

Exhibit 2

June 1, 2017

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



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: June 1, 2017

Agenda Item: 3R

Case Name: Z17-01: Four Seasons at Ventana Lakes

Case Number(s): Z17-01

General Application Information

Proposal:

Request to rezone two separate parcels comprising 17.30 acres from Intermediate Commercial (C-2) to a residential Planned Area Development (PAD) to facilitate a 69-lot, single-family residential age-restricted community.

Location:

NWC & SWC of 107th Avenue and Beardsley Road.

Project Acreage:

Both parcels total 17.3 acres -- "North Parcel" consists of 7.12 gross acres and the "South Parcel" consists of 10.2 gross acres.

Applicant:

CVL Consultants, Inc.

Project Description

The applicant is seeking approval to rezone two (2) separate parcels comprising 17.30 gross acres from Intermediate Commercial (C-2) to the Four Seasons Planned Area Development (PAD) zoning district; the request is intended to facilitate the construction of an age restricted single-family subdivision development consisting of 69 lots (31 lots on the north parcel & 38 lots on the south parcel).

Key Items For Consideration:

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 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) overwhelmingly voted 955 to 70 in favor of annexing the proposal into the existing age-restricted community. The majority vote needed for a successful annexation was 405 votes.
6. The Peoria Unified School District (PUSD) supports the proposal and will not pursue obtaining a Developer Assistance Agreement (DAA) with the developer as long as the development remains age-restricted.

Agreement (EPA) with the developer, as long as the development remains age restricted.

Recommendations:

Recommend **approval** to the City Council for Case Z17-01, subject to the conditions 1-15 as contained in the staff report.

ATTACHMENTS:

Description

Staff Report

Exhibit A - Vicinity Map

Exhibit B - Aerial Map

Exhibit C - Current General Plan Land Use Map

Exhibit D - Proposed Zoning

Exhibit E - Entry Monuments

Exhibit F - Development Concept & Open Space Amenities

Exhibit G - Citizen Participation Report

Exhibit H - Letter of Public Support

Exhibit I - Reduced PAD Standards & Guidelines Report

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 been 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 June 1, 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.

