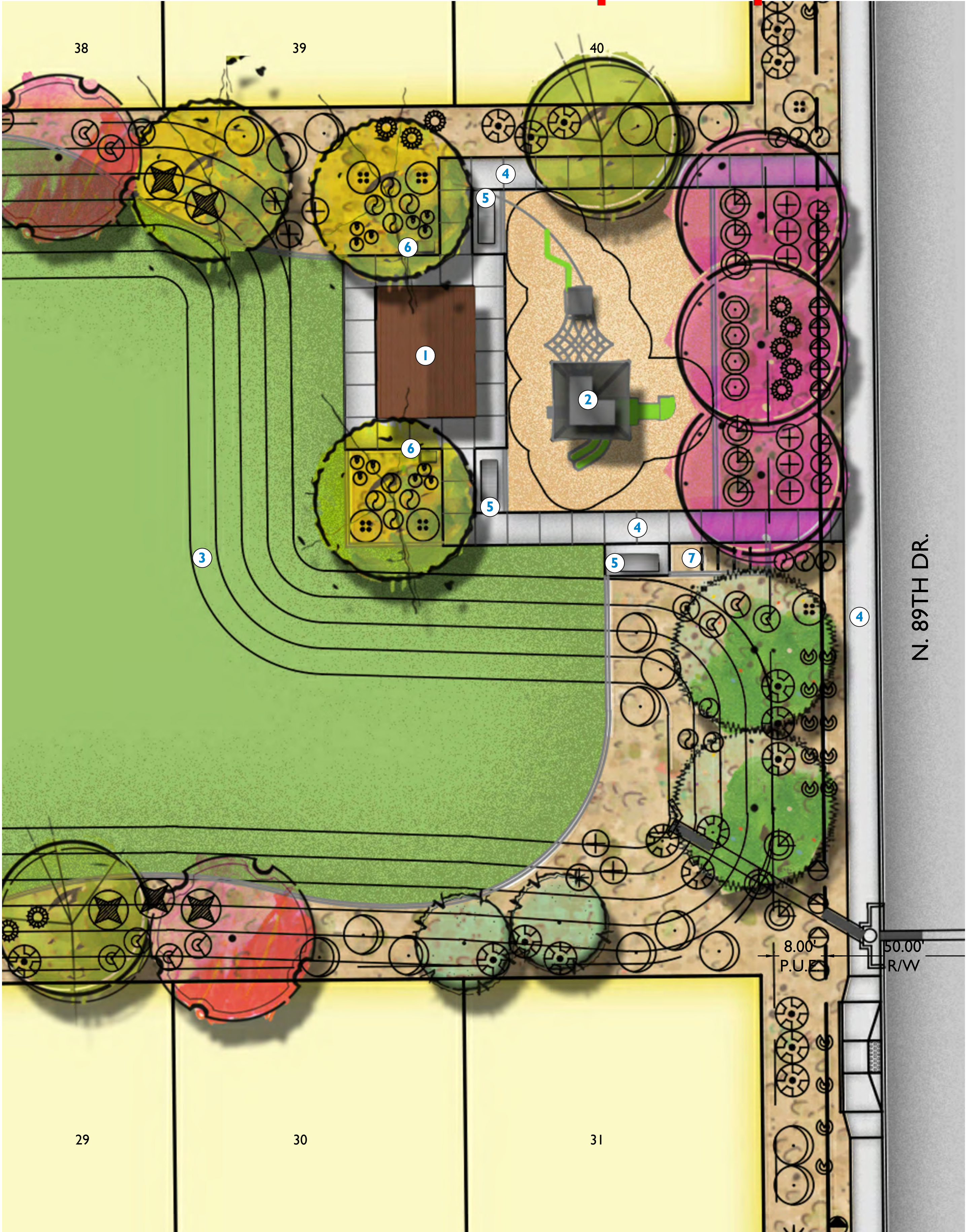


2 ENTRY MONUMENT PLAN
Scale: 1/4" = 1'-0"

