

Exhibit 2

May 18, 2017

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



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: May 18, 2017

Agenda Item: 5R

Case Name: Z16-0010: Landmark on 67th

Case Number(s): Z16-0010

General Application Information

Proposal:

To change the zoning from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1), for a 2-story apartment development.

Location:

North of the northwest corner of 67th and Olive Avenues.

Project Acreage:

4.55

Applicant:

Greg Zimmerman

Project Description

The applicant is requesting to rezone 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to facilitate a residential apartment development, comprising 56 two-bedroom units with open space amenities, located north of the NWC of 67th and Olive Avenues. An associated Minor General Plan Amendment (Case GPA16-0005) is being considered concurrently.

Key Items For Consideration:

- This rezoning request is consistent with the General Plan land use designation of Medium-High Density Residential (8-15 du/acre, target of 12 du/acre) proposed by case GP16-0005 and adequately justifies the 0.3 du/acre 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; and
- Location within a designated Infill Area, allowing up to one (1) additional du/acre above target, for project areas ten acres or less.
- The proposal is consistent with zoning and development patterns in the vicinity, as demonstrated by the following:
- The development serves as a suitable transition from neighboring multi-family homes to the existing commercial shopping district (C-2) to the south, and existing mini-storage (C-3) directly north; and
- It is consistent with the residential density patterns in the vicinity, notably the multi-family community abutting to the west at 13.3 du/acre.

Recommendations:

Recommend **approval**, to the City Council, for Case Z16-0010.

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 - Rezoning Justification
Exhibit G - Citizen Participation Report
Exhibit H - PUSD Letter of Support
Exhibit I - Public Letter of Support
Exhibit J - Development Concept
Exhibit K - Entry Design Elements
Exhibit L - Useable Open Space
Exhibit M - Conceptual Landscape Plans
Exhibit N - Architectural Elevations
Exhibit O - Infill Incentive District Map

BACKGROUND

Context

The subject property is vacant and comprises 4.55 gross acres located north of the NWC of 67th and Olive Avenues. The property is bounded by mini-storage directly north, a developed commercial site to the south, existing multi-family residential to the west, and in the vicinity north of the mini-storage there are additional multi-family apartments. To the east is the City of Glendale with their corporate boundary beginning on the project side of 67th Avenue. (Exhibits A & B)

General Plan

The subject property is designated on the General Plan Land Use Map as *Medium Density Residential (5-8 du/acre, target of 6 du/acre)*. This land use designation denotes areas where single-family attached and detached residential homes are desirable. The density range given above is intended to provide areas suitable for single-family, townhome, patio home, and multi-family homes. Suitability is determined on the basis of location, access, availability of existing or proposed public facilities and utilities, existing land use patterns and natural or man-made constraints. (Exhibit C)

Zoning

The subject property has retained its initial zoning of Intermediate Commercial (C-2) since 1971. The purpose of the Intermediate Commercial Districts is to provide a shopping center for the sale of convenience goods and personal services. The subject property has never developed under this zoning designation.

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	Commercial	StorQuest Mini-storage
South	Commercial	Pollack Olive Retail Center
East	Major Arterial (67 th Ave)	City of Glendale
West	Multi-family residential	Haciendas Del Sol Home Owners Association

Table 2 – General Plan Land Use and Zoning

	General Plan Designation	Zoning
North	Medium Density Residential (5-8 du/ac, Target = 6 du/ac)	Central Commercial (C-3)
South	Medium Density Residential (5-8 du/ac, Target = 6 du/ac)	Intermediate Commercial (C-2)
East	City of Glendale	Single-Family Residential (R1-6)
West	Medium Density Residential (5-8 du/ac, Target = 6 du/ac)	Multi-Family Residential (RM-1)

Related Policies and Project History**Annexation:**

In November of 1971, the City Council adopted Ordinance 71-121 annexing the subject property into the City of Peoria. Subsequently, the initial zoning of Intermediate Commercial (C-2) was affixed to the property.

General Plan Amendment:

No history on record.

Zoning:

In 2005, a request was submitted by the same owner (Case Z05-21) to rezone the property to a Mixed Use PAD, consisting of 72 multi-family units with a density of 15.8 du/acre. The Planning and Zoning Commission voted to 4-1 in favor, with one email of opposition recorded from the public. This rezoning case was withdrawn by the applicant before the Council hearing for economic reasons.

APPLICANT'S PROPOSAL

Goal / Purpose of Request

The applicant is requesting to rezone the property from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to permit a two-story multi-family residential development called *Landmark on 67th Apartments*, comprising 56 two-bedroom units, resulting in a gross density of 12.3 dwelling units per acre. (Exhibit J)

The proposed development concept is to be a gated community with primary access from 67th Avenue. The main gate will have a decorative entry monument identifying the project and decorative pavers through the throat of the entry area. Once through the gate, an inner drive will loop through the interior of the site and back to the main gate. (Exhibit K)

The applicant has designed Landmark on 67th to provide a total of 21,059 sq. feet of usable open space in compliance with Chapter 4 of the City of Peoria Design Review Manual, which requires the project to have a minimum 150 sq. feet of usable open space per bedroom (16,800 sq. feet). The development concept is proposed to provide the following amenities:

- Large pool and deck area (2,000 sq. feet);
- Heated spa with seating area (90 sq. feet);
- Large fenced dog park (2,000 sq. feet);
- Shaded structure with BBQ grill & picnic tables (265 sq. feet);
- Play Station area with safety ground cover (3,500 sq. feet);
- Park bench seating along connective pathways throughout the open space areas

All the usable open space can be found extending between Buildings C – G, throughout the heart of the development proposal. The applicant has designed this area to have connectivity with walking trails and pathways extending to each amenity. The main pool and shade structure amenities centralized to this general area. Directly south of the pool area is a large dog park

and in the southwest corner of this area, is the large playground amenity referred to as a *Play Station*. (Exhibit L)

The Landmark on 67th proposal shall be subject to the Zoning Ordinance, Engineering, and Building requirements. The typical RM-1 zoning standards are listed below:

Categories	Applicable Standards (RM-1 Zoning for Multi-Family structures)
Arterial Street Buffer (Olive Avenue)	15 foot tract
Minimum Lot Area	N/R
Minimum Lot Width	N/R
Maximum Height	48 feet*
Maximum Accessory Building Height	20/30**
Maximum Lot Coverage	50%
Min. Front Setback	20 feet
Min. Interior Setbacks (min./total)	20 feet
Min. Rear Setback	15 feet
Min. Side Setback	15 feet
Required Usable Open Space	150 sq. feet/bedroom
Open Space Amenities	Three (3) minimum

* Three (3') of additional setback is required for each foot of height above 30 feet.

** Clubhouse is allowed a maximum height of 30 feet.

The apartment buildings are to be two-story only, with the nearest building to be over 65 feet from the west property line that is shared with Haciendas Del Sol residential community.

The applicant is proposing a decorative theme wall and gates, both facing 67th Avenue. All other perimeter walls are existing, and the applicant has proposed to paint and repair their side of the wall to correspond with the new theme walls. The dog park amenity will have 5 foot tall view fence.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

The multi-family residential proposal conforms to the proposed Medium-High Density Residential (8-15 du/ac, target of 12 du/ac) land use designation, which accompanies this Rezoning proposal, (case GPA16-0005). With a proposed density of 12.3 du/acre, the development concept does not conform to the current General Plan Land Use Map designation of Medium Density Residential (5-8 du/ac, target of 6 du/ac), and why the General Plan Amendment heard previous to this report is required as part of the overall proposal.

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 project 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 O, out of Resolution 02-122, and qualifies to use the formula in the second bullet item above. If approved, this allows the Landmark on 67th proposal to a maximum of 13.0 du/acre. The project proposal is well under that mark, as stated above.

In addition to the above formula, other General Plan criteria may also be considered for the target density to be exceeded. 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 development concept associated with this Rezoning request has exceeded the City standards above for open space, reduced demand on City infrastructure, and community connectivity.

Land Use Compatibility

Staff has determined that this request is consistent with other existing developments and zoning in the vicinity. The predominant zoning district in the vicinity is the Multi-Family Residential (RM-1). This zoning designation stretches from the west border of the commercial corner (67th & Olive Avenues) to the north side of Olive Avenue, to 75th Avenue. As indicated earlier in the report, the subject property's west neighbor (Haciendas Del Sol) has a higher overall density of approximately 13.3 du/acre, and north of the mini-storage is another apartment community with similar density.

Other considerations to be noted, the property has had the commercial designation for many years without realizing this development potential. The parcel is deeper than it is wide, and removed from the corner, so its commercial visibility is limited for its overall size. Mini-storage already exists to the north of the subject property, so as a true *in-fill* property, it is reasonable to have a more dense residential development here, which can support the commercial that already exists to the south. The proposal will also provide continued improvements to the area, and serve as a desirable transitional neighbor, in terms of land use.

Staff finds the zone change and development proposal are consistent and compatible with existing development patterns and a good fit for a parcel that is adjacent to an arterial roadway and a commercial shopping center. On the east side of 67th Avenue, is a mobile home park subdivision within the City of Glendale, with Residential/R1-6 zoning.

City Review

This request has been reviewed through the City's rezoning application review process. Applicable 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 and has outlined additional General Plan goals, policies, and objectives that support this proposal.

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*.

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

The Traffic Engineering Division has reviewed this proposal and addressed all concerns regarding site access. Additional review of the proposal will occur during the Site Plan review process.

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

Public Safety

The nearest police station is at 8351 W. Cinnabar Avenue, near Peoria City Hall, and the nearest City of Peoria Fire station is Station 191 at 8065 W. Peoria Avenue.

COMMUNITY INVOLVEMENT

Citizen Participation Plan - Neighborhood Meeting

As a requirement of the Rezone application process, a neighborhood meeting to engage the public is required. The applicant conducted two neighborhood meetings, and provided a Citizen Participation Report. The first meeting was held at 7:00p.m. on November 9, 2016 at the Peoria City Library located at 8463 W. Monroe Street in Peoria. The second was held on February 1, 2017 at the same location.

Approximately fifteen (13) people including Councilwoman Vicki Hunt, were in attendance at the first meeting. The applicant presented the proposal to the public and then took questions regarding the proposed use(s), access, site design, and architectural standards. Most of the public were residents of the City of Glendale and then a few from the Haciendas Del Sol multi-family community. There was some discussion and concern with access to 67th Avenue and residents from Haciendas Del Sol had questions regarding the height of the proposed buildings and construction along the shared west boundary. There was no verbal opposition given by any party at the meeting. (Exhibit G) No members of the public attended the second meeting.

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.

The applicant notified all property owners within a 600 foot radius of the site and all registered homeowner's associations within one mile of the site prior to convening the neighborhood meeting.

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 received one email correspondence in support to the proposal. (Exhibit I)

SCHOOL DISTRICT COMMENTS/REVIEW

The Peoria Unified School District (PUSD) has indicated their support of the proposal, and entered into a Developer Assistance Agreement (DAA). The owner of the property has signed this agreement committing to support the future students that will be living within the Landmark on 67th development. (Exhibit H)

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 Medium-High Density Residential (5 - 8 du/acre, target of 12 du/ac) and adequately justifies the 0.3 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; and
 - Location within a designated *Infill Area*, allowing up to one (1) additional du/acre above target, for project areas of ten acres or less;
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 multi-family homes to the existing commercial shopping district (C-2) to the south, and existing mini-storage (C-3) to the north; and
 - Consistent with the existing residential density patterns in the vicinity, notably the multi-family residential community abutting to the west, at 13.3 du/acre.
4. The proposal includes frontage improvements, including additional sidewalk connections that provide increased pedestrian safety to the existing neighborhood, along 67th Avenue.

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

Approval of Case Z16-0010 subject to the following conditions:

1. The development shall be limited to a maximum of fifty-six (56) units comprising a gross density of 12.3 du/acre, and shall not exceed two (2) stories in height.
2. The Developer will be responsible to underground any overhead utilities rated less than 69 kV, which are adjacent to the subdivision.
3. The Developer will be responsible to relocate the existing streetlight that is in conflict with the proposed driveway.
4. The Developer shall dedicate 65' ROW along the frontage of the project on 67th Avenue.
5. The Developer shall dedicate an 8' PUE outside of the required ROW. No walls, trees, or retention shall be allowed within the PUE.
6. The developer shall be responsible to obtain all necessary permits for the main driveway entrance off 67th Avenue from the City of Glendale prior to being granted building permits from the City of Peoria.

