

BACKGROUND

Context

The proposal consists of two separate parcels, located at the northwest and southwest corners of 107th Avenue and Beardsley Road. The north parcel comprises 7.12 gross acres and the south parcel is approximately 10.2 gross acres. Contextually, both parcels are vacant and abut Ventana Lakes, a master-planned age-restricted community. (Exhibits A & B). The northeast corner of this intersection consists of a small 4.4 acre mini-storage facility (which is surrounded by Ventana Lakes) and the southeast corner is part of the unincorporated Sun City age-restricted community. Access to this site is available from 107th Avenue and Beardsley, both of which are designated as arterial roadways on the General Plan Circulation Map. The intersection is signalized. Finally, it should be noted that recently both parcels were successfully annexed into the Ventana Lakes HOA.

General Plan

The property is designated *Low Density Residential (2-5 du/acre, Target of 3.0 du/acre)* on the General Plan Land Use Map. This land use designation denotes areas where detached moderate-sized lot, single-family residential developments are desirable. The density range (2.0 – 5.0 du/ac, target density of 3.0 du/ac) is intended to provide for areas of low density while maintaining a detached single-family suburban residential character. (Exhibit C)

Zoning

Both parcels have retained their Intermediate Commercial (C-2) zoning since 1984 (Exhibit D). The purpose of the Intermediate Commercial District is to provide a shopping center for the sale of convenience goods and personal services. This is the most common commercial district in the City, permitting a range of uses including retail, fast-food/dining restaurants, services, grocers and the like.

(North Parcel) Adjacent Uses and Zoning

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

Table 1 – North Parcel: Existing Land Use and Adjacent Ownership:

	Land Use	Development Project / Agency
North	Residential (age restricted)	Lakeside Unit 2 at Ventana Lakes / VLPOA
South	Major Arterial (Beardsley Road)	City of Peoria
East	Commercial (east of 107 th Ave.)	StorQuest Self Storage
West	Residential (age restricted)	Lakeside Unit 2 at Ventana Lakes / VLPOA

Table 2 – North Parcel: General Plan Land Use and Zoning:

	General Plan Designation	Zoning
North	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Multi-Family Residential (RM-1)

South	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Intermediate Commercial (C-2)
East	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Intermediate Commercial (C-2)
West	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Multi-Family Residential (RM-1)

(South Parcel) Adjacent Uses and Zoning

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

Table 2 – South Parcel: Existing Land Use and Adjacent Ownership Table:

	Land Use	Development Project / Agency
North	Major Arterial (Beardsley Road)	City of Peoria
South	Residential (age restricted)	Greystone Heritage Unit 2 at Ventana Lakes / VLPOA
East	Residential (east of 107 th Ave.)	Sun City 47 Subdivision
West	Residential (age restricted)	Landings at Ventana Lakes / VLPOA

Table 2 – South Parcel: General Plan Land Use and Zoning:

	General Plan Designation	Zoning
North	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Intermediate Commercial (C-2)
South	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Multi-Family Residential (RM-1)
East	Sun City	Single-family residential (R1-6)
West	Low Density Residential (2-5 du/ac, target of 3 du/ac)	Multi-Family Residential (RM-1)

Related Policies and Project History

Annexations:

Annexation of the south parcel pre-dated the north. This was approved by the City Council through Ordinance 77-48, on December 2, 1977. The north parcel was part of a 160 acre annexation that stretched north, from Beardsley Road to Rose Garden Lane, along the west side of 107th Avenue. This was approved by the City in August of 1979 through Ordinance 79-43.

General Plan:

In 2013, an application was filed (“Ventana Commons”) requesting to re-designate the south parcel from the Low Density Residential land use designation to the Medium Density Residential land use designation, which has a permitted density range of 5-8 du/acre and a target density of 6 du/acre (Case GPA13-0008). This application was accompanied by the Rezoning application (Case Z13-0015, Ventana Commons). In short, these applications were met with widespread opposition, chiefly because the development was not proposed as age-restricted. Accordingly, the applications expired and did not progress any further, and the subject property has retained its Low Density Residential land use designation.