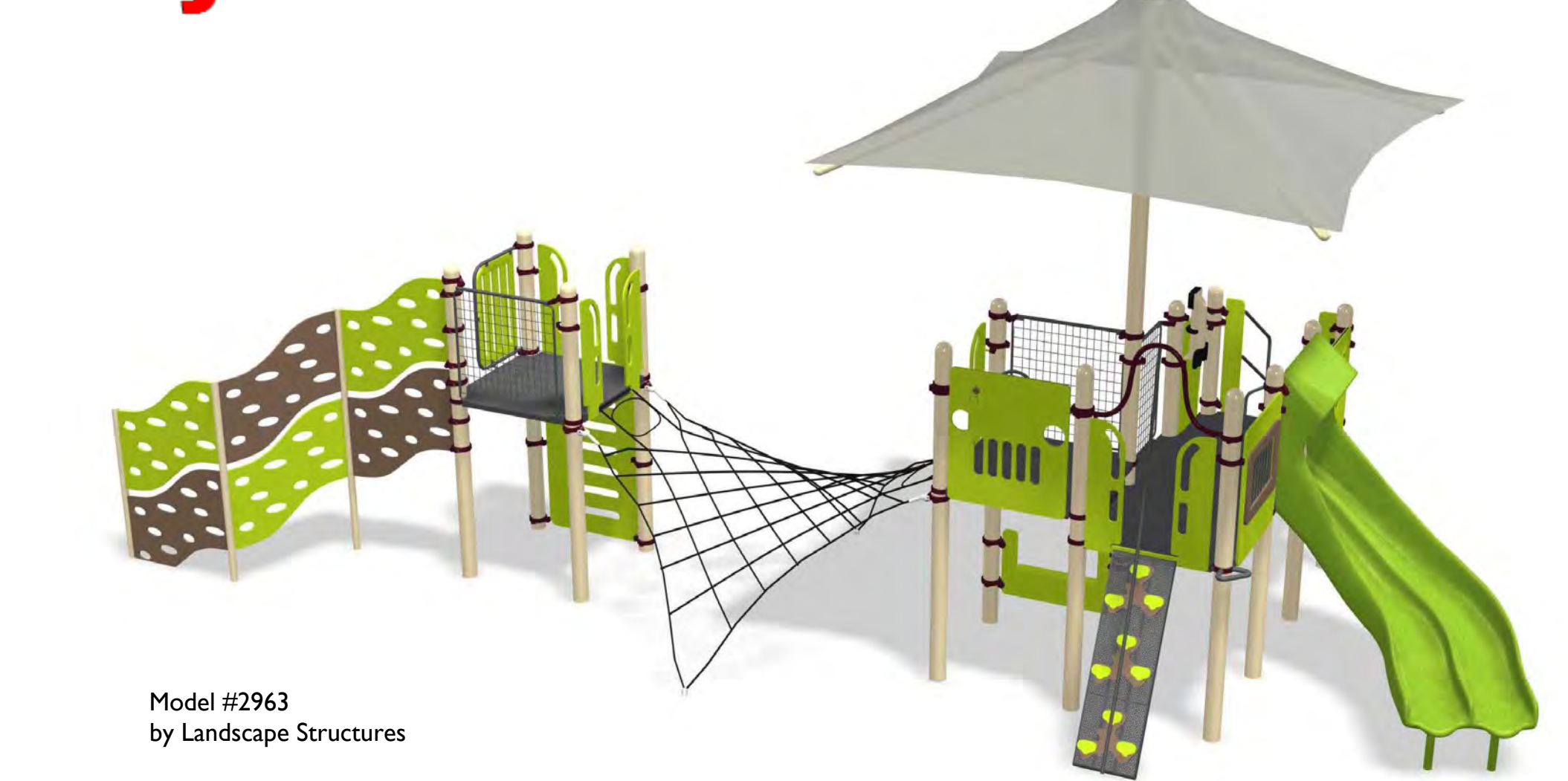


3 ENTRY MONUMENT ELEVATION
Scale: 1/4" = 1'-0"

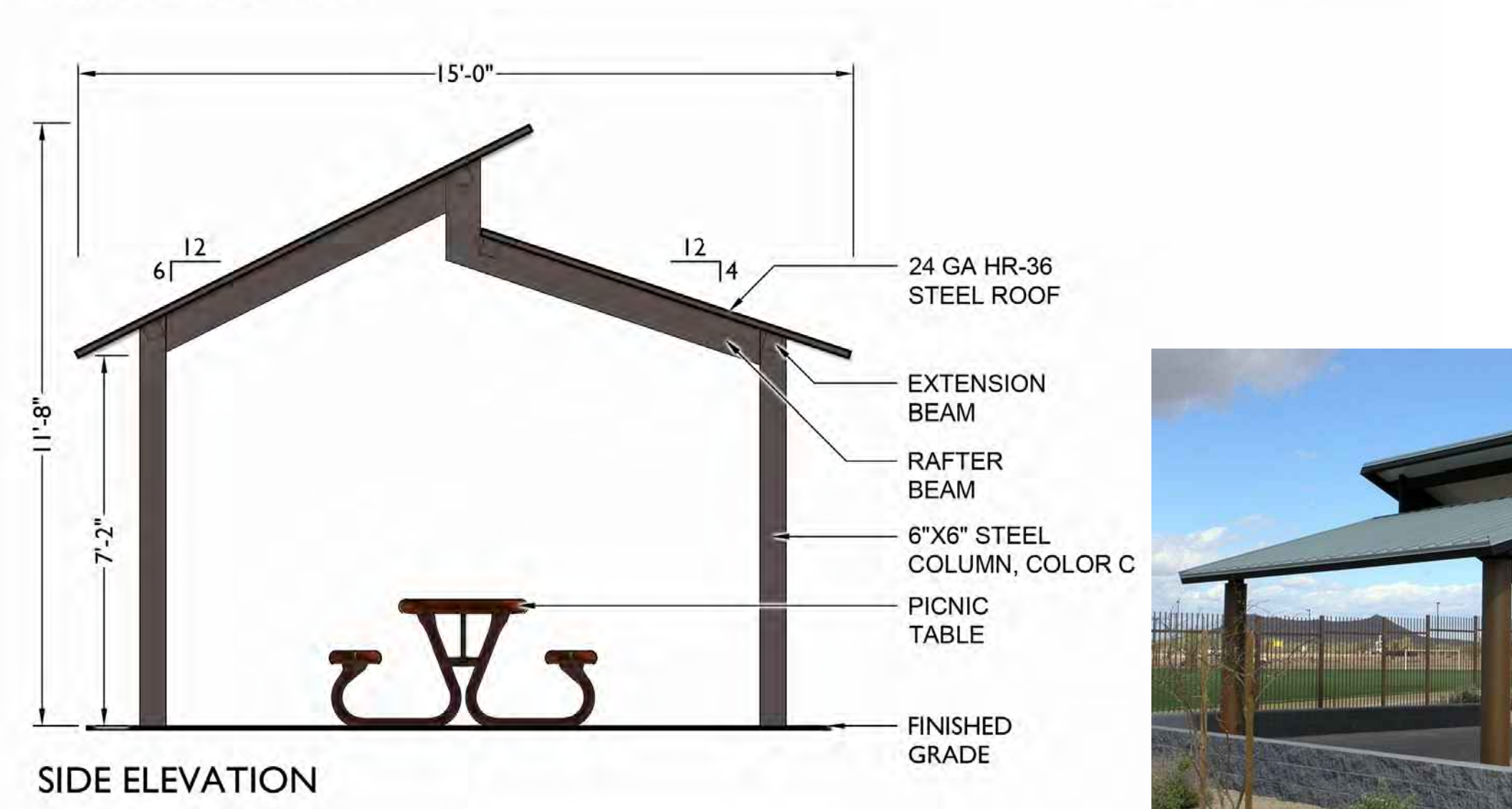