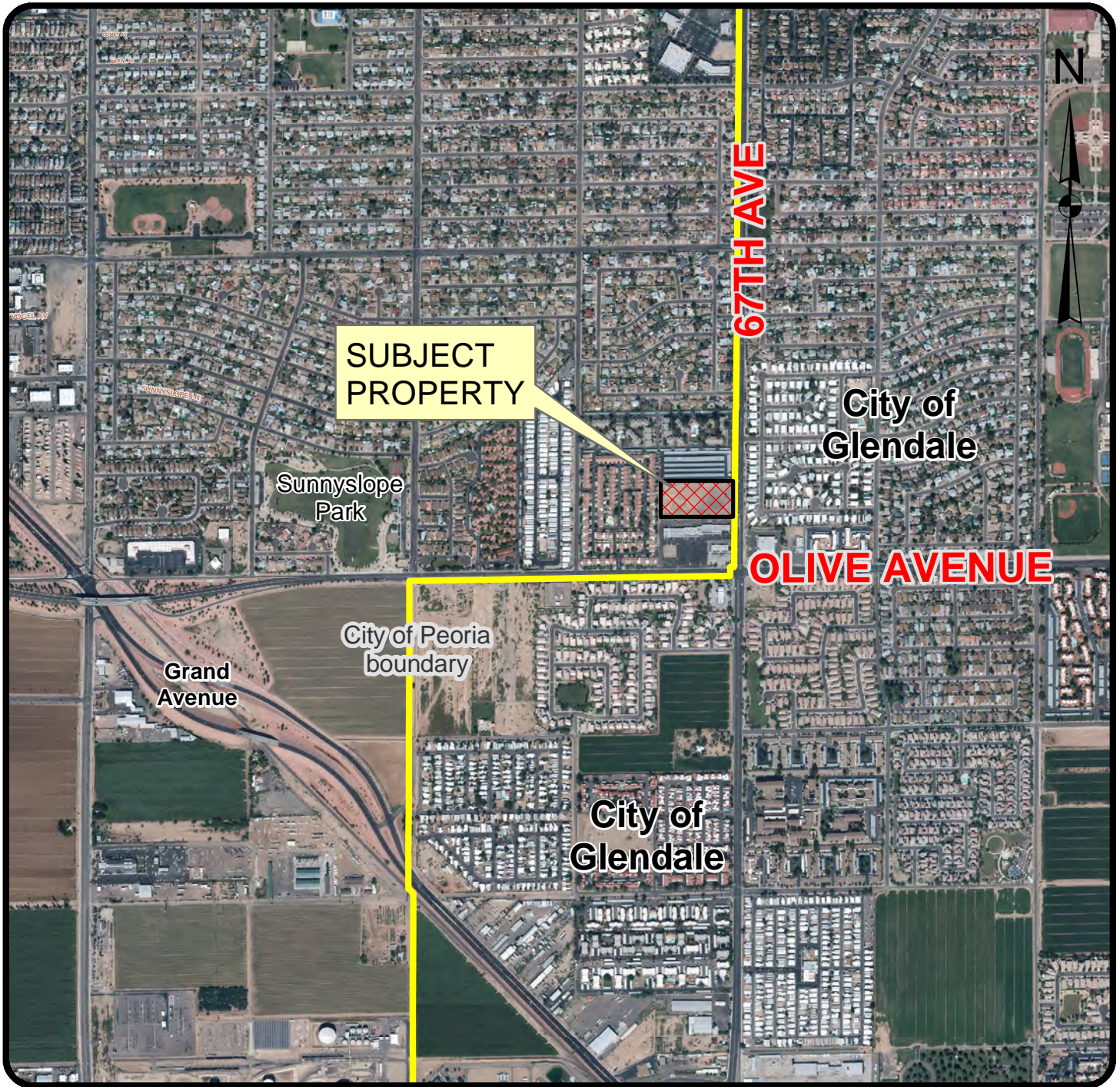
REPORT PREPARED BY

Sean Allen
Senior Planner
623-773-7337
sean.allen@peoriaaz.gov

ATTACHMENTS:

Exhibit A:	Vicinity Map
Exhibit B:	Aerial Map
Exhibit C:	Current General Plan Map
Exhibit D:	Current Zoning Map
Exhibit E:	Proposed Zoning Map
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Exhibit I:	Public Letter of Support
Exhibit J:	Development Concept & Summary
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Exhibit L:	Usable Open Space
Exhibit M:	Preliminary Landscape Plans
Exhibit N:	Architectural Design & Elevations
Exhibit O:	Peoria Infill Incentive District Map

Vicinity Map



Z16-0010: Landmark on 67th Rezoning

Exhibit A

Applicant: Greg Zimmerman Architect

Request: to change the zoning of 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to allow for a 2-story multi-family development, consisting of 56/2-bedroom units.

Location: North of the northwest corner of 67th and Olive Avenues.



Not to Scale

Aerial Map



Z16-0010: Landmark on 67th Rezoning

Exhibit B

Applicant: Greg Zimmerman Architect

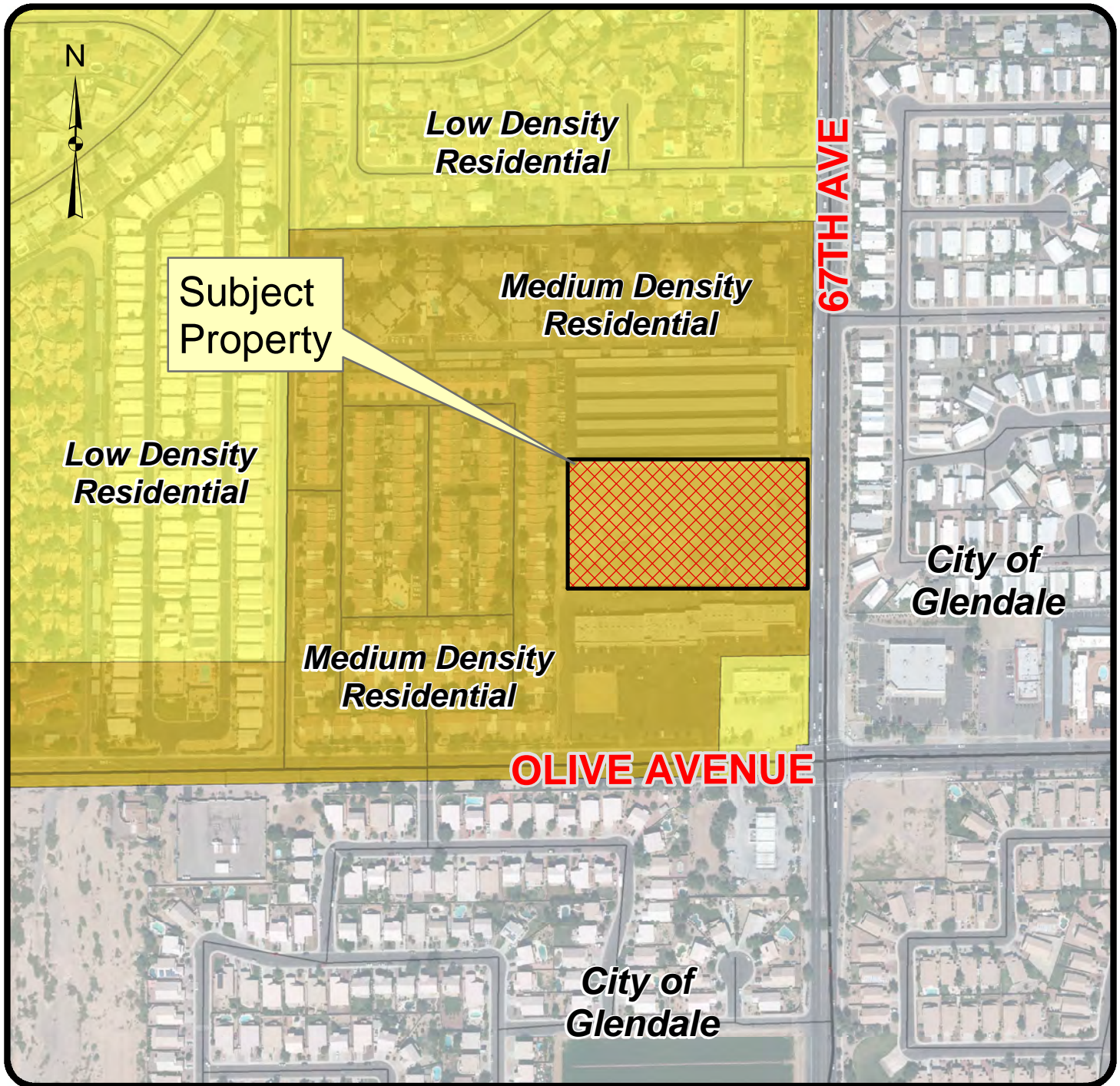
Request: to change the zoning of 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to allow for a 2-story multi-family development, consisting of 56/2-bedroom units.

Location: North of the northwest corner of 67th and Olive Avenues.



Not to Scale

Current General Plan Land Use Map



Z16-0010: Landmark on 67th Rezoning

Applicant: Greg Zimmerman Architect

Request: to change the zoning of 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to allow for a 2-story multi-family development, consisting of 56/2-bedroom units.

Location: North of the northwest corner of 67th and Olive Avenues.

Exhibit C



Not to Scale

Current Zoning Map



Z16-0010: Landmark on 67th Rezoning

Applicant: Greg Zimmerman Architect

Request: to change the zoning of 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to allow for a 2-story multi-family development, consisting of 56/2-bedroom units.

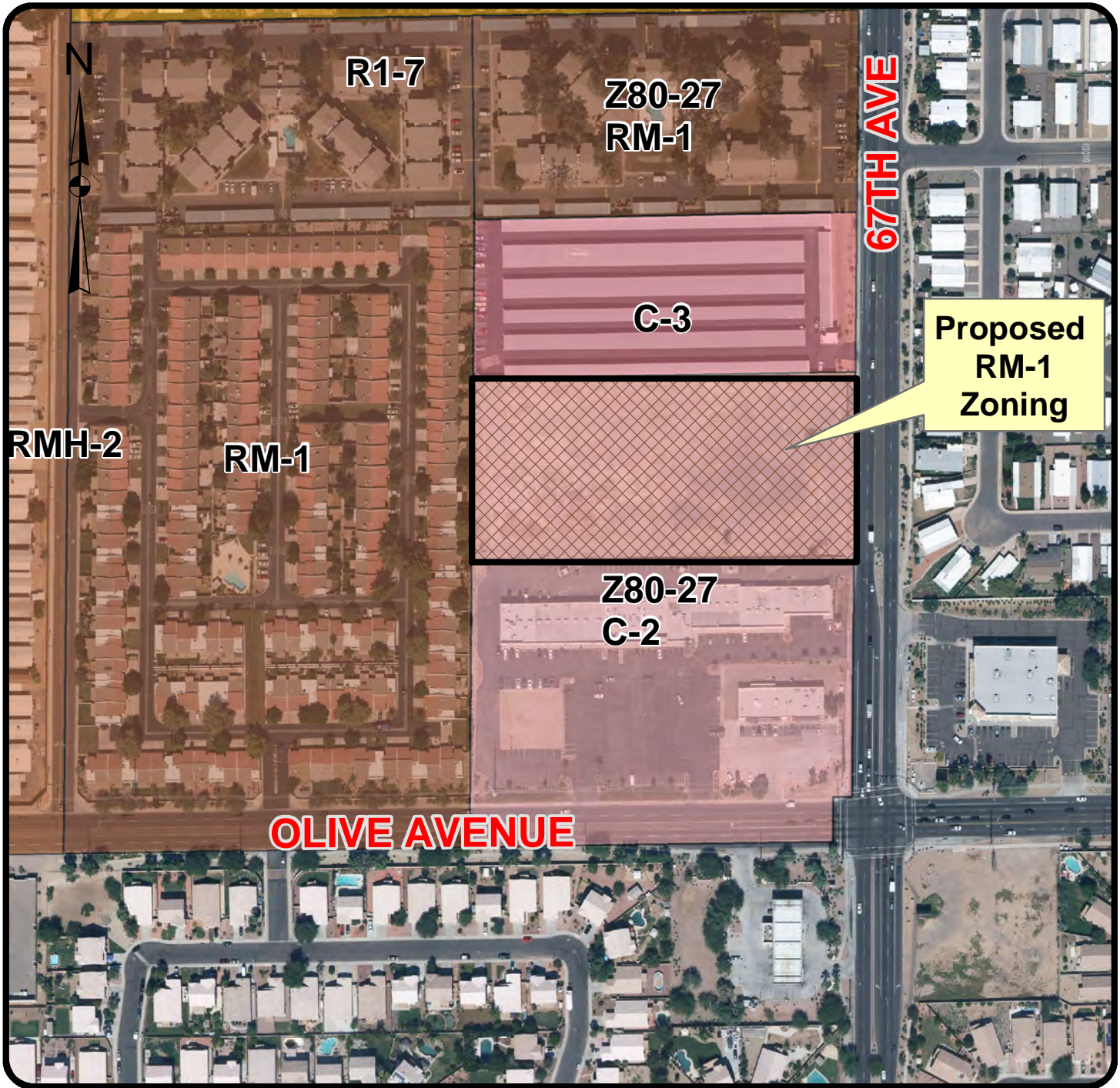
Location: North of the northwest corner of 67th and Olive Avenues.