Zoning:

Upon annexation, the north parcel received initial zoning in August 1979. In November of that same year, the City Council adopted Ordinance 79-70 authorizing a zone change for 160 acres, including the north parcel, from AG-1 to a P.U.D. zoning district. The new P.U.D. zone divided the 160 acres into sections of R1-8 (single-family residential) and RM-1 (multi-family residential) districts, and leaving 10 acres of Intermediate Commercial (C-2) zoning on the northwest corner of 107th Avenue & Beardsley Road.

In December of 1984, the City Council adopted Ordinance 84-103, changing the zoning for approximately 484 acres that included the north and south corner parcels, from C-2, R1-8, RM-1, and O-1 to a modified P.U.D. zoning district. The new P.U.D was designed to maintain the previous zones as underlying zones, maintaining Intermediate commercial (C-2) zoning for both subject parcels. Later, in February of 1986, the City Council adopted Ordinance 86-12, replacing this modified P.U.D. with the RM-1 zoning district for all the residential portions of Ventana Lakes community. In summary, both north and south parcels have retained their commercial zoning since 1984.

In 2013, a rezoning application (Z13-0015) was filed for the south parcel (“Ventana Commons”), requesting a change from Intermediate Commercial (C-2) to a Planned Area Development (PAD) zoning district to accommodate 74 patio home type units on the 10-acre parcel. This application ran concurrently with the aforementioned General Plan land use amendment application (GPA13-0008). As described above, both applications did not progress forward due to the widespread opposition received on this non age-restricted development proposal.

Site/Development:

There are no commercial development applications on record since the zone change in 1986.

APPLICANT’S PROPOSAL

Goal / Purpose of Request

The applicant requests approval to rezone the two subject parcels from Intermediate Commercial (C-2) to the proposed Four Seasons at Ventana Lakes Planned Area Development (PAD), to permit an age-restricted residential development that is comparable with an R1-6 single-family residential zoning district. The development proposal comprises a total of 69 lots on approximately 17.3 acres, resulting in an overall gross density of 3.99 dwelling units per acre. (Exhibit F)

Access:

The developer intends to have decorative monuments facing east on both the north and southwest corners of Beardsley Road & 107th Avenue to provide a heightened sense of arrival into the Ventana Lakes Community. Primary access to the north parcel will be via Beardsley Road. The north parcel will include a right-in/right-out access and a full-access on the west side of the parcel. An emergency fire lane is designed to access 107th Avenue.

The south parcel is intended to have two main access points as well. Both accesses are to 107th Avenue that make an inner loop within the parcel. A secondary emergency access is located next to the City of Peoria well site, on the north end of the parcel, which connects to Beardsley Road. No gates are intended for either parcel.

Unique Site Features/Conditions:

It should be noted that the subject properties have existing encumbrances that must be addressed with the Four Seasons at Ventana Lakes proposal. Both the north and south parcels have an existing gas pipeline easement running diagonally through these properties, and the south parcel has three additional encumbrances, including a City Capital Improvements Project (CIP). All have an impact on the overall proposal. The applicant has addressed these features and included them within the development concept. A summary of these encumbrances are as follows:

1. City CIP project along the south side of Beardsley Road;
2. City well site, on the south parcel;
3. City water tank site adjacent to the southwest corner of the south parcel; and
4. Existing gas pipeline easement, extending north to south, through the east side of both parcels.

The CIP project improvements extend from 99th to 111th Avenues, along the south side of Beardsley Road. Applicable to this Rezoning proposal, the improvements would fall within a 55-foot wide area, along the north boundary of the south parcel. The City has budgeted to complete the following:

- Backfilling the existing channel, and installing about 4,600 LF of storm drain pipe;
- Installation of a 10' wide sidewalk;
- Installation of ADA accessible curb ramps at 107th Avenue;
- Installation of new traffic signal equipment at 107th Avenue;
- Restriping and micro sealing the south half of Beardsley Road; and
- Removing existing palm trees in favor of new City owned landscape palette.

The City intends to complete all the work in one construction phase over a nine (9) month span, beginning in August-September of 2017. The City has already entered into negotiations with the developer to dedicate the right-of-way for the traffic signal so the City can begin that project immediately.