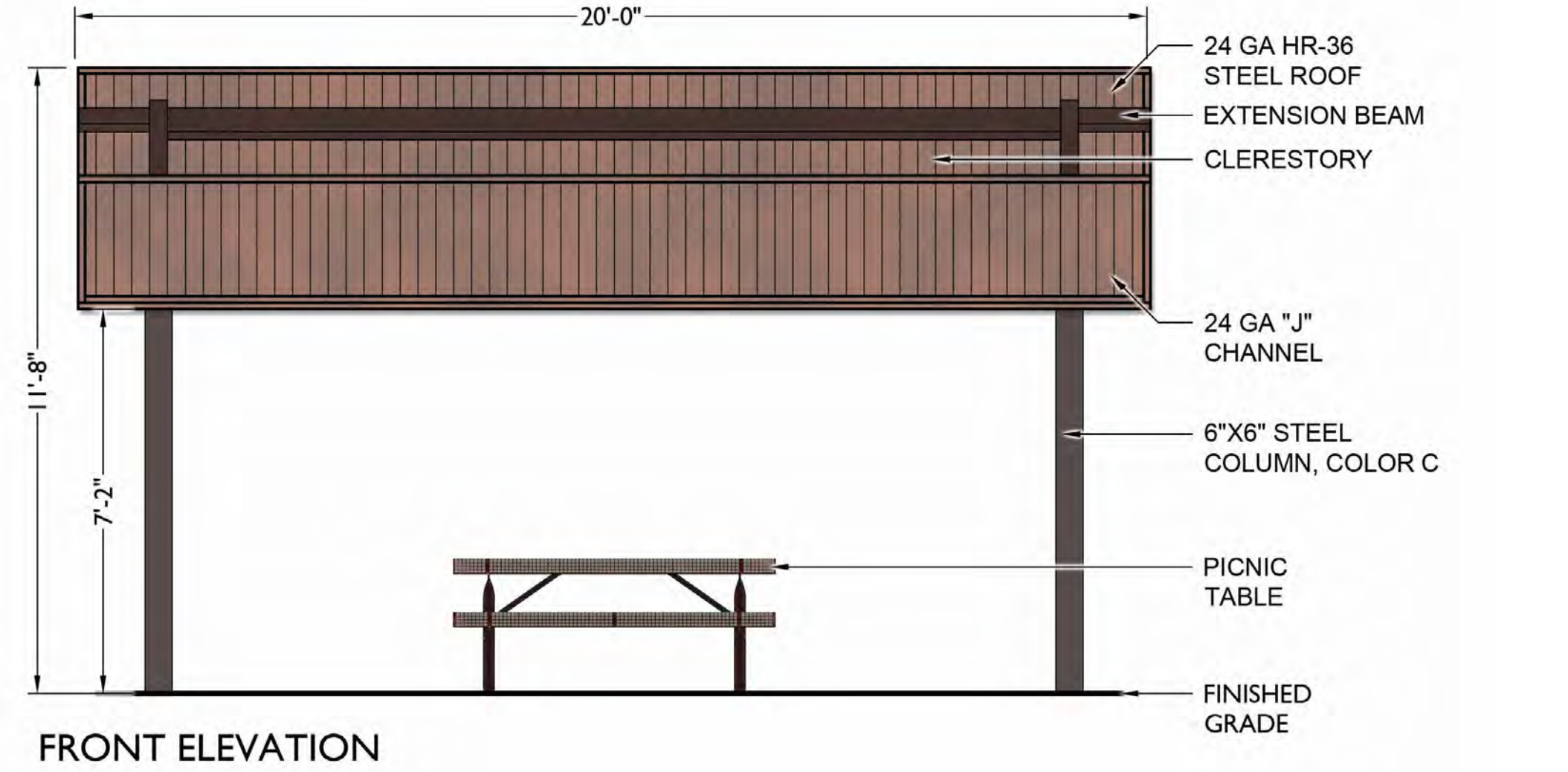
Exhibit M – Open Space Amenity Details