Exhibit D



Not to Scale

Proposed Zoning Map



Z16-0010: Landmark on 67th Rezoning

Applicant: Greg Zimmerman Architect

Request: to change the zoning of 4.55 acres from Intermediate Commercial (C-2) to Multi-Family Residential (RM-1) to allow for a 2-story multi-family development, consisting of 56/2-bedroom units.

Location: North of the northwest corner of 67th and Olive Avenues.

Exhibit E



Not to Scale

G.M. Zimmerman - Architect

Rezoning Narrative

The Landmark on 67th

Peoria, Arizona

Page 1 of 2

#1 TYPE OF DEVELOPMENT PROPOSED

The Landmark on 67th is a proposed community consisting of (56) units located on over 4 acres in Peoria, Arizona. The project promises to be a superior community with generously landscaped open space, close to goods, services and local employment and offers quality residential housing in a location of Peoria requiring such needs.

The existing zoning is C2 with zoning of C3 to the north, fully improved with a mini-storage facility. To the south is C2, fully improved with a shopping center, RM-1 to the west, fully improved with higher density attached residential and the city of Glendale boundary to the west with existing residential. A GPA application is being submitted for approval for this density.

#2 GENERAL PLAN CONFORMANCE

With attached residential to the west and east, commercial to the north and south, this proposed use would be an acceptable application due to the existing mixed uses. Conformance would be considered due to the medium density as well as a maximum of 8 units per building. This proposed community is far less than allowable density of similar applications. This is again, a decision based on maximizing the quality of life with open space being a priority with a goal towards a single family community feel.

#3 STRUCTURE LOCATIONS-COMPATIBILITY TO SURROUNDING ZONING

With existing residential in the immediate area, the proposed design fits the residential component currently in the area. To the south, is an existing shopping center which would benefit from additional boost in sales by customers as well as the proposed residents would have shopping within walking distance. The existing residents to the west would enjoy a low density compatible residential community in lieu of a commercial or industrial facility with possible noise, odor and extended hours of operation typical in adjacent commercial to residential conditions. To the north is an existing storage facility with a minimal amount of activity and would also benefit from additional clients.

#4 INAPPROPRIATE CURRENT ZONING

The existing zoning is C-2 which after the development of existing commercial, provide more than adequate commercial uses for the surrounding areas. Any additional commercial would be direct competition with the existing center to the south as well as the storage facility to the north which would be detrimental to these companies. What would be beneficial for existing commercial and retail is additional purchasing that a close by residential community would bring. This and the need for housing in the medium price range for the work force in the area would also be a benefit for the community. This zoning was established before the area matured and additional residential and less competing commercial would be welcomed.

ARCHITECTS/PLANNERS, INC.

G.M. Zimmerman - Architect

Rezoning Narrative

The Landmark on 67th

Peoria, Arizona

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#5 UNIQUE DESIGN CONSIDERATIONS

The initial design concept of building placement will be to provide variation from the street by angling the buildings as well as within the project. Providing a “community feel” by meandering the pedestrian walkways through 8-plexes designed in lieu of large singular buildings to give scale to the building and opportunity for interesting landscape features while providing a sense of privacy for each individual dwelling. A large consideration is that the proposed density is not a typical maximum density sought after. Combined with a maximum two story building design, a minimal visual impact overall is proposed without three story, high density and minimal open recreational and passive open space. This would be welcomed by the adjacent residential homeowners to the west. An intentional design theme of “one” building at the common property line with existing residential also took adjacent neighbors privacy into the design concept.

#6 SITE PHYSICAL FEATURES AND CONSIDERATIONS

This site has a very narrow street frontage. The design theme was still successful in creating a sense of arrival with a combination of staggering walls, a gated entry with a boulevard style entry drive. The landscape design emanates a “resort style” entrance with the lavish tree, shrub and ground cover feature centered to give maximum visual corridor through to the common area. Giving a “long sight” design into the center of the common area and pool eliminates the feel of a “utilitarian” feel of entry. The leasing office is located conveniently in the common area with a supervisory view of the pool area for an easy and central access to all residents. With the rear and both sides of the site having existing walls and immediate structures, the design was careful to centralize the common recreational areas to create an interior, private and pleasant experience for the residents while utilizing the perimeter for parking.

#7 ADDITIONAL CONSIDERATIONS REQUESTED

Careful planning and painstaking design has resulted in this application requiring NO additional considerations and departures from the requested zoning. We worked tirelessly to avoid the need for The City of Peoria to consider any other request other than an appropriate revision of the existing zoning to allow much needed housing in the community with quality amenities.

This proposed design promises to raise the standard of the residential community in Peoria, which would stand the test of time and we ask the city’s consideration in this proposal for rezone from C2 to a suitable zoning for medium density residential.

Cordially,

Greg Zimmerman-Architect

ARCHITECTS/PLANNERS, INC.

Results of Notification of Neighborhood Awareness Meeting

Landmark on 67th
Peoria, Arizona
67th Avenue and Olive
N/O NWC of 67th Avenue and Olive

Planning & Zoning Department;

On November 9, 2016 @ 7:00 p.m., the applicant held a meeting to inform the neighborhood of the proposed project known as Landmark on 67th.

This was held per the planning & zoning process requirements of the City of Peoria.

The meeting was opened at 7:00 p.m. and concluded at 8:00 p.m.

The attendees comprised of residents to the west as well as other local residents residing in nearby Glendale east of 67th Avenue. The local councilwoman Mrs. Hunt also attended.

The dialog was positive and questions were mostly concerns over exiting traffic issues on 67th Avenue traffic going through their community as short cuts. This again was due to existing traffic. Other comments were concerning the existing 67th Avenue median which impedes their ability to turn out of their community both directions. Glendale residents also were asked about traffic as it pertains to the east of the property in the City of Glendale.

The attendees were basically pleased with the design and the proposed use of the project and agreed that residential would be a suitable use for the site. Others were pleased to see something happening to a vacant parcel which has been an eyesore as well as a location for transients, trash and a serious long standing privacy and safety issue.

One comment in particular was the concern for a commercial project being built there with after hour activity, loud noise and odor which comes from some uses and the possible privacy issues that would come from a nonregulated use and the ability of access to their back yards by trespassers using the commercial business.

Discussions were had regarding the treatment of the common wall fence and how it would be repaired, raised and painted after the existing gates were removed and replaced with block to match existing. All were in favor of this proposal. The applicant has committed to work with the community to implement any code compliant additions to the height of the common wall.

The plans were not revised due to meeting comments as there were no impact on the existing design and proposed application.

Cordially,

Greg Zimmerman-Architect
For the applicant

Exhibit G

January 25, 2017

Mr. Sean Allen
Senior Planner
City of Peoria
9875 North 85th Ave.
Peoria, AZ 85382

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(e) sean.allen@peoriaaz.gov

RE: The Landmark on 67th Minor General Plan Amendment (GPA16-0005)/Rezoning (Z16-0010)/
Site Plan (SP16-0029)

Dear Mr. Allen,

This letter is intended to keep the City of Peoria informed of the communication between Peoria Unified School District (the "District") and SNS APT 1 Investment Services LLLP regarding the proposed development at The Landmark on 67th. It also asserts the District's support of the Minor General Plan Amendment, rezoning, and site plan for this development.

The District and SNS APT 1 Investment Services LLLP have worked diligently in the past few months to execute a Developer Assistance Agreement (DAA). At this time, Pietro Finocchiaro, SNS APT 1 Investment Services LLLP, has signed the DAA on behalf of the Developer. The item will appear in our upcoming Board Meeting for approval. Although the DAA has yet to be recorded with the County, SNS APT 1 Investment Services LLLP has expressed their commitment to our agreement and their support to the students who will be living in The Landmark on 67th. The District expects the DAA to be executed within the next few months.

The District wishes to commend SNS APT 1 Investment Services LLLP for their support of public education. We look forward to our new partnership in serving the future residents of the City. Please feel free to contact me if you have any questions or need additional information.

Respectfully,



Terrell J. Harris
Department of Research and Planning

Cc: Kenneth Hicks, Chief Financial Officer

Sean Allen

From: Tip Combs [REDACTED]
Sent: Saturday, December 03, 2016 11:25 AM
To: Sean Allen
Subject: zoning change GPA16-0005