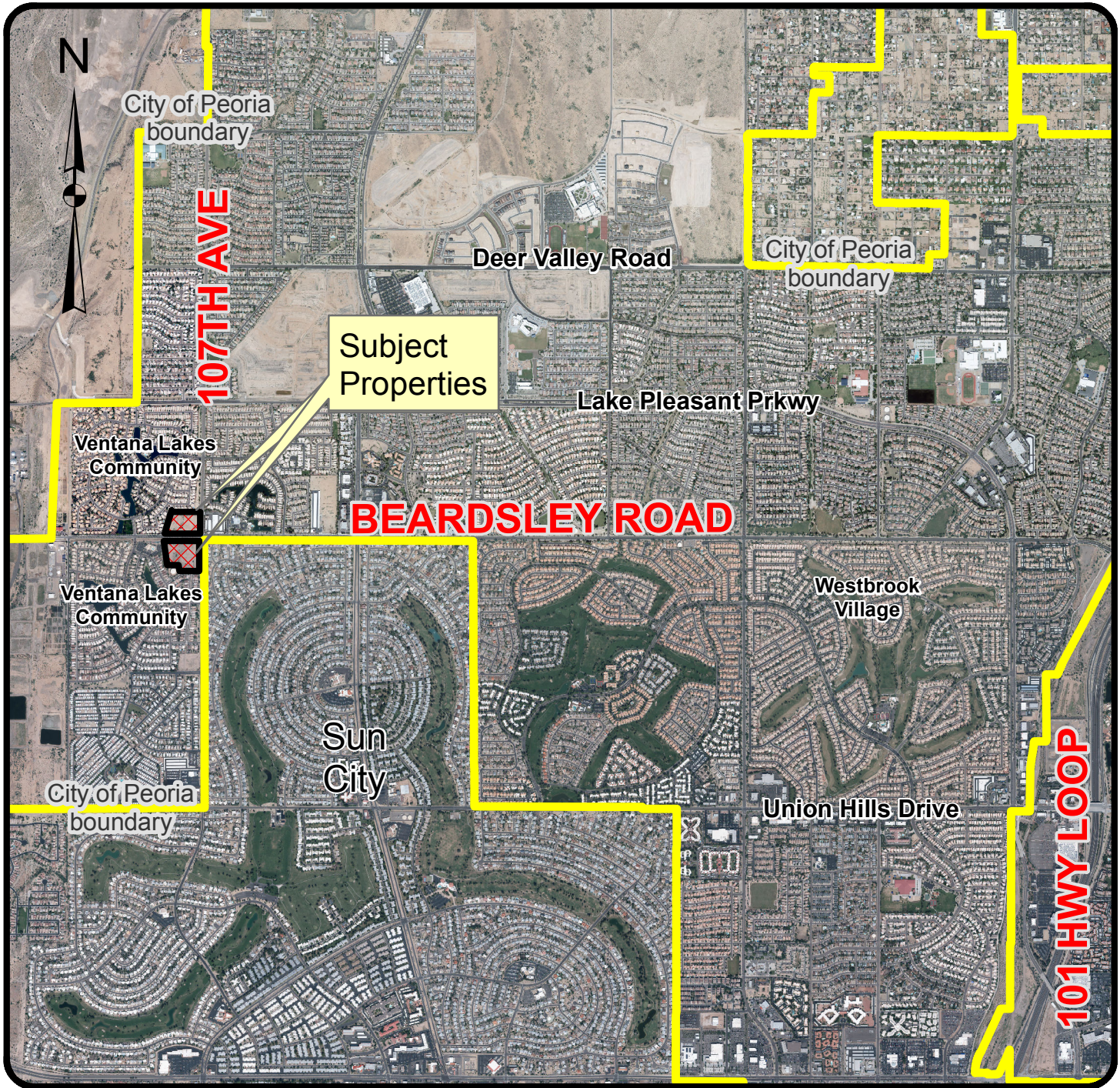
REPORT PREPARED BY

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 |

Vicinity Map



Z17-01: Four Seasons at Ventana Lakes Rezoning

Applicant: CVL Consultants Inc.

Request: to rezone 17.3 acres from Intermediate Commercial (C-2) to the Four Seasons at Ventana Lakes Planned Area Development (PAD), to permit a single-family, age restricted subdivision development.

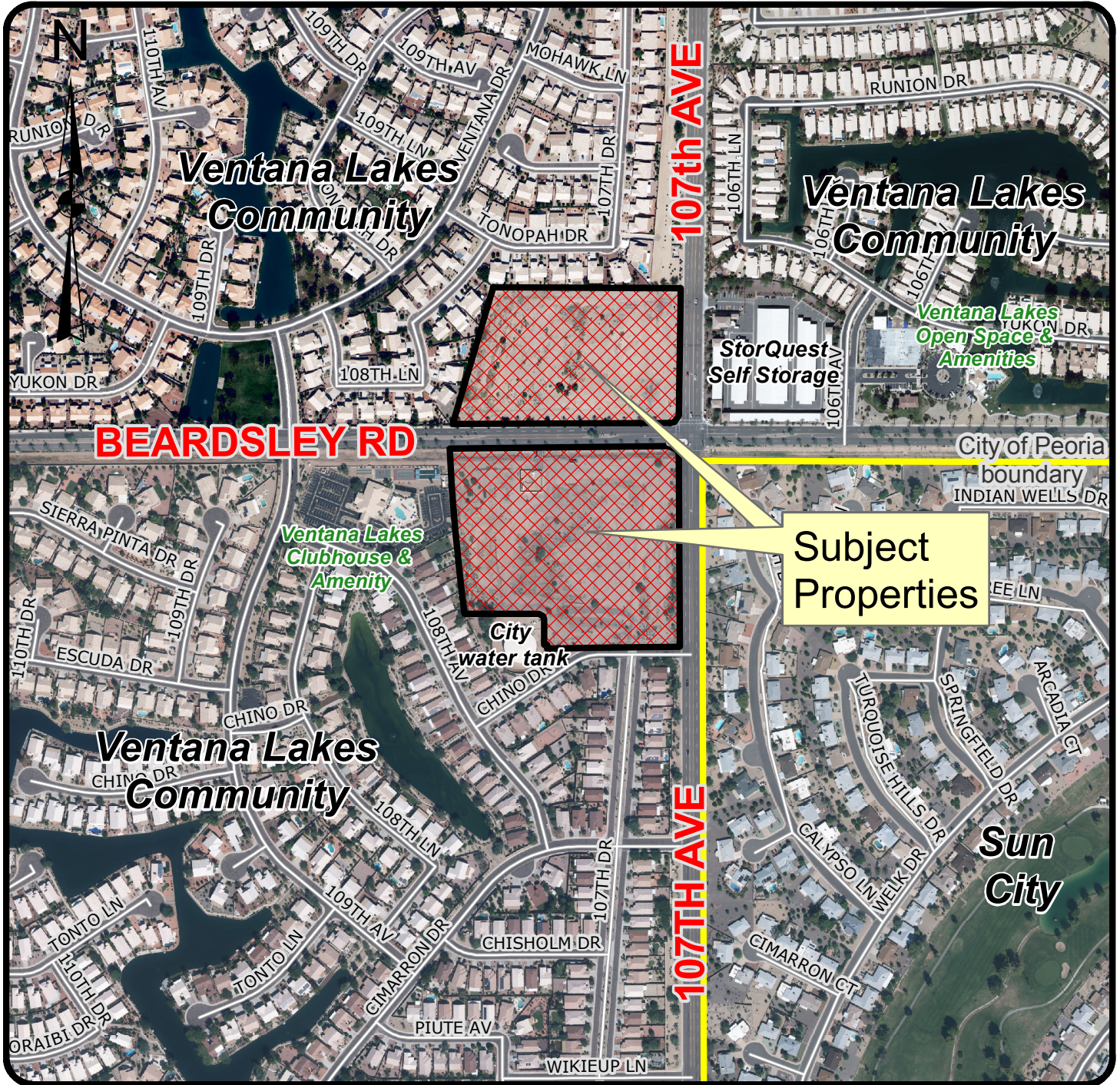
Location: NW & SW corners of 107th Avenue and Beardsley Road.