Following the order above, second is the City well site. The site is approximately a 4,900 square foot area, already in use by the City of Peoria. Access is currently from Beardsley Road, but will be re-located at the time of development, extending off the proposed Sierra Pinta Drive, at the south end of the well site. This new access will be constructed with the Four Seasons residential development. As part of the subdivision plat, the developer must dedicate the well site, and has the option to either dedicate the area for the new access drive or provide an easement.

Third is the City's water tank site, located on a parcel outside this proposal, south of the southwest corner of the proposal's south parcel. Although this parcel is not part of the Rezoning proposal, it is encumbered by water utility & access easements that run through the south parcel to the tank site. The water utility easement varies in width from 20 – 11 feet in width, extending northwest of the tank site and running near the west boundary of this south parcel. The access easement is 20 feet wide, beginning at the north edge of the tank site and extending along the entire south boundary of the south parcel. There are two access gates to the tank site. The north access drive is intended for more heavy-duty equipment and vehicles, while access to the east gate must be maintained for the standard maintenance trucks. The developer is providing a 10 foot wide paved surface to maintain this access for those utility

trucks, and the development proposes to also utilize it as a multi-purpose trail amenity that will connect to the sidewalk along Chino Drive to the south. All easements shall be maintained through the Final Plats for the development.

Finally, the fourth encumbrance is the gas pipeline easement. This easement is 60 feet wide through the north parcel and narrows to 30 feet wide through the south parcel, south of Beardsley Road. The easement runs diagonally on the east side of both parcels, near 107th Avenue. No buildings or tree plantings are permitted within the easement, so the proposed development plan worked around this by designing this space into the proposal as a significant open space amenity corridor. Through the easement corridor, the developer proposes an 8' wide paved meandering trail with four (4) 'parcourse' fitness stations and seating. (Exhibit F)

Usable Open Space:

The applicant has designed the proposal to provide an overall total of 2.99 acres (17%) of on-site usable open space in compliance with Chapter 3 of the City of Peoria Design Review Manual, which requires a minimum of 9%, based on the given lot sizes. In staying consistent with the analysis thus far, when separating the two parcels, the numbers are still in compliance with the 9% minimum City standard. The north parcel has reserved 1.77 acres (25%) for useable open space, and the south parcel has reserved 1.22 acres (12%). The useable open spaces will provide the following amenities:

- 8 foot wide paved multi-use trail (east side of both parcels);
- Four (4) 'parcourse' fitness stations along east trail;
- Four (4) shaded seating nodes;
- Additional 8 foot wide trail on west side of the north parcel;
- Two golf putting greens in the northwest corner of the south parcel;
- Additional 8 foot wide trail near putting green area, connecting the project to the Ventana Lakes Yacht Club directly west.
- 10 foot wide paved multi-use trail on the south side of the south parcel.

The main open space amenity feature is an eight (8') foot wide meandering trail, with parcourse fitness stations located through the gas pipeline easement on the east side of both parcels and both parcels are designed to have full connectivity to this trail. The shaded bench seating nodes are all near connecting pathways or trails, and residents of the south parcel will have easy access to the proposed golf putting greens. The applicant also proposes a trail connection to the existing Ventana Lakes Community Yacht Club site directly west of the golf putting greens. (Exhibit I) The Yacht Club has a pool and gaming amenities that residents of this new development are going to be allowed to utilize, as they will with all the Ventana Lakes VLPOA Community amenities, after being successfully voted into the VLOPA on March 18, 2017.

Beardsley Road creates some obvious separation between the two parcels creating convenience issues between the two parcels; however, the development plan has been designed to provide full connectivity within each parcel, and each parcel is meeting the required useable open space percentage, as explained above.

Walls/Fencing:

The applicant is proposing a decorative theme wall facing Beardsley Road, 107th Avenue, and facing south along the rear of lots 55 – 61. A combined wall/partial view fence is proposed along both sides of the gas pipeline corridor used for open space and for all lots nearest to the west project boundary, except for lot #11. (Exhibit I).

There are areas within the proposal that are less than fifty feet (50') wide where the developer must mitigate concerns with limited visibility, per Chapter 3 of the City of Peoria Design Review Manual (20-78-3.II.A.1). The applicant has indicated they will provide lighting and view fencing to provide relief, as well as strategically planting hostile vegetation in some of these areas to discourage human activity.