Sean

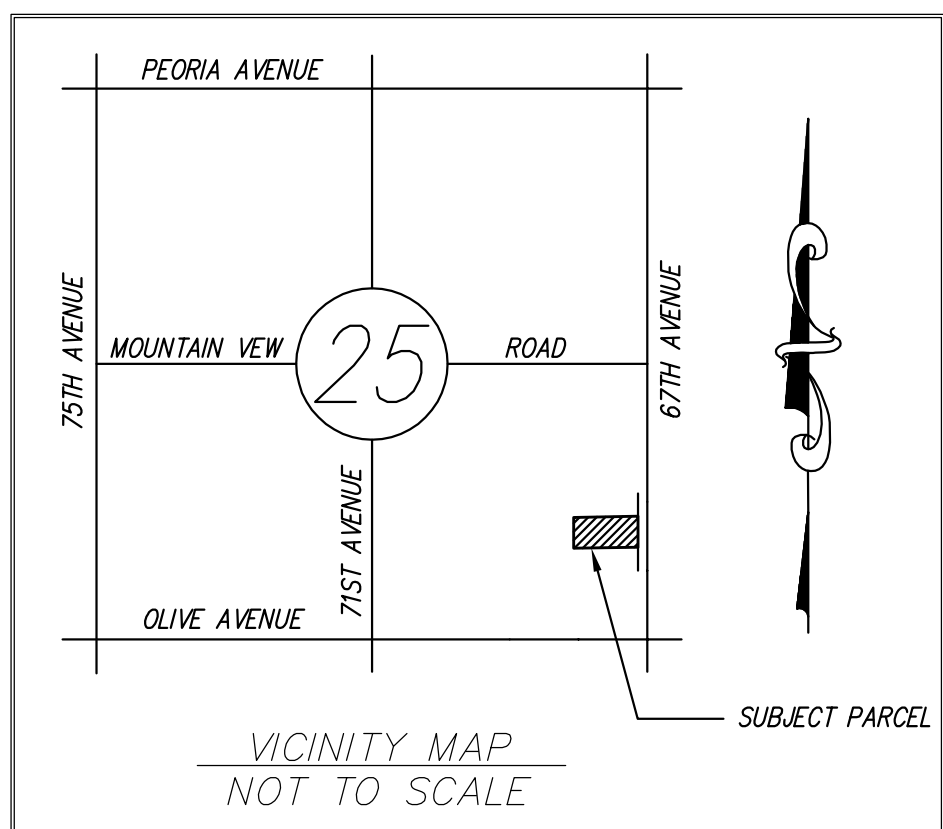
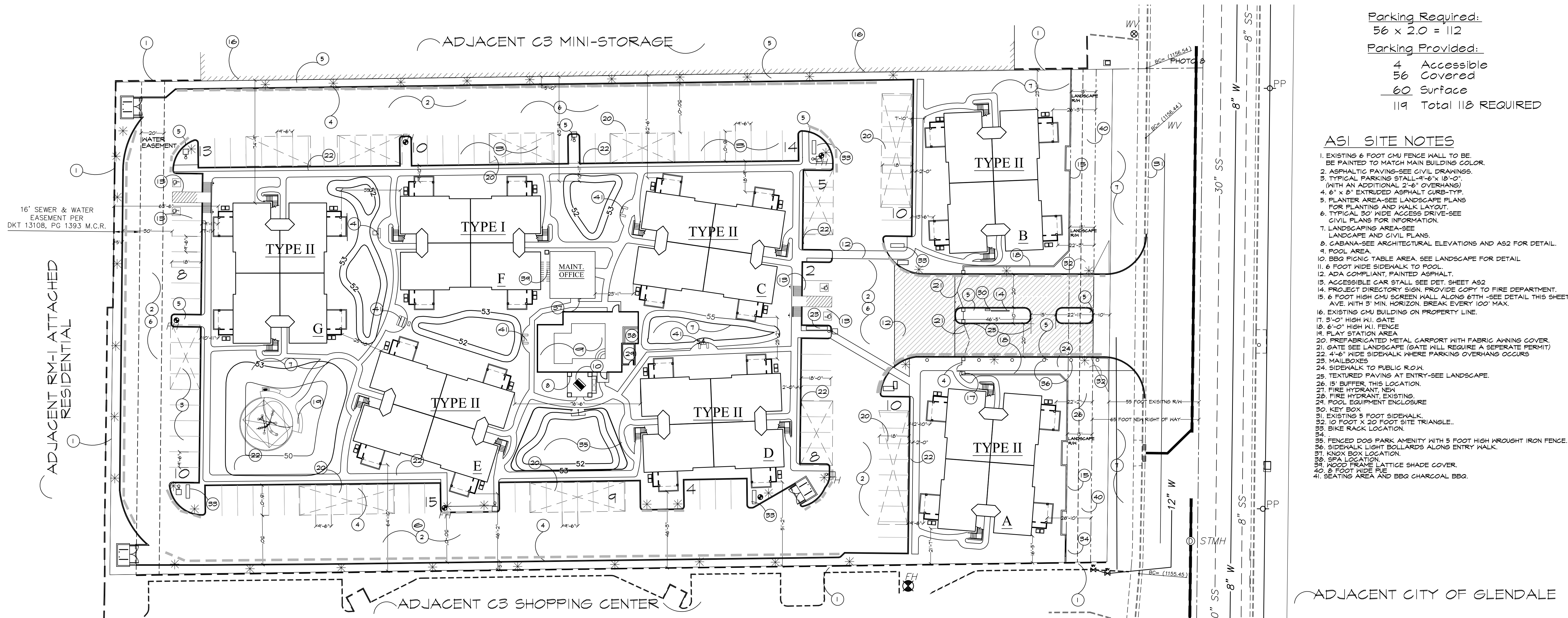
I am a resident of Haciendas Del Sol HOA which is the property (west) of this project.

I approve the rezoning effort of the applicant.

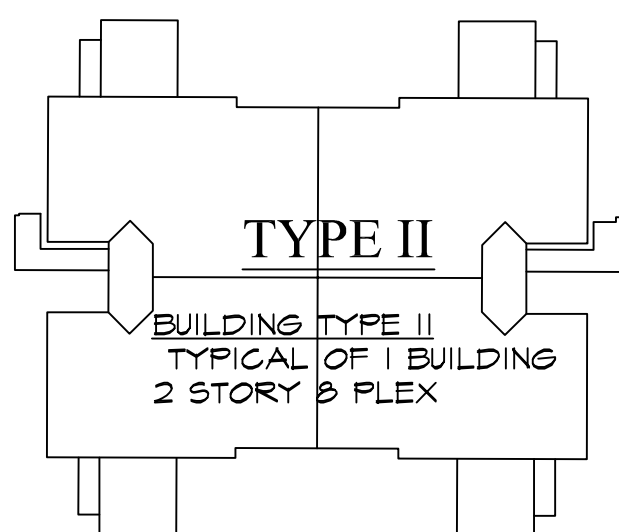
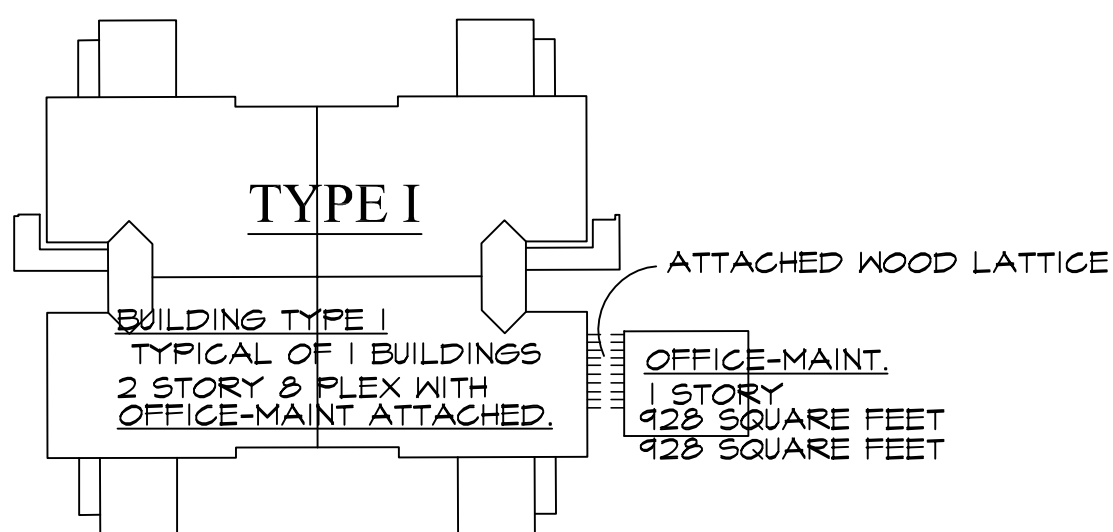
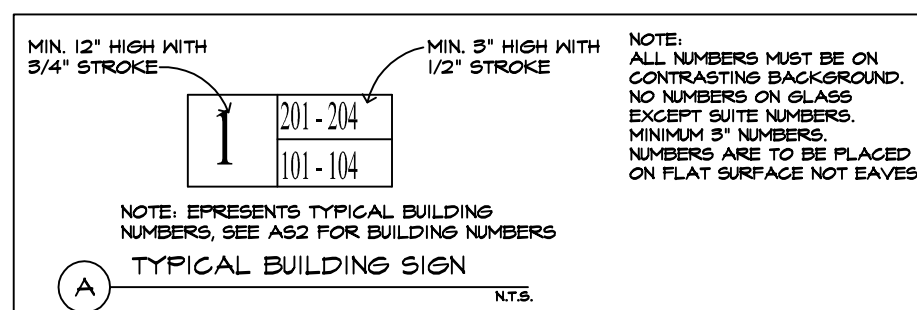
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Pres. Haciendas Del Sol HOA Inc.

Exhibit I



NOTE: THIS SYMBOL DENOTES LIGHT POLE LOCATIONS ON SITE
LIGHT SHALL COMPLY WITH DARK SKY ORDINANCE



Occupancy / Square Footages							
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F.	NET S.F.	PATIO G.S.F.	BALCONY G.S.F.
UNIT B1	56	R-2	SEE BLDG	10912	1037	130	106
TOTALS	56			61152	58072	3640	2968
BUILDING	QUANTITY	TYPE	CONST. TYPE	GROSS S.F. PER BLDG.	GROSS TOTAL		
BUILDING I	1	R-2	V - A	10880	10880		
BUILDING II	6	R-2	V - A	9952	59712		
CABANA	1	U	V - B	225	225		
TOTAL GROSS S.F. ALL BUILDINGS BOTH LEVELS					70817		
TOTAL FOOTPRINT LEVEL ONE ONLY =					35521		
1. THE BUILDING GROSS S.F. INCLUDES NON AIR CONDITIONED HALL SPACE					FIRE SPRINKLERED 13R		
2. THE FOOT PRINT INCLUDES, GROSS S.F. AND PATIO					REQUIRED ALL BUILDINGS		

OVERALL SITE PLAN DATA TABLE		
TOTAL LANDSCAPE	REQUIRED 20% NET = 31,715	PROVIDED 66,340 SQUARE FEET
Max. Building Height:	(2) STORY 25'-0" MAX	
Density:	12.3 DU/Gross Acre (12.4/Net ac)	
PROJECT AMENITIES	POOL	2,000 SQUARE FEET OF POOL AND DECKING
	SPA	90 SQUARE FEET OF SPA
	DOG PARK	2,000 SQUARE FEET OF PET PLAY AREA
	PLAY STATION	3,500 SQUARE FEET OF PLAY AREA
	SHADE STRUCTURE	265 SQUARE FEET FOR SHADE AND COOK AREA
	OFFICE AND MAINTENANCE	ON-SITE MANAGER FOR 24/7 MANAGEMENT
TOTAL BEDROOMS	56 TOTAL UNITS	112 TOTAL BEDROOMS
Proposed Zoning:	RM-I	Existing Zoning: C-2
Lot Coverage:	17% (OF NET LOT SIZE)	
Construction Type:	V A	
Assessors Parcel # :	143-11-004-S	
Parcel Size:	4.55 AC GROSS	4.336 AC NET
CURRENT CODES:	2012 IRC, IBC, IMC, UPC	
	IPC, IECC, IFCC, 2011 NEC	
USABLE OPEN SPACE	21,059 SQUARE FEET	

OWNER
PETE FINUCCHIARO

APPLICANT:
G.M. ZIMMERMAN - ARCHITECT

LEGAL DESCRIPTION

THE NORTH 300 FEET OF THE FOLLOWING DESCRIBED PARCEL:

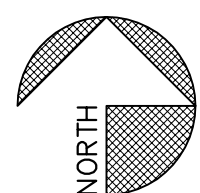
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART LYING NORTH OF A LINE THAT BEGINS ON THE EAST LINE OF SAID SECTION 25, AT A POINT 590.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND RUNS SOUTH 89 DEGREES 14 MINUTES 43 SECONDS WEST PARALLEL TO THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; AND

EXCEPT THE EAST 55 FEET THEREOF.