Exhibit A



Not to Scale

Aerial Map



Z17-01: Four Seasons at Ventana Lakes Rezoning

Exhibit B

Applicant: CVL Consultants Inc.

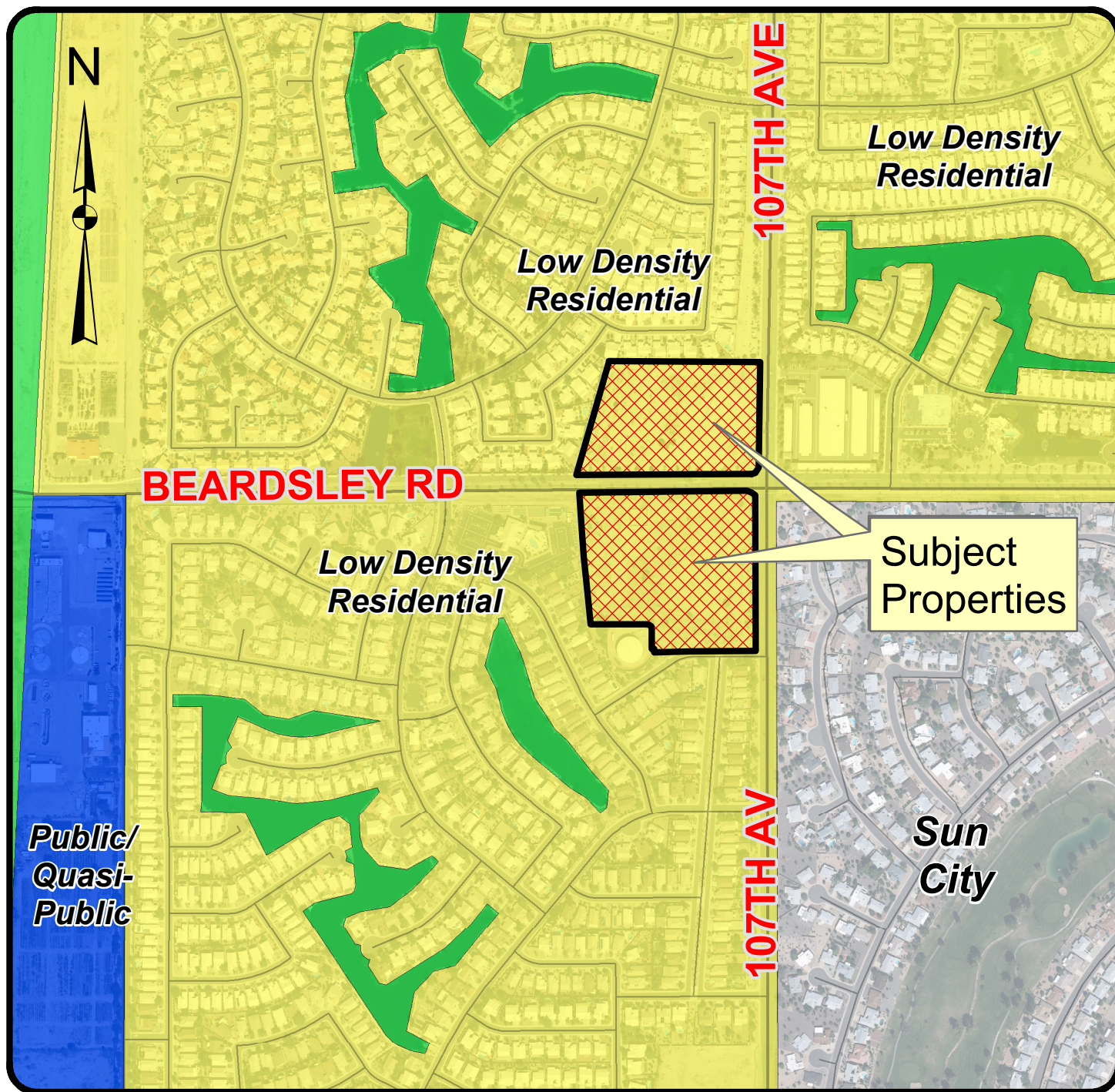
Request: to rezone 17.3 acres from Intermediate Commercial (C-2) to the Four Seasons at Ventana Lakes Planned Area Development (PAD), to permit a single-family, age restricted subdivision development.