Development Standards:

The Ventana Lakes Community is the predominant residential development in the area, in every direction except east of the south parcel. This community has the zoning designation of RM-1 throughout, making this also the predominant zoning district in the vicinity. The *Four Seasons at Ventana Lakes* PAD Standards and Guidelines Report (Exhibit K) provides specific development standards that are similar to those found in the single-family residential (R1-6) zone within the Peoria City Zoning Ordinance. This is compatible with the only other residential community nearby, which is to the east, across 107th Avenue, in Sun City. County records show these lots to have comparable R1-6 single-family zoning designations. A comparison of these general standards and the proposed standards are outlined in the table below:

Standards Categories	(R1-6/Single-Family) Standards	Four Seasons PAD Proposed Single-Family Standards
Land Use Maximum Density (2 – 5 du/acre, target of 3.0 du/acre)	5 – 8 du/acre	3.99 du/acre
Minimum Street Buffer (Beardsley Rd) & (107th Avenue)	10 feet	20+ feet (north) 30+ feet (south)
Minimum Lot Area	6,000 sq. feet	4,725 sq. feet
Minimum Lot Width	50 feet	45 feet
Minimum Lot Depth	100 feet	105 feet
Maximum Height/Stories	30 feet/2 stories	30 feet/1 story
Maximum Lot Coverage	45%	55%
Min. Front Setback	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)	5/13 feet	5/10 feet
Min. Rear Setback	15 feet	15 feet
Min. Corner Setback	10 feet	10 feet
Required Open Space %	9%	17%
Open Space Amenities	Required	Required

As seen in the table above, the proposal does more closely resemble the R1-6 zoning district, with the exception of *Minimum Lot Size* and *Lot Coverage*. These differences are offset in no small measure by the significance of the developer limiting the homes to 1-story, and by the substantial number of encumbrances the developer is having to incorporate into the layout of the development plan. A significant increase in the percentage of required usable open space has also be designed into the proposal.

The development plan exceeds the target density by 0.99 du/ac; however the proposal exceeds the minimum standard requirements for useable open space, street landscape buffering, and other unique project elements. This justification for the increased density is outlined below in the *Discussion and Analysis* section of this report.

DISCUSSION AND ANALYSIS

Conformance with the General Plan

The *Four Seasons at Ventana Lakes* proposal exceeds the 3 du/acre target density of the Low Density Residential land use designation; however, it is within the permitted range of 2-5 du/acre and sufficient justification has been provided for staff to support the proposed 3.99 du/acre. The General Plan allows for increases above the target density if the applicant's 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, utilities, and/or 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 following is a summary of qualifications corresponding to the numbers highlighted above:

Criteria #1 – The applicant has proposed decorative entry monuments at both corners of the project side of Beardsley Road and 107th Avenue. These monuments will have the Ventana

Lakes Community name plaques, and down-lighting installed to give a greater sense of entry and theme to the overall Ventana Lakes community.

Criteria #3 – Nearly three (3) acres, the equivalent of 17% of the overall project area, is proposed for usable open space. This enhancement far exceeds the minimum 9% required by the City. The applicant has also provided enhancements to some of the amenities, such as shaded seating nodes, and fitness stations along the trail corridor. They have also made extended efforts to have good on-site connectivity, including connectivity to the existing Ventana Lakes neighborhood.

Criteria #5 – These parcels are considered infill development, as they are surrounded by existing residential communities. Properties on the opposite side of 107th Avenue have also developed. The vicinity would benefit from the extension of improvements installed for these properties.

Criteria #6 – The developer has met with City Engineering and has agreed to provide or maintain the more preferred driveway access to the existing City well and water tank sites.

Criteria #7 – One of the highlights of this proposal, the applicant has designed great connectivity into the development plan. Future residents of both parcels will have access to the gas pipeline trail amenity and other parcel amenities through connecting sidewalks, pathways, and trails. The applicant has also proposed a trail connection to the existing Ventana Lake Yacht Club located directly west of the south parcel, near the proposed location of the putting greens. Additionally, through the recent annexation into the Ventana Lakes HOA, residents will have access to that community, which would not be afforded with a standard development.