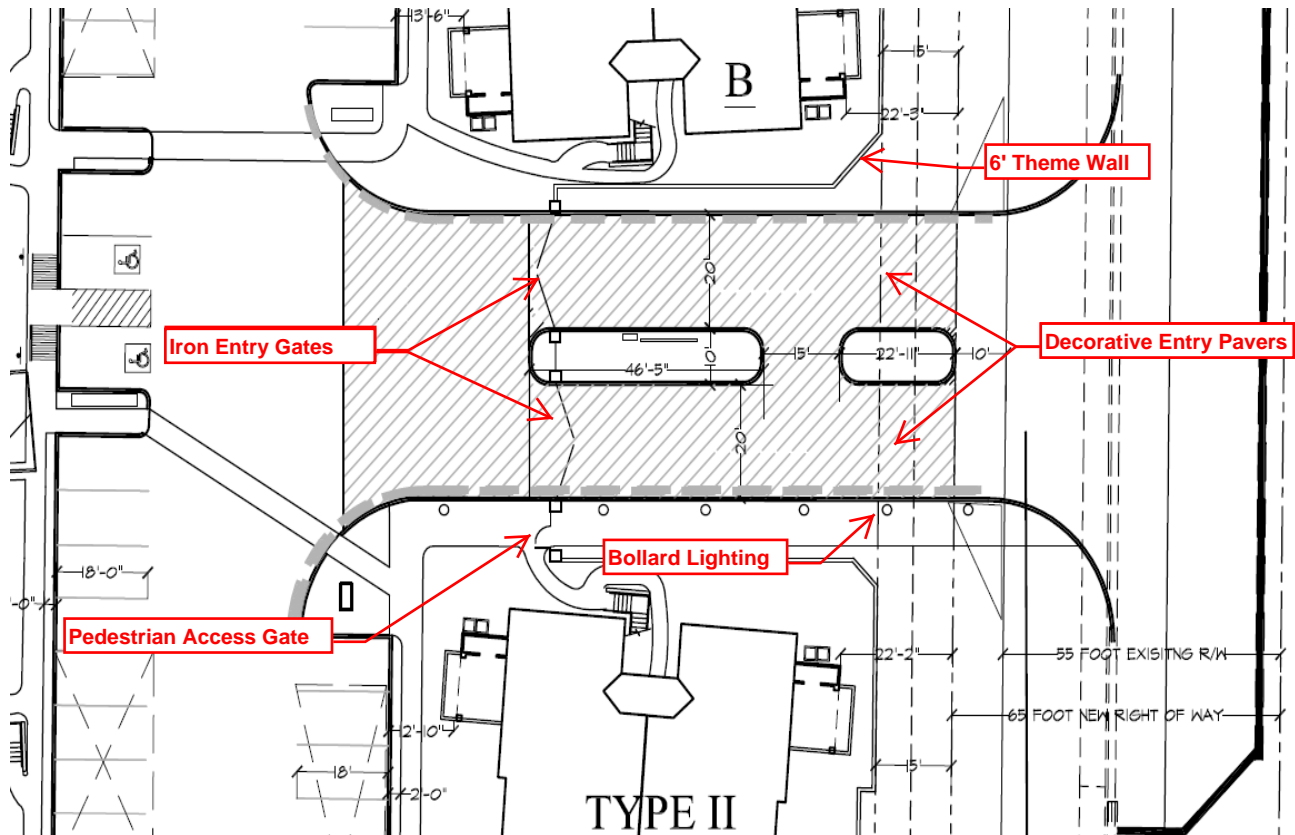
General Notes:

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- PURSUANT TO CHAPTERS OF THE PEORIA CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND UNLESS A WAIVER OR DEFERMENT OF UTILITY UNDERGROUNDING IS APPROVED BY THE CITY ENGINEER.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW. BPPD 3' OR LARGER SHALL BE SCREENED BY A MASONRY WALL, PAINTED TO MATCH THE BUILDING.
- NO SIGNS, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES, SEE PEORIA DET. 158 FOR RESTRICTIONS, OVER 30' IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRAFFIC ENGINEER.
- ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW BY A PARAPET WALL.
- ALL AUTOMATIC GATES FOR DRIVEWAYS SHALL HAVE 'OPTICON' OR EQUAL RECIEVER FOR FIRE TRUCK CONTACT TO OPEN AUTOMATICALLY.
- CITY OF PEORIA ORD. 2013-13 REQUIRES STRUCTURE TO BE PROTECTED BY A TOTAL COVERAGE FIRE ALARM AND FIRE DETECTION SYSTEM. 00-116 ALSO REQUIRES STRUCTURE TO BE PROTECTED BY A FULLY SPRINKLERED SYSTEM, WITH THE MINIMUM DESIGN OF ORDINARY 2 CALCULATED AT 2000 SF.
- ALL FIRE HYDRANTS TO BE OF THE 'WET BARREL' TYPE. MAINTAIN A MINIMUM 3' CLEAR SPACE AROUND FIRE HYDRANT AND FDC AND DO NOT PLANT TREES OR BUSHES THAT WILL ENROACH UPON THE 3' CLEAR SPACE WHEN MATURE.
- ALL LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 14-3-II OF THE CITY OF PEORIA ORDINANCE LIGHTING REQUIREMENTS AND THE CITY OF PEORIA OUTDOOR LIGHT CONTROL ORDINANCE.
- ALL SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.
- ALL GROUND MOUNTED AND ROOF MOUNTED EQUIPMENT, INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.
- REFUSE CONTAINERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PEORIA ZONING ORDINANCE.
- REPRESENTS FIRE LANE. REPRESENTS FIRELANE SIGN. SEE 9IN DETAL.
- PROJECT TO BE EQUIPPED WITH NFPA 13R SPRINKLERED SYSTEM.
- KNOX BOXES TO BE PROVIDED AT ALL ENTRY GATES, OFFICE AND COMMERCIAL BUILDINGS AND ALL POOL GATES.

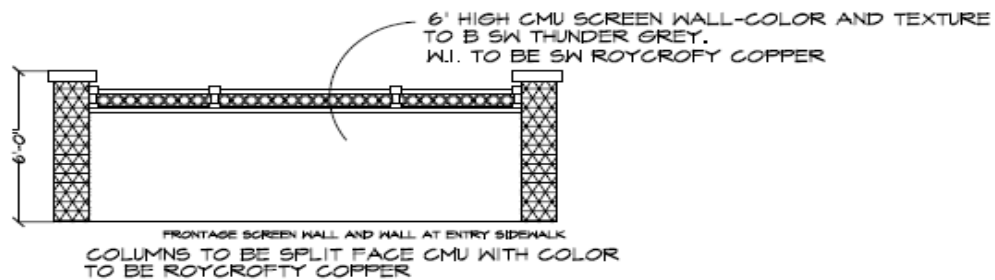


PRELIMINARY SITE PLAN

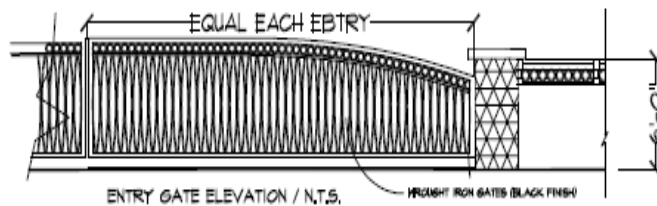
Entry Design Elements:



67TH AVE



FRONT SITE WALL DETAIL

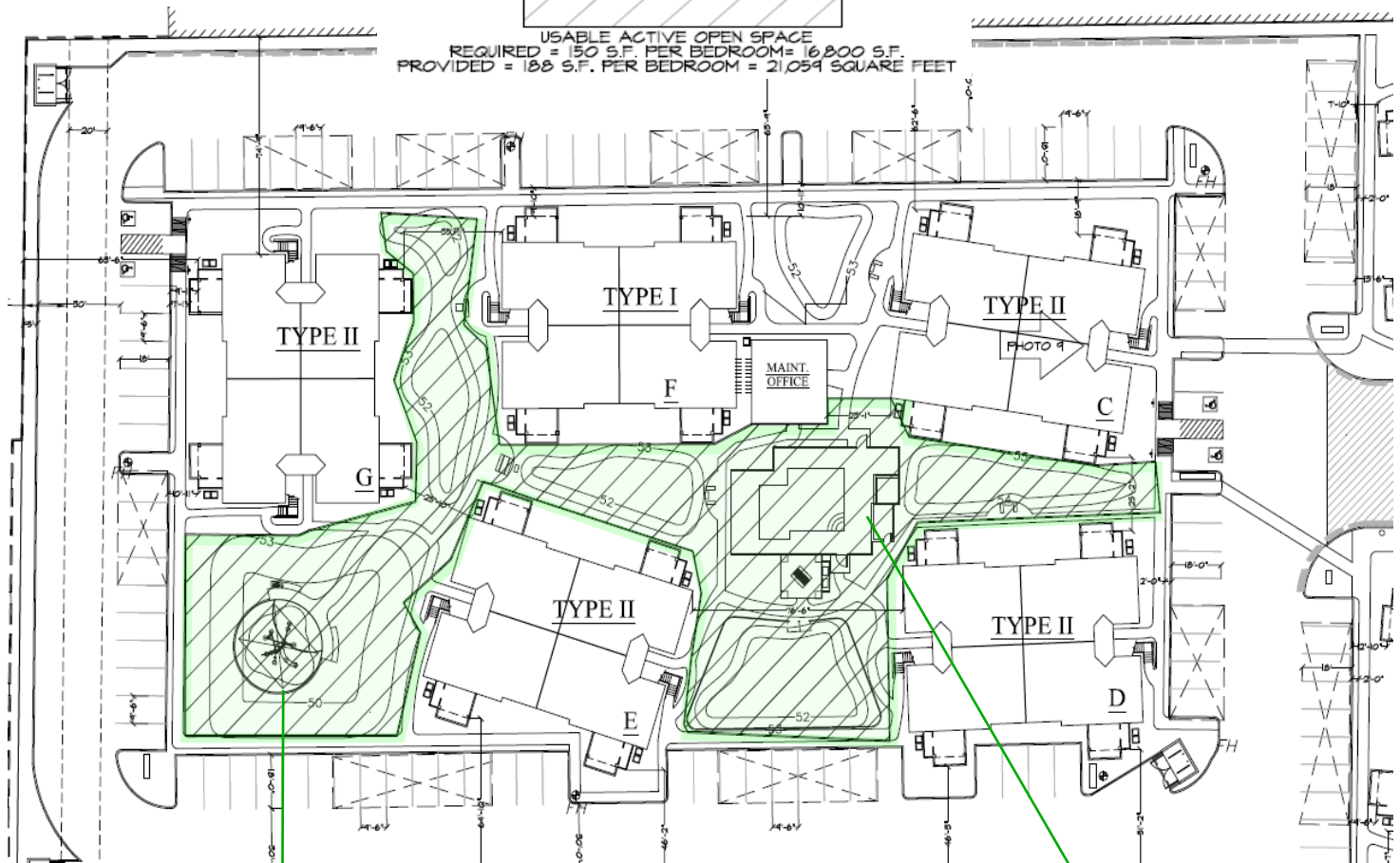


FRONT ENTRY WALL DETAIL

Useable Open Space:

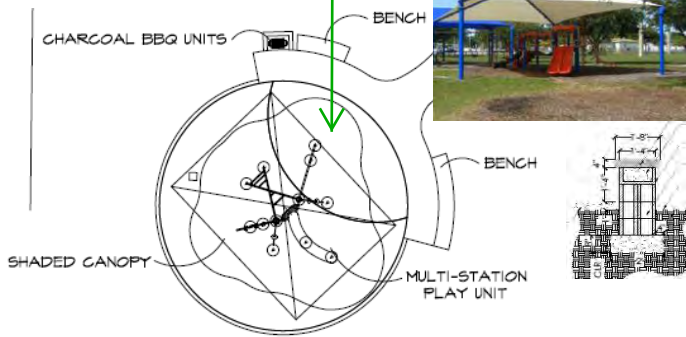


USABLE ACTIVE OPEN SPACE
 REQUIRED = 150 S.F. PER BEDROOM = 16,800 S.F.
 PROVIDED = 188 S.F. PER BEDROOM = 21,054 SQUARE FEET