Location: NW & SW corners of 107th Avenue and Beardsley Road.



Not to Scale

Current General Plan Land Use Map



Z17-01: Four Seasons at Ventana Lakes Rezoning

Applicant: CVL Consultants Inc.

Request: to rezone 17.3 acres from Intermediate Commercial (C-2) to the Four Seasons at Ventana Lakes Planned Area Development (PAD), to permit a single-family, age restricted subdivision development.

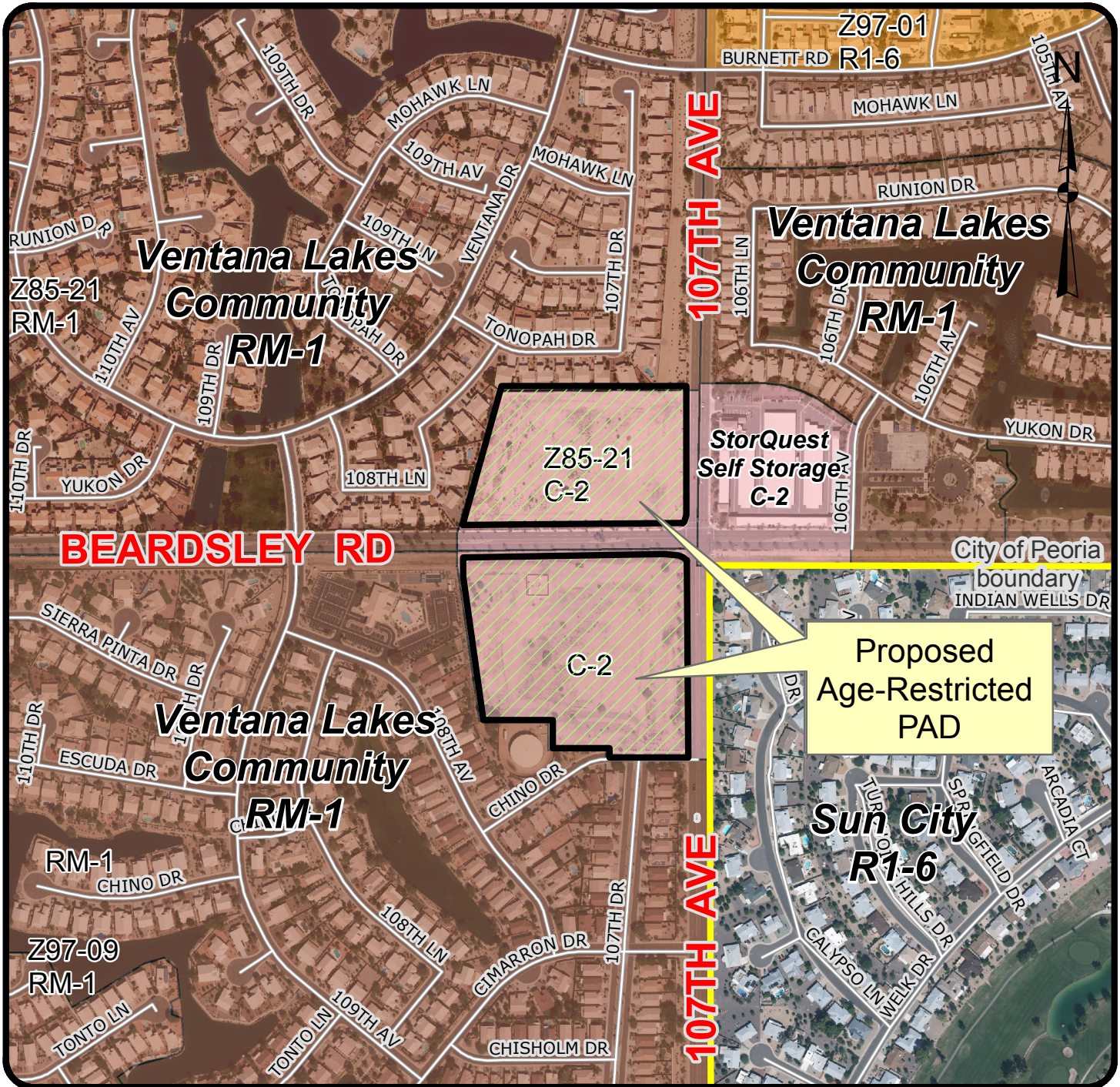
Location: NW & SW corners of 107th Avenue and Beardsley Road.

Exhibit C



Not to Scale

Proposed Zoning Map



Z17-01: Four Seasons at Ventana Lakes Rezoning

Applicant: CVL Consultants Inc.