Based on the analysis above, the applicant meets multiple General Plan criteria to initiate consideration for the proposal to exceed target density. Staff supports the increase of 0.99 du/acre, to a maximum of 3.99 du/acre for this proposal.

The proposal complies with the following General Plan Goals, Objectives, and Policies under the **Land Use Element** Chapter:

Infill Development

Objective 1.H; Encourage the development of vacant or underutilized infill sites within the City.

- *Policy 1.H.2; Identify open space and recreational opportunities in infill areas.*

Residential Communities

Objective 1.N: Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

- *Policy 1.N.4: Require adequate provision of open space or direct access to open space in housing developments....*

Land Use Compatibility

Staff has determined that this request is consistent with the adjacent and existing residential housing patterns and densities, as well as with the existing densities within the vicinity based on the data supplied below from City records.

For the **north parcel**, the following table shows the adjacent and near by Ventana Lakes subdivision developments applicable to this analysis:

North parcel comparison – Existing acreage, minimum lot size, and densities:

Location	Project / Agency	Acreage	Lot # / Min Lot Size	Density
Adjacent (north & west)	Lakeside Unit 2 at Ventana Lakes / VLPOA	23.3	80 / 6,300	3.43 du/acre
NW vicinity	Ventana Lakes Parcel 9 / VLPOA	38.6	127 / 7,500	3.29 du/acre
North vicinity	Lakeside Parcel 12 at Ventana Lakes / VLOPA	18.87	73/ 6,000	3.86 du/acre
West vicinity	Ventana Lakes Parcel 11 / VLOPA	31.8	97 / 7,500	3.05 du/acre

The following table provides the adjacent and near by Ventana Lakes subdivision developments applicable to this analysis for the **south parcel**:

South parcel comparison – Existing acreage, minimum lot size, and densities:

Location	Project / Agency	Acreage	Lot # / Min Lot Size	Density
Adjacent (south & sw)	Greystone Heritage Unit 2 at Ventana Lakes / VLPOA	25.3	124 / 4,950	4.89 du/acre
SW vicinity	Ventana Lakes Parcel 17 / VLOPA	22.46	83 / 6,000	3.70 du/acre
West vicinity	Ventana Lakes Parcel 22 / VLPOA	28.0	123 / 6,00	4.39 du/acre

With an overall project density of 3.99 du/acre, the proposal is compatible with existing zoning and development patterns in the vicinity, including those developments directly adjacent to this property, and a good fit for the Ventana Lakes age-restricted community, Furthermore, the applicant sought and received membership into the Ventana Lakes Property Owners’ Association, indicating significant community support for the proposal.

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 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.

Peoria Unified School District (PUSD)

PUSD has offered its support of the proposal as presented. Because this project is proposed as age-restricted, the District did not pursue the execution of a voluntary Developer Assistance Agreement (DAA) with the applicant, provided the development remains age-restricted. The

school district requested an opportunity to revisit the agreements should the age restriction be lifted. Staff has provided a condition of approval, of which the school district has supported.

Public Safety

There are no anticipated negative impacts to public safety as a result of this proposal. Neighborhood safety should increase with the sidewalk connections made along both parcel frontages and the applicant is working to comply with the Ordinance in mitigating narrow areas within the project with visibility issues.

The nearest emergency services are provided via the combined Fire and Police Station 195, located at 23100 N. Lake Pleasant Parkway, Peoria, AZ.

COMMUNITY INVOLVEMENT

Citizen Participation Plan - Neighborhood Meeting

As a requirement of the Rezoning application process, the applicant conducted a neighborhood meeting and provided a Citizen Participation Process Report detailing the results of the meeting. (Exhibit G)

The applicant notified all property owners within 600 feet (approximately 294) and registered Homeowner's Associations within 1 mile of the subject site(s) for the required neighborhood meeting, which was held on February 23, 2017 at 5:30pm, at Sunrise Mountain Library, located at 21109 N. 98th Avenue, Peoria, AZ. Approximately twenty-five (25) people from the public attended, all from the neighboring Ventana Lakes Community, including three representatives from the VLPOA Board. There was no opposition to the rezoning request or development plan concept. The only voice of opposition was non-related to the zone change and directed toward the VLPOA Board members present who voted in favor of removing the existing palms trees along Beardsley Road. 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 Zoning Ordinance which requires notification upon filing of the application ("Notice of Application"), neighborhood meeting and prior to the public hearing(s) before the Planning & Zoning Commission and City Council ("Notice of Hearing"). 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.