1 AMENITY ENLARGEMENT PLAN
Scale: 1" = 10'-0"



2 PLAY STRUCTURE
NTS



3 RAMADA
Scale: 1/2" = 1'-0"

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box / 15 Gal
	Acacia stenophylla	Shoestring acacia	24" Box / 15 Gal
	Acacia farnesiana	Sweet Acacia	24" Box / 15 Gal
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	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box / 15 Gal
	Chilopsis linearis 'Art's Seedless'	'Art's Seedless' Desert Willow	24" Box / 15 Gal
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box / 15 Gal
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	Calliandra eriophylla	Pink Fairy Duster 5 Gal
	Dasyliirion wheeleri	Desert Spoon 5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush 5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca 5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum frutescens	Texas Sage 5 Gal
	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Simmondsia chinensis 'Vista'	Compact Jojoba 5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Dalea greggii	Trailing Indigo Bush 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal

TURF		
	Cynodon dactylon 'Tifway 419'	Tifway 419 Hydroseed
	Decomposed Granite with Vegetative Shrubs & Groundcover per Minimum City Requirements	

- KEYNOTES
- SEE SHEET L-0.06 FOR ADDITIONAL DETAILS
- 1 RAMADA
 - 2 SHADED PLAY STRUCTURE
 - 3 TURF
 - 4 CONCRETE SIDEWALK
 - 5 LANDSCAPE BENCH
 - 6 BBQ GRILL
 - 7 BIKE RACK

COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	INTEGRAL COLOR: BONE BY SUPERLITE BLOCK OR EQUAL.
COLOR B (CMU)	INTEGRAL COLOR: COCOA BROWN BY SUPERLITE BLOCK OR EQUAL.
COLOR C (STEEL)	METAL TO BE POWDER COATED BRONZE, OR EQUAL
RAMADA ROOF	HR-36 STEEL ROOF DARK BRONZE





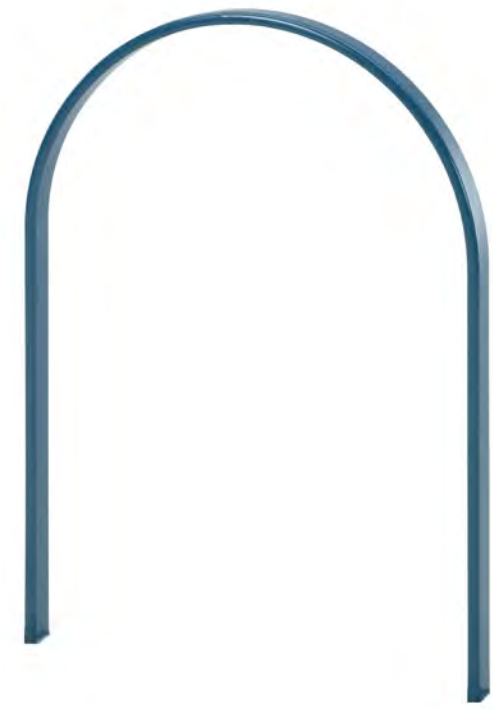
TRASH RECEPTACLE
Urbanscape - "E" Style 32 Gallon by Wabash Valley; Color: Hazelnut or Equal



PICNIC TABLE
Portage Collection 6' by Wabash Valley; Color: Top & Seat: Hazelnut, Leg: Textured Bronze or Equal



LANDSCAPE BENCH
Camden Collection 6' by Wabash Valley; Color: Bench: Hazelnut, Leg: Textured Bronze or Equal



BIKE RACK
Bike Loop BRH538I by Wabash Valley; Color: Hazelnut or Equal



BBQ GRILL
Model Gill 21 by Dumor
Color: Black Or Equal



PET WASTE STATION
JJB204 by Zero Waste USA
Color Green



MAILBOX
Model #3312 & #3308 by mailbox.com or approved equal



INTEGRAL COLOR CMU
Bone by Superlite Block or approved equal



INTEGRAL COLOR SPLIT FACE CMU
Cocoa Brown by Superlite block or approved equal.