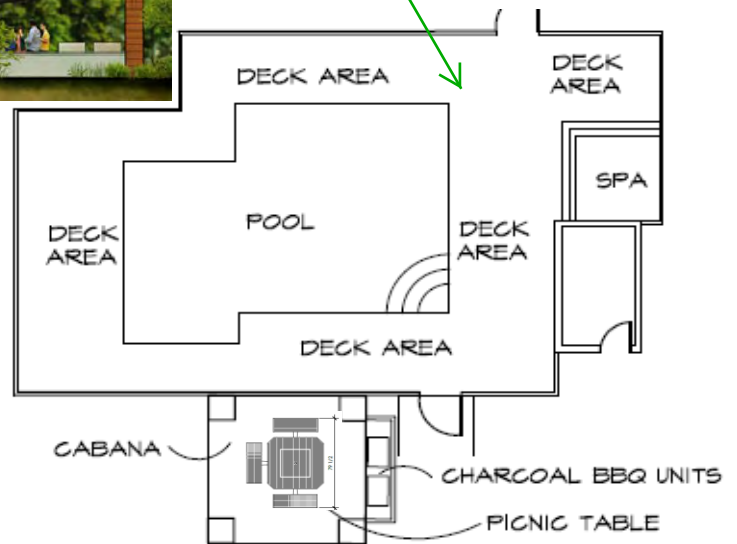


PICNIC BENCH
 CHARCOAL BBQ UNIT

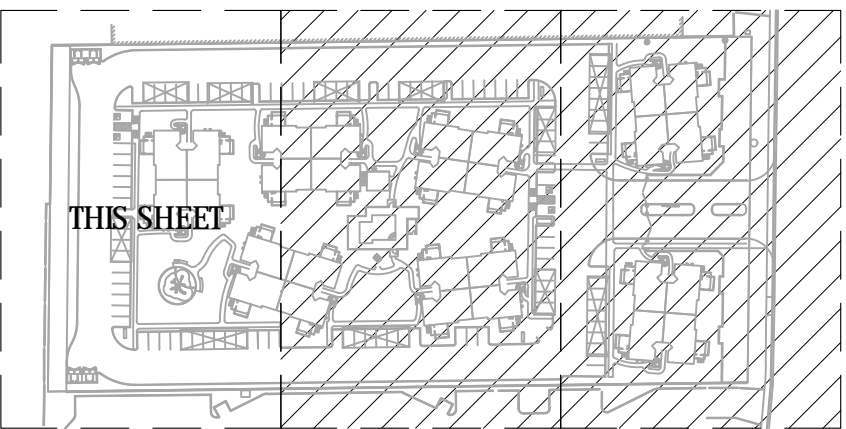
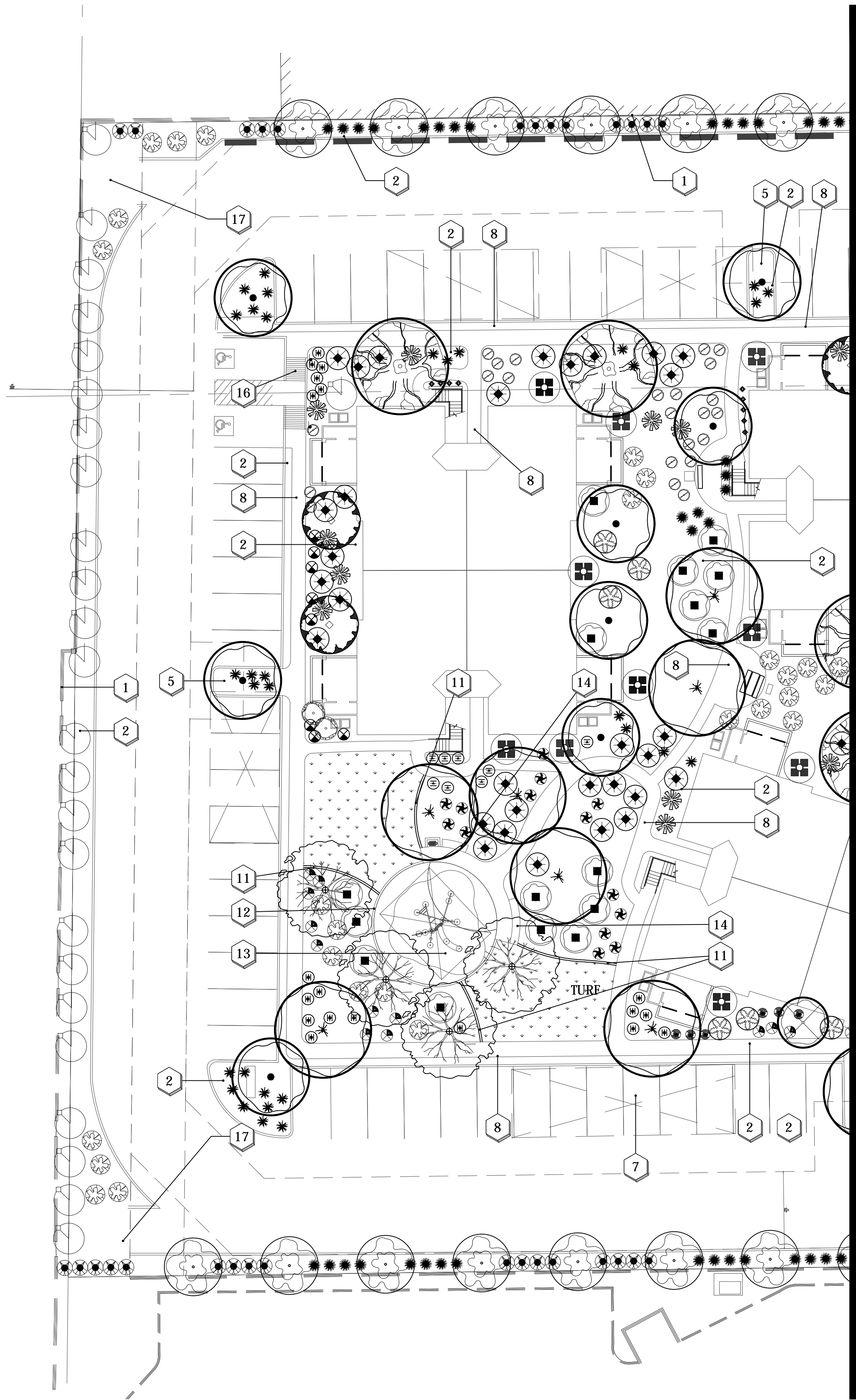
BBQ PICNIC NODE TYPICAL OF 5



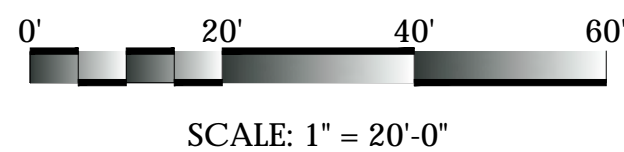
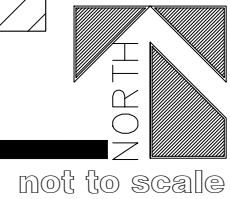
KIDS PLAY STATION



POOL/SPA/CABANA



key map



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 6'-0" SCREEN WALL. SEE ARCHITECT'S SITE PLAN.
- 7 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 8 SIDEWALK.
- 9 RAMADA. SEE ARCHITECT'S SITE PLAN FOR DETAIL.
- 10 ENTRY GATE. SEE ARCHITECT'S SITE PLAN
- 11 CONCRETE HEADER.
- 12 TOT LOT CONCRETE HEADER.
- 13 TOT LOT. SEE SHEET L.05
- 14 16" X 16" CMU SEAT WALL. SEE DETAIL "C" SHEET L.05
- 15 CURB. SEE CIVIL ENG. PLANS.
- 16 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 17 TRASH RECEPTACLE. SEE ARCHITECT'S SITE PLAN
- 18 60" VIEW FENCE SEE DETAI 'A', SHEET L.03
- 19 EXISTING 3'-0 WALL TO REMAIN. SEE SITE PLAN.
- 20 BIKE RACK. SEE ARCHITECTS SITE PLAN

plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	18	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO SMOOTHIE THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1.0 GPH)	24" BOX	13	H., W., CAL. STAKE IN PLACE
	DALBERGIA SISOO SISOO TREE	(5 @ 1.0 GPH)	15 gal	16	H., W., CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	22	H., W., CAL. STAKE IN PLACE
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	(5 @ 1.0 GPH)	15 gal	44	H., W., CAL. STAKE IN PLACE
	PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	16	H., W., CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	8	H., W., CAL. STAKE IN PLACE
palms					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	(2 @ 1.0 GPH)	18' TALL	8	
	BIZMARKIA NOBILIS BIZMARK PALM	(2 @ 1.0 GPH)	15 gal.	3	
	BRAHEA ARMATA MEXICAN BLUE PALM	(1 @ 2.0 GPH)	15 gal.	16	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	(1@ 2.0 GPH)	15 gal.	22	43
shrubs					
	ALOE X. BLUE ELF BLUE ELF ALOE	(1@ 2.0 GPH)	5 gal.	49	
	ALOE BARBADENSIS ALOE VERA	(1@ 2.0 GPH)	5 gal.	14	
	AGAVE AMERICANA MEDIA PICTA " MEDIA PICTA 'ALBA' GREEN & WHITE AGAVE AMERICANA	(1@ 2.0 GPH)	5 gal.	21	
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1@ 2.0 GPH)	5 gal.	104	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	(1@ 2.0 GPH)	5 gal.	86	
	DASYLIRION WHEELERI DESERT SPOON	(1@ 2.0 GPH)	5 gal.	82	
	HESPERALOE PARVIFLORA RED YUCCA	(1@ 2.0 GPH)	5 gal.	178	
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1@ 2.0 GPH)	5 gal.	74	
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1@ 2.0 GPH)	5 gal.	10	640
accents					
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1@ 2.0 GPH)	5 gal.	55	
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON CIMARRON SAGE	(1@ 2.0 GPH)	5 gal.	42	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1@ 2.0 GPH)	5 gal.	34	
	RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	(1@ 2.0 GPH)	5 gal.	75	
	TECOMA ALATA ORANGE JUBILEE	(1@ 2.0 GPH)	5 gal.	31	
	TECOMA STANS YELLOW BELLS	(1@ 2.0 GPH)	5 gal.	32	268
accents					
	LANTANA 'DALLAS RED' RED LANTANA	(1@ 2.0 GPH)	5 gal.	62	
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1@ 2.0 GPH)	5 gal.	72	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1@ 2.0 GPH)	5 gal.	97	
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	TURF / SOD BOB SOD			1,724 SF	
inerts					
	1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		3/4"- MINUS	62,986 SF	2" MINIMUM IN ALL PLANTERS
	CONCRETE HEADER EXTRUDED CONCRETE		4" X 6"	QTY	



THE LANDMARK ON 67TH

PEORIA, ARIZONA
PRELIMINARY PLANTING PLAN

PROJECT:

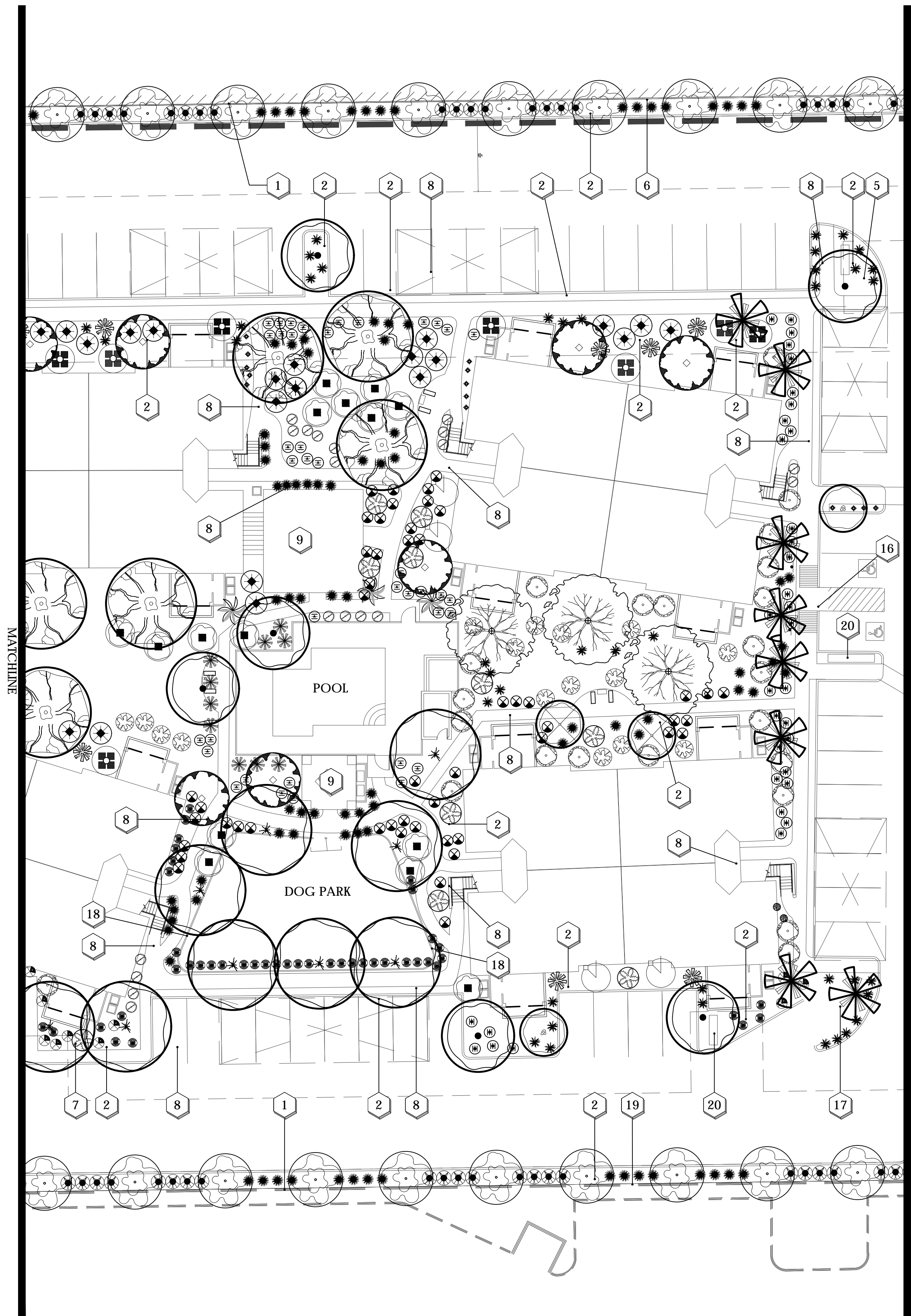
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DATE:
DRAWN BY: B. PAUL
SUBMITTED: 04.17.2017
REVISED:

SHEET TITLE:

SHEET

Exhibit M

L.02 of L.05

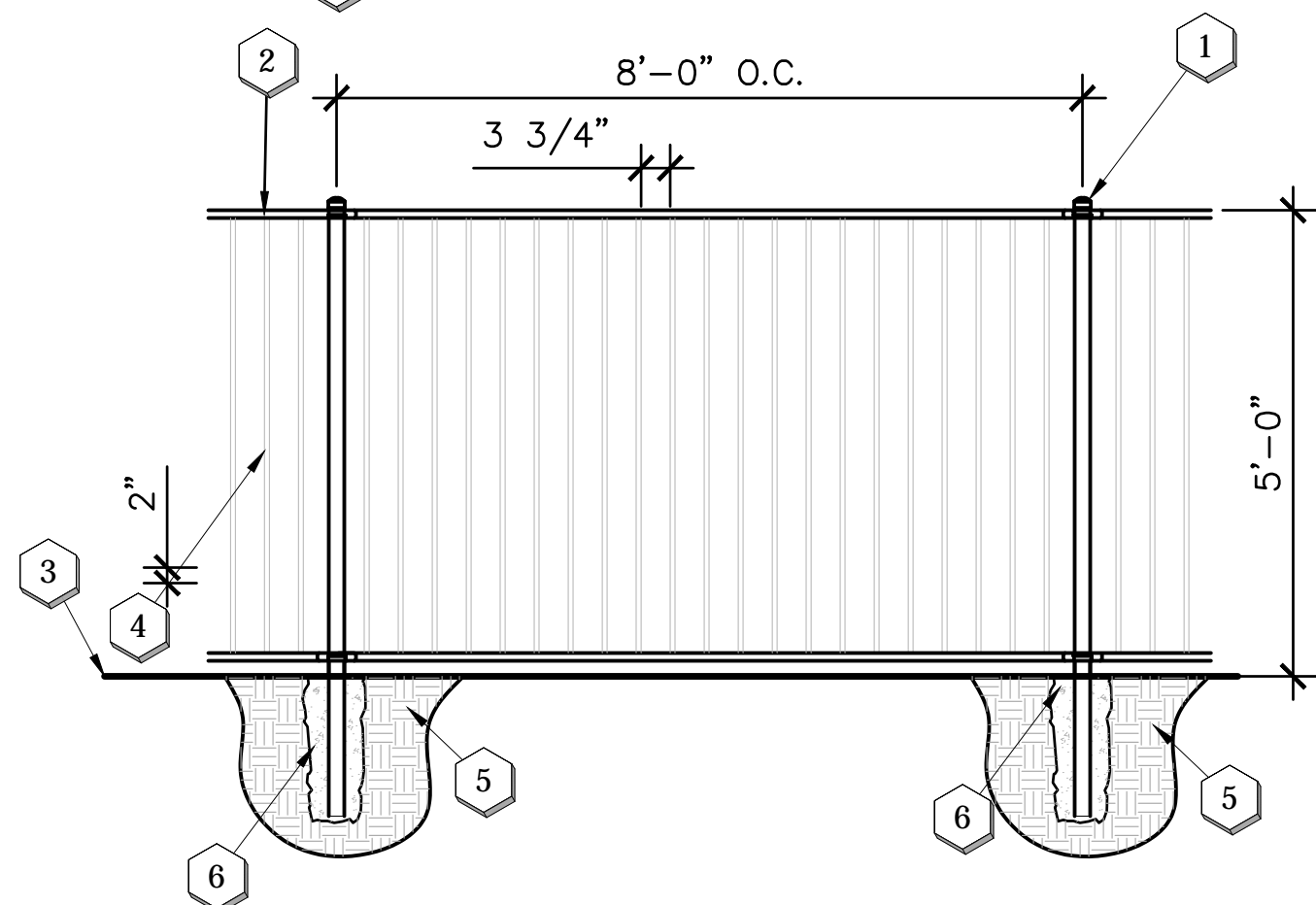


planting key notes

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key notes

- 1 2" X 2" STEEL POSTS 14 GUAGE W/ CAST IRON FLAT CAP. SPACING 96" OR AS PER PLAN
- 2 1" X 1" SQ. TUBULAR BLACK STEEL RAIL
- 3 FINISH GRADE
- 4 3/4" X 3/4" SQ. TUBULAR STEEL PICKETS AT 3-3/4" O.C. MAXIMUM SPACING
- 5 COMPACTED SUBGRADE
- 6 CONCRETE FOOTING 8" DIA. MIN. 18" DEPTH



60" VIEW FENCE AT DOG PARK

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

plant legend

	botanical name common name	emitters	size	qty	comments
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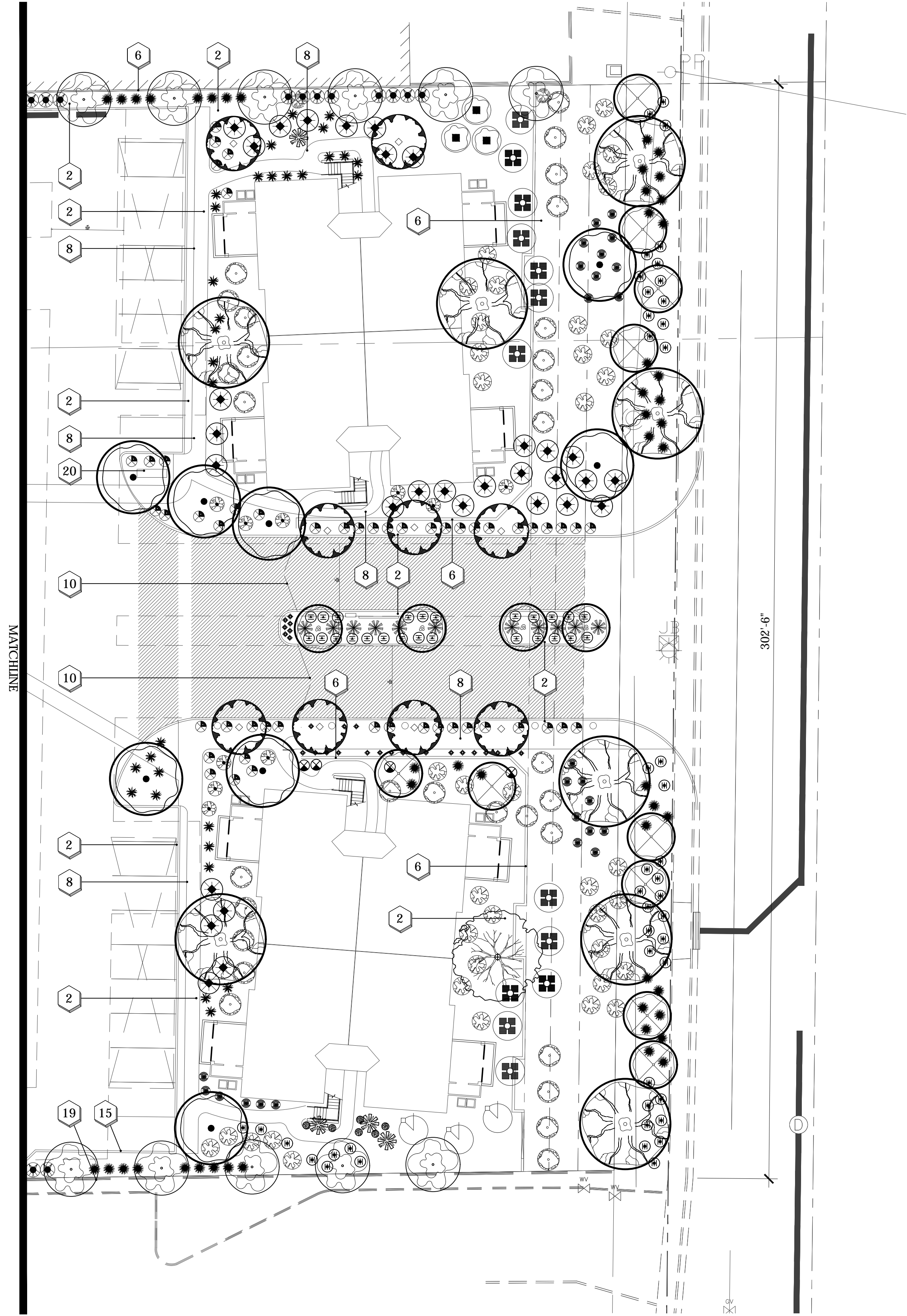
THE LANDMARK ON 67TH

PEORIA, ARIZONA
PRELIMINARY PLANTING PLAN

PROJECT:SHEET TITLE:

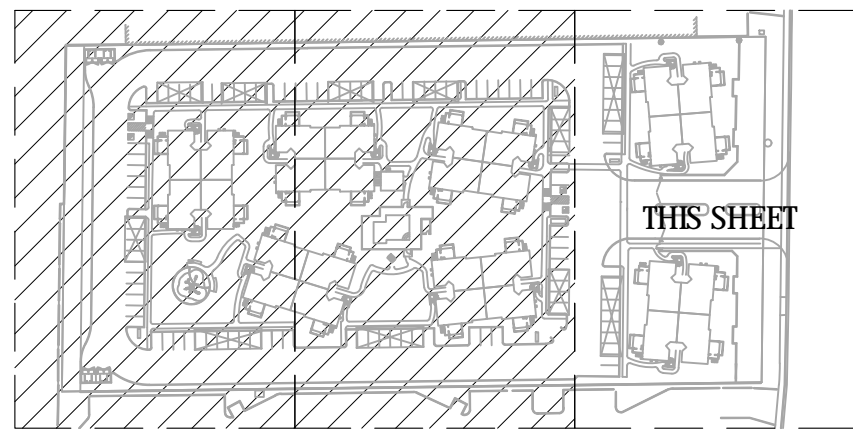
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SHEET



MATCHLINE

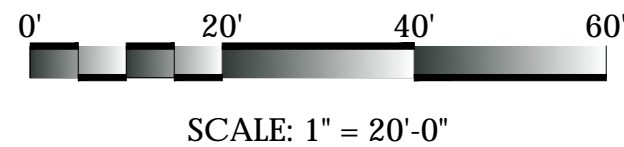
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key map



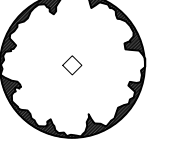

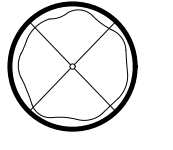


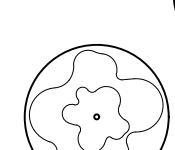

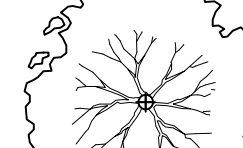
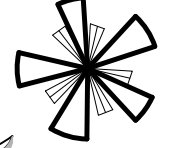


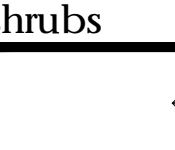







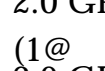












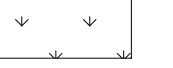
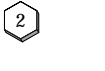
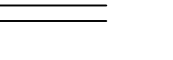
not to scale