Support / Opposition

At the time of this writing, staff received one email of support representing the Ventana Lakes Property Owners Association (VLPOA), and several calls from the VLPOA offering verbal support for the new development. (Exhibit H) No opposition from the public has been received.

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 0.99 du/ac density increase based on the following:
 - Provides superior quality, design, and public benefit, for consideration to exceed the target density as outlined in this report;
 - Provides usable open space, greater than the minimum required, with enhanced connectivity throughout the project.
3. The proposal is consistent with zoning and development patterns in the vicinity as demonstrated by the following:
 - Consistent with the densities of the adjacent Ventana Lakes Community subdivisions, as outlined in this report.
4. The proposal includes street frontage improvements, including additional sidewalk connections that provide increased pedestrian safety to the existing neighborhoods.
5. On March 18, 2017, the Ventana Lakes Property Owners Association (VLPOA) voted in favor of annexing the proposal into the existing age restricted community.
6. The Peoria Unified School District (PUSD) supports the proposal without a Developer's Assistance Agreement provided the development remains age restricted.

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

Approval of Case Z17-01 subject to the following conditions:

1. The Proposed development shall conform to the *Four Seasons at Ventana Lakes PAD Standards & Guidelines Report* as approved or modified during the May 18, 2017 Planning & Zoning Commission hearing and the subsequent City Council hearing.
2. The overall development proposal shall be limited to a maximum of sixty-nine (69) residential lots, and shall not exceed a gross density of 3.99 du/acre.
3. The homes within the development shall be restricted to one-story.
4. The PAD contemplates an age-restricted community. In the event this age restriction is removed, then the development shall be required to amend the PAD and must also work with the Peoria Unified School District (PUSD) to address any impacts of this change, which may include the establishment of a new Developer Assistance Agreement (DAA).
5. The Developer shall address and resolve the excessive retaining & screen wall heights, prior to Preliminary Plat approval. Structure & design of wall shall meet all final Planning & Engineering requirements, and be in accordance with Article 14-3-5 of the Zoning Ordinance.
6. All perimeter theme walls adjacent to Beardsley Road or 107th Avenue shall comply with Section 3.5.B.9 ("Noise Attenuation Walls Required") of the Zoning Ordinance. Additionally, language shall be inserted on the face of the Preliminary/Final Plats recognizing Beardsley Road as a designated truck route.
7. In the event the City is unable to complete the improvements within the Beardsley Road

CIP project area, the Developer shall be required to submit civil improvement plans and install such improvements as directed by the City Engineer, prior to obtaining occupancy permits.

8. The Developer shall resolve all visibility concerns with the required safety mitigation in accordance with Section 20-78-3.II.A.1, in Chapter 3 of the Design Standards Manual, prior to Preliminary Plat approval.
9. The project must comply with all engineering requirements in the City's Infrastructure Design Guide.
10. Each property must be a stand alone project, and the Final Plat and construction plans must match.
11. The Developer shall dedicate ROW to accommodate a minimum of 65 feet in ROW width for both sides of Beardsley Road.
12. The Developer shall dedicate a sidewalk easement over the portion of the existing sidewalk on the north side of Beardsley Road that falls outside of the new 65' ROW.
13. The Developer shall dedicate an 8' PUE outside of all required ROWs. No walls, trees, or retention shall be allowed within the PUE.
14. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.
15. The Developer shall dedicate the existing City of Peoria well site to the City, at no cost to the City. This shall be shown on the Final Plat.

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 Land Use Map
Exhibit D: Proposed Zoning Map
Exhibit E: Entry Monuments
Exhibit F: Development Concept with Open Space Amenities
Exhibit G: Citizen Participation Report
Exhibit H: Letter of Support from Public
Exhibit I: PAD Standards & Guidelines Report