DECOMPOSED GRANITE
Color: Arizona Gold - 3/8" Screened For Landscape Area

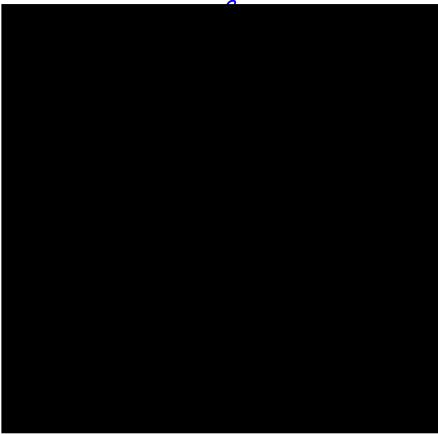
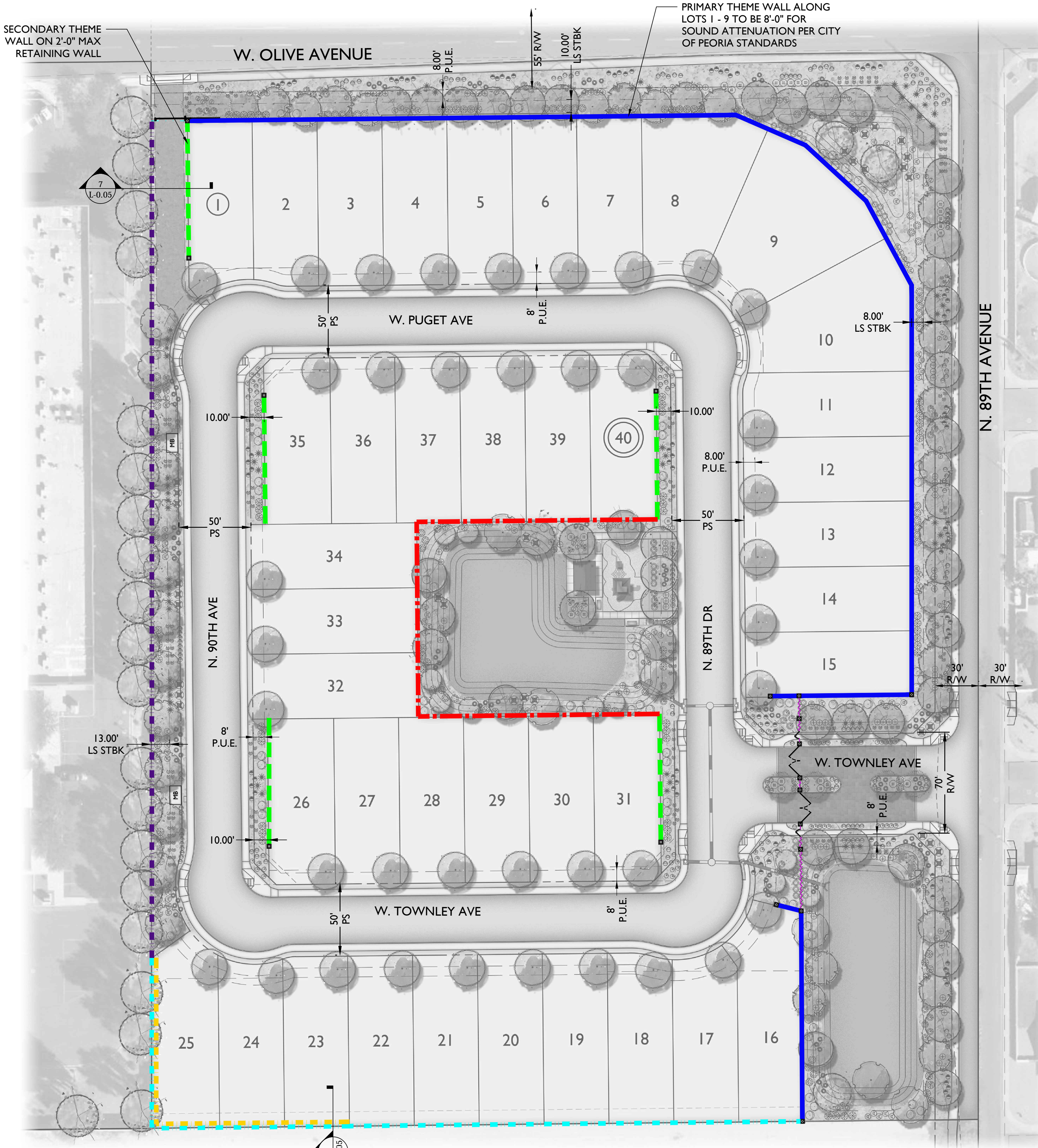