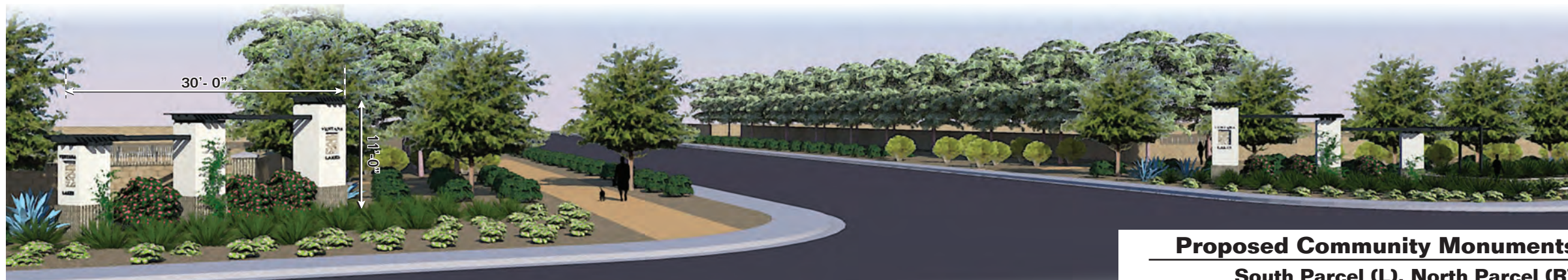
Request: to rezone 17.3 acres from Intermediate Commercial (C-2) to the Four Seasons at Ventana Lakes Planned Area Development (PAD), to permit a single-family, age restricted subdivision development.

Location: NW & SW corners of 107th Avenue and Beardsley Road.

Exhibit D



Not to Scale



Proposed Community Monuments
South Parcel (L), North Parcel (R)

K. HOVNANIAN'S®
FOUR SEASONS
An Active Adult Community
AT VENTANA LAKES

**Conceptual Elevations
 & Materials Palette**

Exhibit E

- Steel trellis, color to compliment walls
- Logo per VLPOA
- CMU with Stucco Finish and Color to compliment walls
- 12"x8x16" fluted CMU accent for column base



South Parcel Monument



North Parcel Monument

- Raised planter: 1'-3" in height
- Fluted splitface CMU with cap
- Accent groundcover massing at base of planter with concrete header

Precast Concrete Column Cap

2" SQ. T.S. Post

Monument notes:

1. Recessed down lighting shall be provided to illuminate the sign panels.
2. The column's stucco finish shall meet EFIS material requirements.