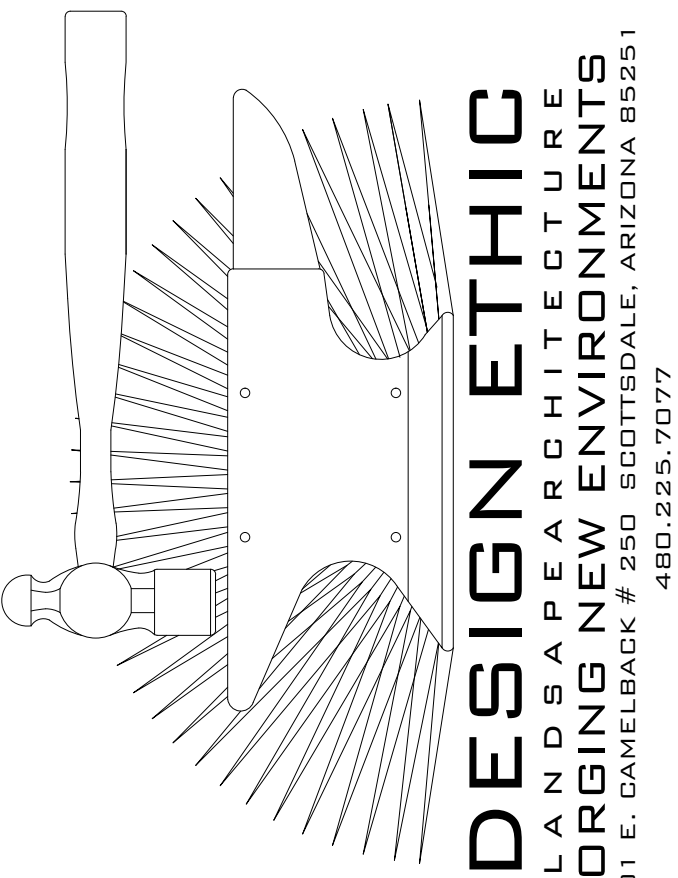


planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 6'-0" SCREEN WALL. SEE ARCHITECT'S SITE PLAN.
- 7 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 8 SIDEWALK.
- 9 RAMADA. SEE ARCHITECT'S SITE PLAN FOR DETAIL.
- 10 ENTRY GATE. SEE ARCHITECT'S SITE PLAN
- 11 CONCRETE HEADER.
- 12 TOT LOT CONCRETE HEADER.
- 13 TOT LOT. SEE SHEET L.05
- 14 16" X 16" CMU SEAT WALL. SEE DETAIL "C" SHEET L.05
- 15 CURB. SEE CIVIL ENG. PLANS.
- 16 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 17 TRASH RECEPTACLE. SEE ARCHITECT'S SITE PLAN
- 18 60" VIEW FENCE SEE DETAI 'A', SHEET L.03
- 19 EXISTING 3'-0 WALL TO REMAIN. SEE SITE PLAN.
- 20 BIKE RACK. SEE ARCHITECTS SITE PLAN

plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	24" BOX	18	H., W., CAL. STAKE IN PLACE
	CAESALPINIA CACALACO SMOOTH THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	6	H., W., CAL. STAKE IN PLACE
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	(5 @ 1.0 GPH)	24" BOX	13	H., W., CAL. STAKE IN PLACE
	DALBERGIA SISSOO SISSOO TREE	(5 @ 1.0 GPH)	15 gal	16	H., W., CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	22	H., W., CAL. STAKE IN PLACE
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	(5 @ 1.0 GPH)	15 gal	44	H., W., CAL. STAKE IN PLACE
	PROSOPIS SEEDLESS HYBRID 'AZT' 'AZT' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	16	H., W., CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(5 @ 1.0 GPH)	24" BOX	8	H., W., CAL. STAKE IN PLACE
palms					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	(2 @ 1.0 GPH)	18' TALL	8	
	BIZMARKIA NOBILIS BIZMARK PALM	(2 @ 1.0 GPH)	15 gal.	3	
	BRAHEA ARMATA MEXICAN BLUE PALM	(1 @ 2.0 GPH)	15 gal.	16	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	(1@ 2.0 GPH)	15 gal.	22	43
shrubs					
	ALOE X. BLUE ELF BLUE ELF ALOE	(1@ 2.0 GPH)	5 gal.	49	
	ALOE BARBADENSIS ALOE VERA	(1@ 2.0 GPH)	5 gal.	14	
	AGAVE AMERICANA MEDIA PICTA " MEDIA PICTA 'ALBA' GREEN & WHITE AGAVE AMERICANA	(1@ 2.0 GPH)	5 gal.	21	
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1@ 2.0 GPH)	5 gal.	104	
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	(1@ 2.0 GPH)	5 gal.	86	
	DASYLIRION WHEELERI DESERT SPOON	(1@ 2.0 GPH)	5 gal.	82	
	HESPERALOE PARVIFLORA RED YUCCA	(1@ 2.0 GPH)	5 gal.	178	
	MUHLENBERGIA CAPILLARIS REGAL MIST	(1@ 2.0 GPH)	5 gal.	74	
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1@ 2.0 GPH)	5 gal.	10	640
accents					
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1@ 2.0 GPH)	5 gal.	55	
	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON CIMARRON SAGE	(1@ 2.0 GPH)	5 gal.	42	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	(1@ 2.0 GPH)	5 gal.	34	
	RUSSELIA EQUISETIFORMIS CORAL FOUNTAIN	(1@ 2.0 GPH)	5 gal.	75	
	TECOMA ALATA ORANGE JUBILEE	(1@ 2.0 GPH)	5 gal.	31	
	TECOMA STANS YELLOW BELLS	(1@ 2.0 GPH)	5 gal.	32	268
accents					
	LANTANA 'DALLAS RED' RED LANTANA	(1@ 2.0 GPH)	5 gal.	62	
	LANTANA MONTEVIDENSIS PURPLE LANTANA	(1@ 2.0 GPH)	5 gal.	72	
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	(1@ 2.0 GPH)	5 gal.	97	
	SPHAGNETICOLA TRILOBATA YELLOW DOT	(1@ 2.0 GPH)	5 gal.	85	
	THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1@ 2.0 GPH)	5 gal.	8	337
	TURF / SOD BOB SOD			1,724 SF	
inerts					
	1" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		3/4"- MINUS	62,986 SF	2" MINIMUM IN ALL PLANTERS
	CONCRETE HEADER EXTRUDED CONCRETE		4" X 6"	QTY	



THE LANDMARK ON 67TH

PEORIA, ARIZONA
PRELIMINARY PLANTING PLAN

PROJECT:

JOB NO: 16-017
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 04.17.2017
REVISED:

SHEET TITLE:

SHEET

Exhibit M

L.04 of L.05

Architectural Elevations & Design:

ROOF MATERIAL:
CORRUGATED METAL
COLOR: SW RUST



MAIN BODY COLOR:
SHERWIN WILLIAMS
LULLABY
#9136



RAIL & WAINSCOT COLOR:
SECONDARY BODY COLOR:
ROOF FASCIA
SHERWIN WILLIAMS
THUNDER GRAY
#7645



CLADDED SIDING:
WINDOW AWNINGS
SHERWIN WILLIAMS
ROYCROFT COPPER RED
#2839



THIS COLOR SCHEDULE TO BE USED ON
BLDGS NUMBER
1, 3, 5
SEE SHEET ASI FOR BUILDING LOCATION ON
SITE



Side

ROOF MATERIAL:
CORRUGATED METAL
COLOR: SW RUST



MAIN BODY COLOR:
SHERWIN WILLIAMS
SERIOUS GRAY
#6255



RAIL & WAINSCOT COLOR:
SECONDARY BODY COLOR:
ROOF FASCIA
SHERWIN WILLIAMS
THUNDER GRAY
#7645



CLADDED SIDING
WINDOW AWNINGS
SHERWIN WILLIAMS
ROYCROFT COPPER RED
#2839



THIS COLOR SCHEDULE TO BE USED ON
BLDGS NUMBER
2, 4, 6, 7
SEE SHEET ASI FOR BUILDING LOCATION ON
SITE



Front



Office

PEORIA INFILL INCENTIVE DISTRICT MAP

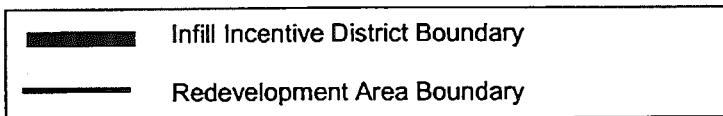
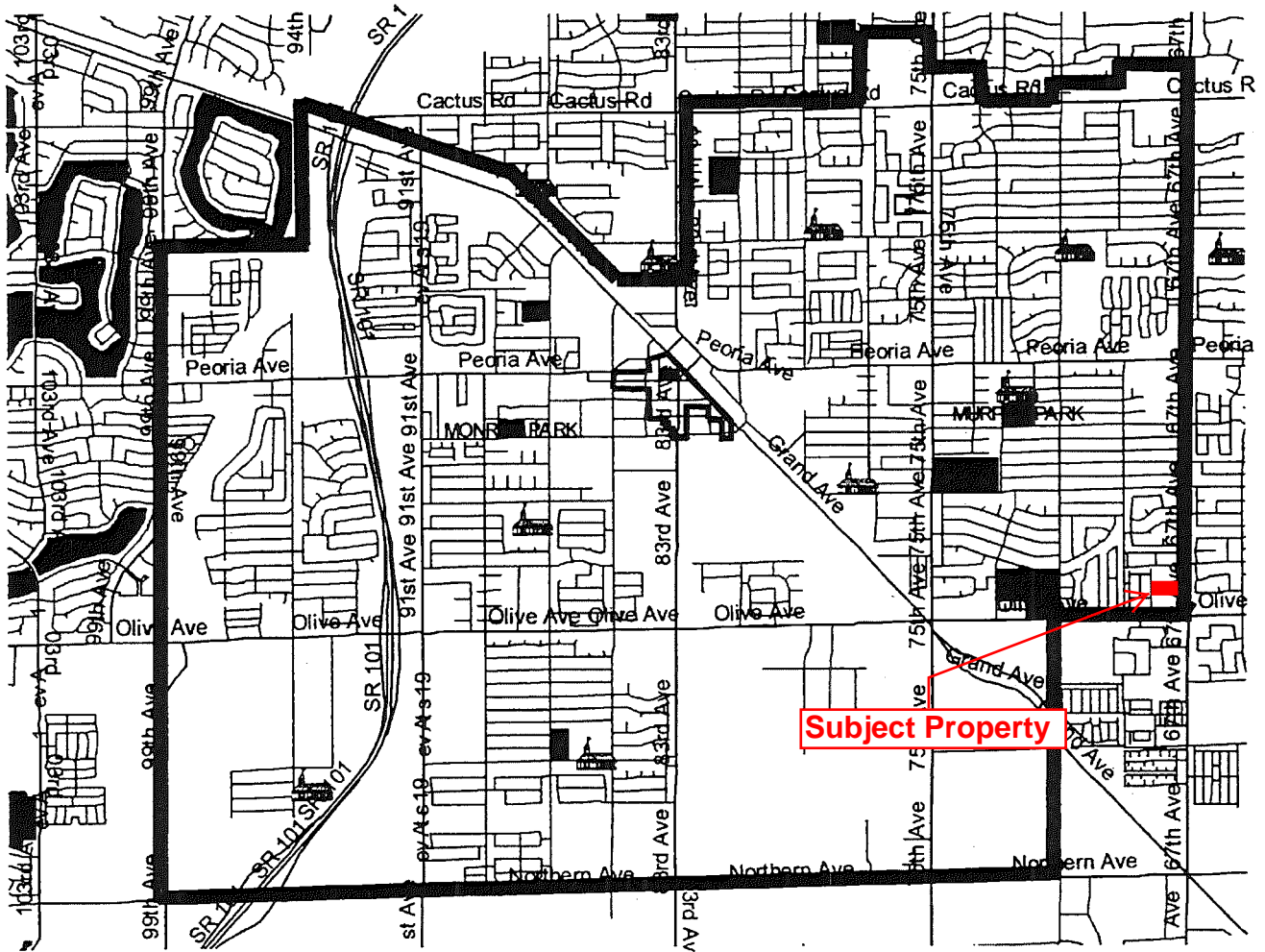


Exhibit O