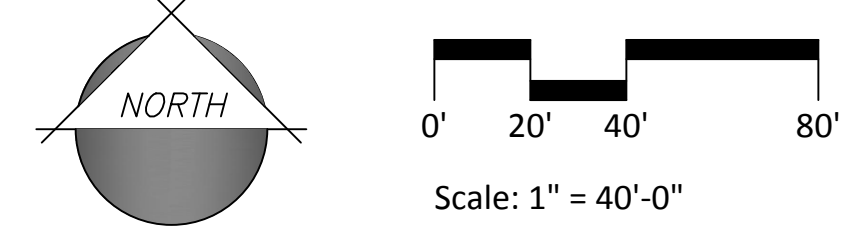
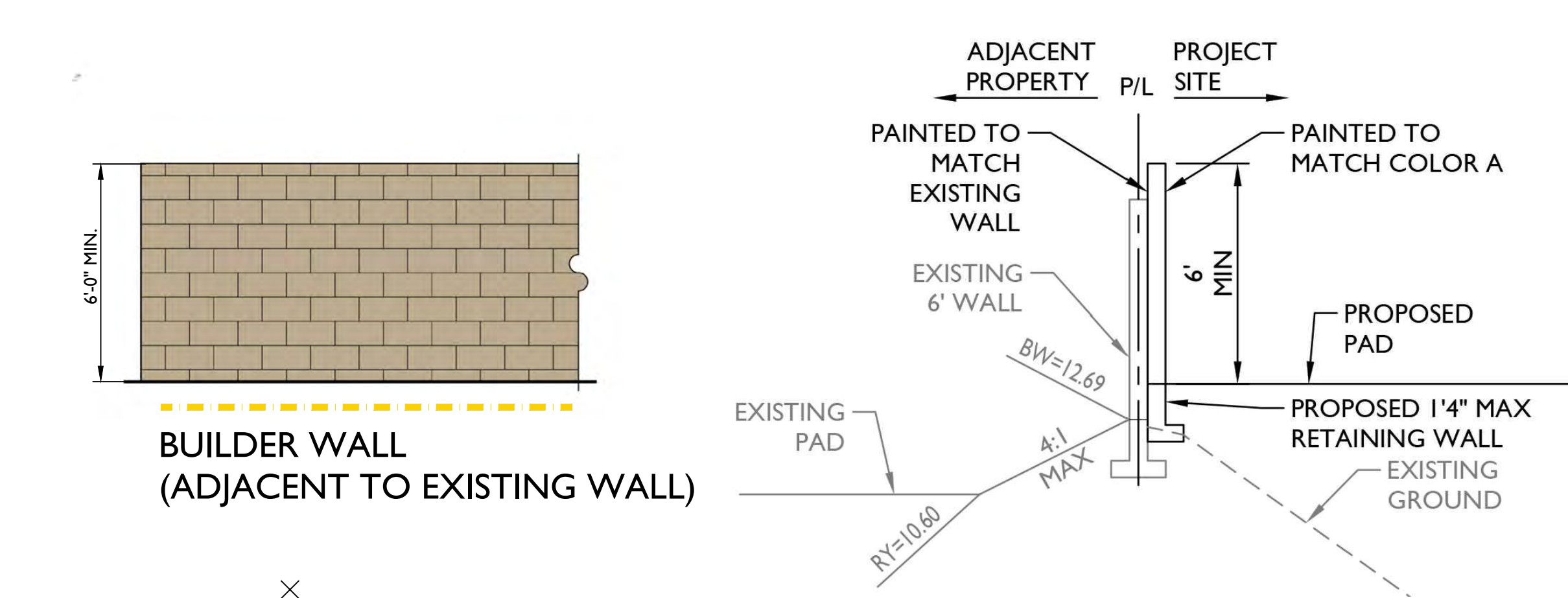
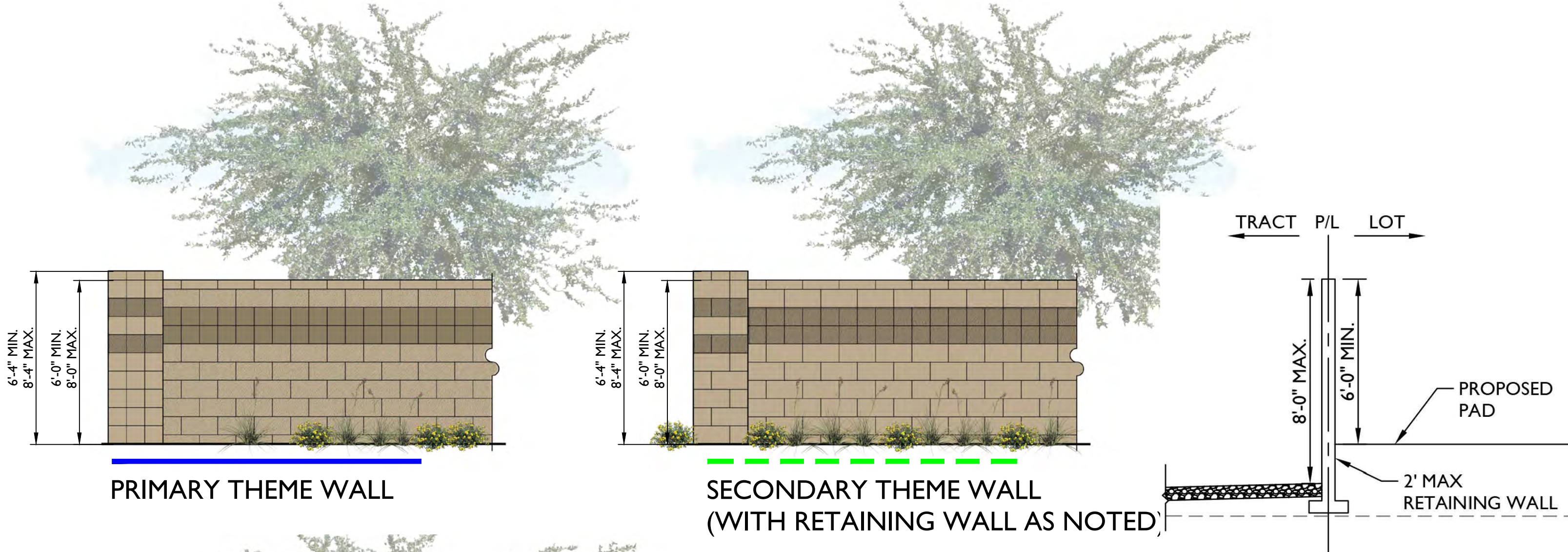