K. HOVNANIAN'S®
FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

**Open Space/
Amenities**

Exhibit F

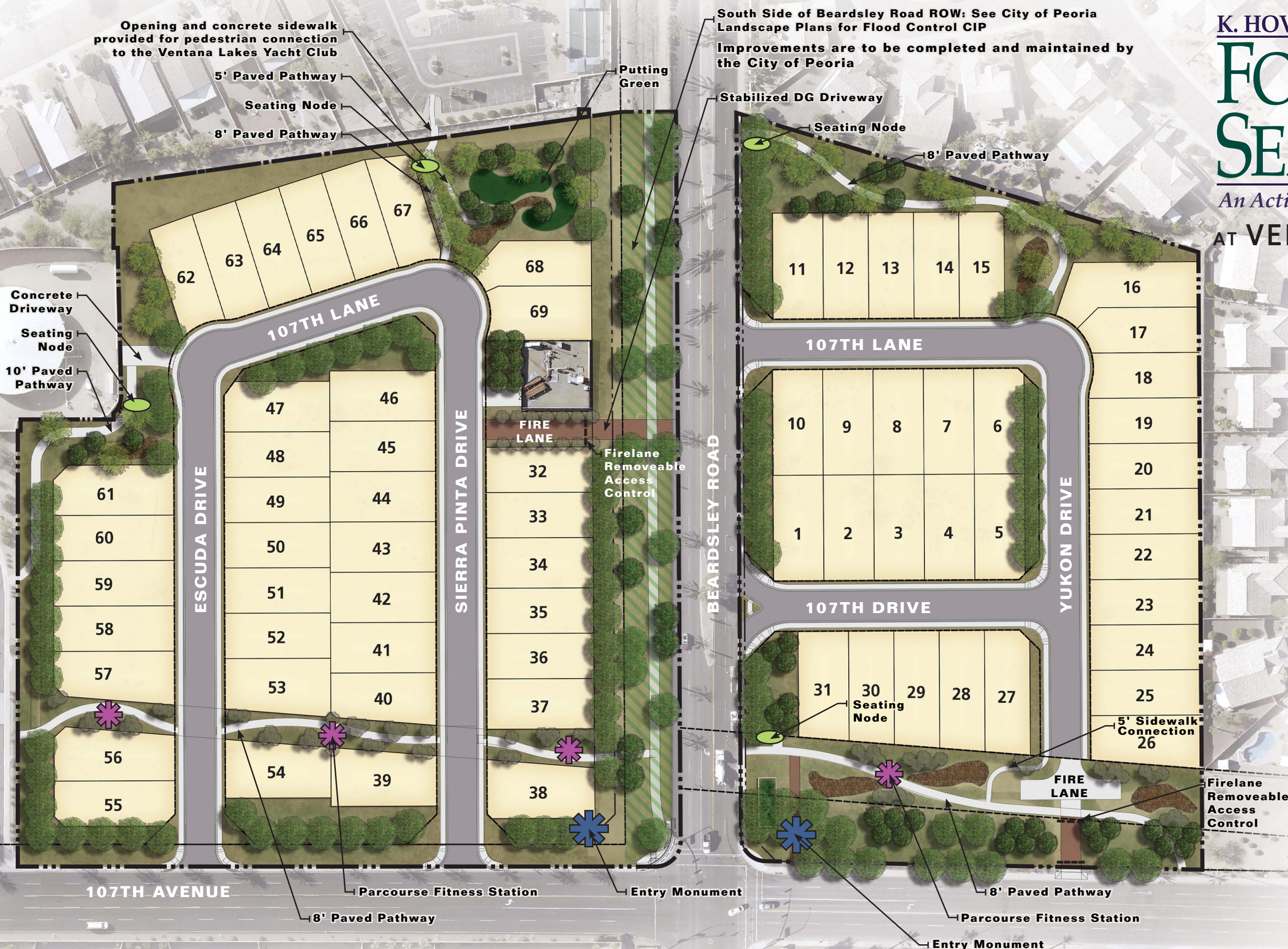


Exhibit F

20 April 2017

N:\01\0291901\Graphics\Exhibits\4Seasons@VL - mGPA exhibits.indd



Neighborhood Meeting

SUMMARY

FEB 23, 2017 5:30 PM

**K.HOVNANIAN HOMES
FOUR SEASONS @ VENTANA LAKES
REZONING APPLICATION
(Z17-01)**

| | |
|--------------------------|--|
| MEETING CALLED BY | Rose Law Group – Applicant Representative |
| TYPE OF MEETING | Neighborhood Meeting to discuss the proposed Rezoning request to allow approximately 69 new lots to be constructed on the existing vacant parcels on the NWC and SWC of Beardsley and 107 th Avenue (Ventana Lakes) |
| LOCATION | Sunrise Mountain Public Library (Community Room) 21109 N. 98 th Avenue Peoria, AZ 85345 |
| NOTE TAKER | Jennifer Hall, Rose Law Group |
| ATTENDEES | <u>Project Team:</u> Chuck Chisholm – K.Hovnanian Homes / Applicant Jennifer Hall – Rose Law Group Curt Johnson – CVL (please see sign in sheet for other attendees from general public) |

| | |
|----------------|--|
| SUMMARY | <p>Notification letters were mailed out to 294 property owners within 600 ft of the proposed site. Approximately 25 people attended the neighborhood meeting; although not all of them signed the attached sign in sheets. Additionally, Sean Allen, Peoria City Planner and Terri Smith, Assistant to City Council, were also in attendance.</p> <p>The Project Team arrived at 5:00PM to set up the Community Room with exhibit boards and there were already residents who had arrived early. By 5:15PM there were about 20 property owners in the room. All of the attendees were residents in Ventana Lakes and some of them had attended the previous Open Houses held at the Ventana Lakes Yacht Club so they were already aware of the project. There were no Sun City residents in attendance.</p> <p>The Project Team began with introductions, provided an overview of the project, confirmed that the project would be all single story homes, 55 and older and essentially an extension of Ventana Lakes Community. An update of the annexation process, annexation agreement and special election ballots was also provided.</p> <p>The format of the meeting was informal and the Project Team listened to questions and provided answers to the best of their ability. There were at least 3 Ventana Lakes Property Owner Association Board Members in attendance including Lori Norris, President and Larry Engelerth, Treasurer. Some of the items discussed included floor plans, sizes of the homes, projected costs of the homes, timing of the construction, timing of complete build out, the</p> |
|----------------|--|

location of the Sun City project which is comparable to the proposed homes, pedestrian walking trails, sidewalks, benches and lighting, annexation agreement and benefits to the VL community, special election ballots and special VL Board meeting on 3/18 to vote in person, city CIP project to fill in the ditch along Beardsley (107th Ave to 111th Ave), contributions to the VL community, monument signage identifying Ventana Lakes, and continuing to work with VLPOA throughout the zoning process.

There were some questions about the zoning process specific to the site plan and final number of lots that can be built under this approval. The Project Team explained that they would be working closely with the various city departments on the site plan and final number of lots. Sean Allen also responded on behalf of the city. The biggest concern was expressed by one attendee and directed towards the VLPOA Board Members in attendance. Frustration was expressed with the Board's decision to remove of the existing palm trees on the vacant parcels along with some issues with existing amenities (ie unheated pools). None of the frustration was directed towards the proposed rezoning request.

Approximately 6:15PM there were no further questions about the rezoning request and the meeting was adjourned. The Project Team began disassembling the exhibit boards and finally left the Community Room at 6:30PM.

Sean Allen

From: [REDACTED]
Sent: Wednesday, April 05, 2017 9:35 AM
To: Sean Allen
Cc: InetWillow
Subject: Khov Development at 107th & Beardsley

I received the post card regarding the rezoning of this property and want to advise that I fully support the efforts of the developer to be creative and use Ventana Lakes amenities as a tool to make this a financially viable project. Multiple developers previously attempted to complete this project and remove the ugly vacant lots but all found that the financial feasibility was not available due to the property limitations from City structures and a gas pipeline to make development workable.

Ventana Lakes and Knov have partnered in an effort to improve the aesthetics of our area by eliminating two 'ugly' vacant lots and eliminating the possibility of an undesirable business entity developing one or both of these lots. After detailed review by the residents of our community, the largest number of residents to ever cast ballots in an election (62%) overwhelming passed (92% approval) the annexation of this property into our POA. In the process, VLPOA clearly defined our desire to not add amenities that require significant costs to maintain...general consensus is green areas with benches and informational boards for the new residents.

My concern is the project now requires a third partner which is the City of Peoria and our experience and that of our vendors working with the City over the past four years as we upgraded our facility has not been a pleasant experience. When vendors bid our projects they assume we are part of Sun City since that is our mailing address...when they find out we are part of Peoria the reaction is always negative. Our previous experience and that of our vendors is a total lack of flexibility along with an extended time frame to complete the simplest of projects...I request that the handling of this rezoning request be handled in a more efficient and effective manner.

This project provides a financial benefit to the City of Peoria, the developer and VLPOA which must be a major consideration. The taxable value of this property post development will be in the \$15 - \$20 million dollar range along with the sales tax gain during the construction process. As a infill project, the cost to the City is minimal.

This project clearly meets the criteria established by the City in its Infill Development strategy stated below:

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

I encourage the City to demonstrate the needed flexibility to insure this project proceeds on schedule and to not establish arbitrary conditions that serve no viable purpose and are contrary to the desires of the developer or VLPOA. I respect the need for the City to have specific guidelines for development, but the uniqueness of these lots limit the developmental opportunities and require creative thinking on the part of all parties involved.

Larry Englerth, Treasurer
VLPOA Board of Directors

April 25, 2017

K. HOVNANIAN'S®
FOUR SEASONS



An Active Adult Community
AT VENTANA LAKES

City of Peoria, Arizona

**Planned Area
Development (PAD)
Standards & Guidelines
Report**



4550 N 12th Street
Phoenix, AZ 85014

Planned Area Development (PAD) Standards & Guidelines Report

for Four Seasons at Ventana Lakes

April 25, 2017

Developer

K. Hovnanian Homes

20830 N. Tatum Blvd, Suite 250
Phoenix, AZ, 85050
Attn: Chuck Chisholm



Planning/Civil Engineering Consultant

CVL Consultants, Inc.

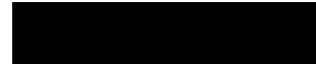
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: David Coble



Legal Counsel

Rose Law Group

7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
Attn: Tom Galvin



Contents

| | |
|---|----|
| 1. Project Information | 1 |
| A. Vicinity Map | 1 |
| B. Property Zoning | 2 |
| 2. Introduction. | 2 |
| 3. Preliminary Development Plan | 3 |
| A. Site Circulation | 4 |
| B. Drainage | 4 |
| C. Architecture | 4 |
| D. Lot Design | 5 |
| 4. List of Permitted, Conditional, and Accessory Uses | 6 |
| A. Permitted Principal Uses | 6 |
| B. Permitted Conditional Uses | 6 |
| C. Permitted Accessory Uses | 7 |
| 5. Project Phasing and Development Schedule | 8 |
| 6. R1-6 PAD Amended Project Development Standards | 8 |
| A. Development Standards Table | 8 |
| B. Property Development Standards for Accessory Buildings | 8 |
| C. Open Space Requirements | 9 |
| D. Lighting | 9 |
| E. Screening, Fencing and Walls | 10 |
| F. Roadway Standards | 10 |
| G. Parking | 10 |
| H. Enhanced Design Review Standards | 10 |
| I. Project Signage Standards | 10 |
| J. Project Landscape Standards | 11 |
| K. Slope Analysis | 12 |
| 7. Infrastructure/Utilities | 12 |
| A. Water/Wastewater Analysis | 12 |
| B. Electric/Gas/Telephone Services | 13 |
| 8. Homeowners Association | 13 |

Appendix
(Under Separate Cover)

- Traffic Study
- Water Analysis
- Wastewater Analysis
- A.L.T.A. Survey
- Preliminary Drainage Report