Exhibit N – Wall Plan & Design



WALLS LEGEND	
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	MAILBOX
	EXISTING WALL TO REMAIN (PAINT TO MATCH COLOR A)
	EXISTING WALL TO REMAIN (PAINT TO MATCH SECONDARY WALL)



NOTE:
SEE SHEETS L-0.05 & L-0.05A FOR DETAILED
INFORMATION ON WALL HEIGHTS AND MATERIALS.

Exhibit O – Conceptual Elevations



35 SERIES



ELEVATION E
COLOR SCHEME E3

KEYNOTES					
①	STUCCO FINISH	⑥	DECORATIVE WROUGHT IRON	⑪	BOARD AND BATTEN VENEER
②	STUCCO TRIM	⑦	WOOD FRAMED COLUMN WITH STUCCO FINISH	⑫	DECORATIVE POLYURETHANE CORBEL
③	STUCCO EAVE	⑧	PAINTED RECTANGULAR GABLE END VENT	⑬	DECORATIVE BLACK OUT WINDOW
④	CONCRETE TILE ROOF	⑨	DECORATIVE SHUTTER	⑭	OPTIONAL GARAGE WINDOW PANEL
⑤	TREATED WOOD FASCIA	⑩	OPTIONAL DECORATIVE STONE VENEER		

PLAN 35-1600



ELEVATION E
COLOR SCHEME E1

KEYNOTES

①	STUCCO FINISH	⑥	DECORATIVE WROUGHT IRON	⑪	BOARD AND BATTEN VENEER
②	STUCCO TRIM	⑦	WOOD FRAMED COLUMN WITH STUCCO FINISH	⑫	DECORATIVE POLYURETHANE CORBEL
③	STUCCO EAVE	⑧	PAINTED RECTANGULAR GABLE END VENT	⑬	DECORATIVE BLACK OUT WINDOW
④	CONCRETE TILE ROOF	⑨	DECORATIVE SHUTTER	⑭	OPTIONAL GARAGE WINDOW PANEL
⑤	TREATED WOOD FASCIA	⑩	OPTIONAL DECORATIVE STONE VENEER		

COLOR SCHEMES

D1

BODY SW 7507 **STONE LION** LRV 38
FASCIA AND STUCCO ACCENTS SW 7509 **TIKI HUT** LRV 18
ACCENT AND FRONT DOOR SW 7604 **SMOKY BLUE** LRV 15
BORAL TILE: MISSION 'S'-Tile 1mscs1132 CHARCOAL BROWN BLEND

D2

BODY SW 6124 **CARDBOARD** LRV 22
FASCIA AND STUCCO ACCENTS SW 6122 **CAMELBACK** LRV 42
ACCENT AND FRONT DOOR SW 6055 **FIERY BROWN** LRV 5
BORAL TILE: MISSION 'S'-Tile 1mscs7330 VERONA CLAY

D3

BODY SW 6108 **LATTE** LRV 39
FASCIA AND STUCCO ACCENTS SW 6109 **HOPSACK** LRV 24
ACCENT AND FRONT DOOR SW 7591 **RED BARN** LRV 9
BORAL TILE: MISSION 'S'-Tile 1mscs6330 SALERNO CLAY

D4

BODY SW 6144 **DAPPER TAN** LRV 23
FASCIA AND STUCCO ACCENTS SW 6141 **SOFTER TAN** LRV 62
ACCENT AND FRONT DOOR SW 6335 **FIRE BRICK** LRV 8
BORAL TILE: MISSION 'S'-Tile 1mscs0772 OLD MESQUITE BLEND

D5

BODY SW 6142 **MACADAMIA** LRV 50
FASCIA AND STUCCO ACCENTS SW 6125 **CRAFT PAPER** LRV 17
ACCENT AND FRONT DOOR SW 7705 **WHEAT PENNY** LRV 19
BORAL TILE: MISSION 'S'-Tile 1mscs6031 LATERRA BLEND

E1

BODY SW 7517 **CHINA DOLL** LRV 63
FASCIA AND STUCCO ACCENTS SW 7513 **SANDERLING** LRV 31
ACCENT AND FRONT DOOR SW 7019 **GAUNTLET GRAY** LRV 17
BORAL TILE: SAXONY 'SHAKE'-Flat Tile 1SKCF5261 NATURAL GREY FLASH
STONE: CORONADO-EASTERN MOUNTAIN LEDGE-BROOKSIDE

E2

BODY SW 7534 **OUTERBANKS** LRV 39
FASCIA AND STUCCO ACCENTS SW 7532 **URBAN PUTTY** LRV 54
ACCENT AND FRONT DOOR SW 7586 **STOLEN KISS** LRV 9
BORAL TILE: SAXONY 'SHAKE'-Flat Tile 1SKCF0023 MONTEREY SAND BROWN FLASH
STONE: CORONADO-EASTERN MOUNTAIN LEDGE-CHABLIS

E3

BODY SW 7030 **ANEW GRAY** LRV 49
FASCIA AND STUCCO ACCENTS SW 7018 **DOVETAIL** LRV 27
ACCENT AND FRONT DOOR SW 7033 **BRAINSTORM BRONZE** LRV 15
BORAL TILE: SAXONY 'SHAKE'-Flat Tile 1SKCF3763 KOKOMO BLEND
STONE: CORONADO-IDAHO DRYSTACK-CAPE COD GREY

E4

BODY SW 7522 **MEADOWLARK** LRV 25
FASCIA AND STUCCO ACCENTS SW 7524 **DHURRIE BEIGE** LRV 51
ACCENT AND FRONT DOOR SW 6207 **RETREAT** LRV 20
BORAL TILE: SAXONY 'SHAKE'-Flat Tile 1SKCF0007 TOFFEE
STONE: CORONADO-EASTERN MOUNTAIN LEDGE-CHESTNUT

E5

BODY SW 6149 **RELAXED KHAKI** LRV 52
FASCIA AND STUCCO ACCENTS SW 6145 **THATCH BROWN** LRV 17
ACCENT AND FRONT DOOR SW 2802 **ROOKWOOD RED** LRV 5
BORAL TILE: SAXONY 'SHAKE'-Flat Tile 1SKCF3233 BROWN BLEND
STONE: CORONADO-IDAHO DRYSTACK-CARMEL MOUNTAIN

F1

BODY SW 7017 **DORIAN GRAY** LRV 39
FASCIA AND STUCCO ACCENTS SW 7015 **REPOSE GRAY** LRV 60
ACCENT AND FRONT DOOR SW 2839 **ROYCROFT COPPER RED** LRV 7
BORAL TILE: SAXONY 'SLATE'-Flat Tile 1STCS3613 CHESTNUT BROWN
STONE: CORONADO-SIERRA LEDGE-CATHEDRAL GREY

F2

BODY SW 6121 **WHOLE WHEAT** LRV 50
FASCIA AND STUCCO ACCENTS SW 6151 **QUIVER TAN** LRV 22
ACCENT AND FRONT DOOR SW 2851 **SAGE GREEN LIGHT** LRV 16
BORAL TILE: SAXONY 'SLATE'-Flat Tile 1STCS0023 MONTEREY SAND BROWN FLASH
BRICK: CORONADO-SPECIAL USED-EAGLE BUFF

F3

BODY SW 7508 **TAVERN TAUPE** LRV 27
FASCIA AND STUCCO ACCENTS SW 7512 **PAVILLION BEIGE** LRV 48
ACCENT AND FRONT DOOR SW 7617 **MEDITERRANEAN** LRV 18
BORAL TILE: SAXONY 'SLATE'-Flat Tile 1STCS0330 APPALACHIAN BLEND
BRICK: CORONADO-BELGIAN BRICK-BEAR CREEK

F4

BODY SW 6150 **UNIVERSAL KHAKI** LRV 42
FASCIA AND STUCCO ACCENTS SW 6102 **PORTOBELLO** LRV 21
ACCENT AND FRONT DOOR SW 7585 **SUNDRIED TOMATO** LRV 7
BORAL TILE: SAXONY 'SLATE'-Flat Tile 1STCS3233 BROWN BLEND
STONE: CORONADO-SIERRA LEDGE-BOURBON CREEK

F5

BODY SW 6101 **SANDS OF TIME** LRV 39
FASCIA AND STUCCO ACCENTS SW 6095 **TOASTY** LRV 19
ACCENT AND FRONT DOOR SW 6356 **COPPER MOUNTAIN** LRV 17
BORAL TILE: SAXONY 'SLATE'-Flat Tile 1STCS0198 DUNES TAN
STONE: CORONADO-OLD WORLD LEDGE-BROOKSIDE



PEORIA INFILL INCENTIVE DISTRICT MAP

Exhibit P