Exhibits

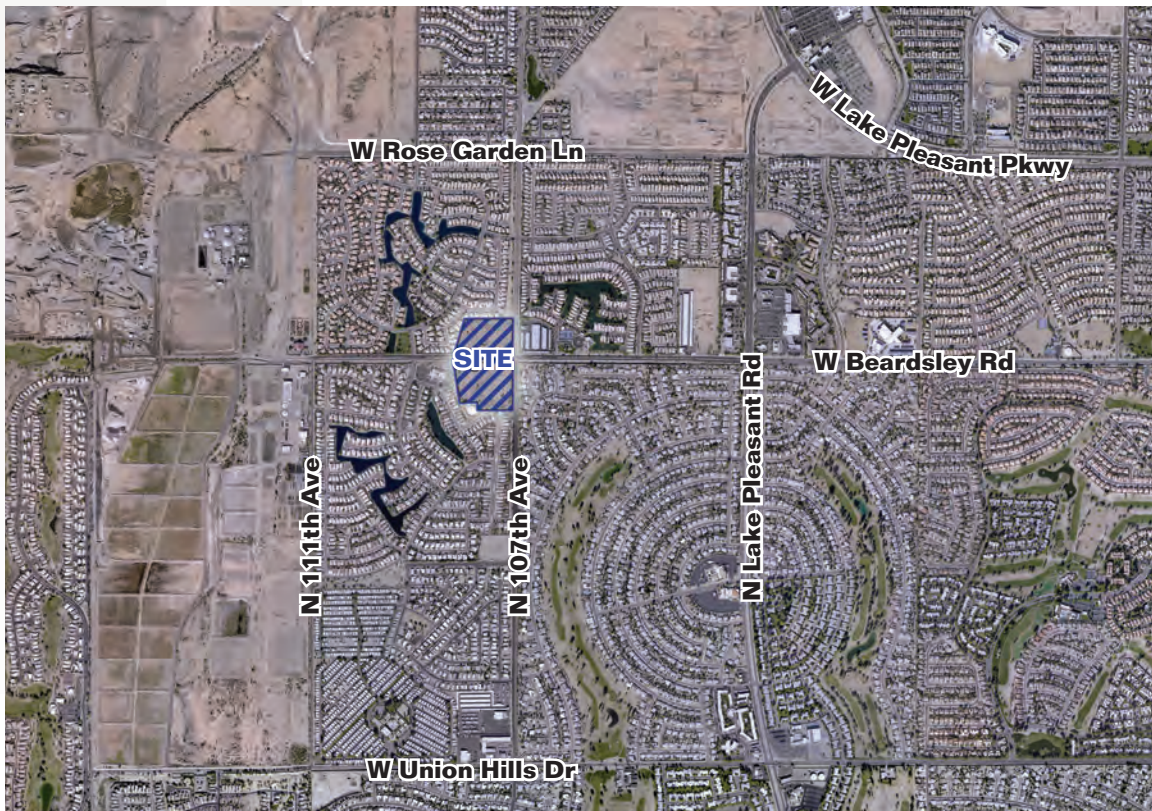
| | |
|---|-----------|
| Vicinity Map | Exhibit A |
| Existing Conditions Map | Exhibit B |
| Conceptual Site Plan | Exhibit C |
| Wall/Fence Plan | Exhibit D |
| Conceptual Elevations & Materials Palette | Exhibit E |
| Open Space/Amenities | Exhibit F |

1. Project Information

The north portion of the project is located in a portion of the Southwest Quarter of Section 19, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. More generally, the parcel is in the City of Peoria on the northwest corner of North 107th Avenue and West Beardsley Road and is conceptually planned for 31 single family lots. The parcel is vacant and approximately 7.12 acres. The easterly portion of the lot is occupied by a Kinder-Morgan (El Paso) Natural Gas Main leaving little buildable area to the east of the gas main easement.

The south portion of the Project is located in a portion of the Northeast Quarter of Section 30, Township 4 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. More generally, the parcel is in the City of Peoria on the southwest corner of North 107th Avenue and West Beardsley Road and is conceptually planned for 38 single family lots. The parcel is vacant and approximately 10.18 acres. Similarly to the north parcel there is a Kinder-Morgan (El Paso) Natural Gas Main on the easterly portion of the lot which aligns with the median of N 107th Drive to the south (Exhibit A, Vicinity Map).

A. Vicinity Map



B. Property Zoning

Current Zoning: C-2 (Intermediate Commercial)

Proposed Zoning: R1-6 PAD (Single-Family Residential)

2. Introduction

The proposed application is a request for rezoning two parcels of land from the existing C-2 district to R1-6 PAD to allow K. Hovnanian Homes (“K. Hov”) to build 69 single story homes on approximately 17.30 gross acres. The two parcels are located at the northwest and southwest corners of West Beardsley Road and 107th Avenue. The property currently zoned as commercial has sat vacant for many years, even after Ventana Lakes’ construction was completed in 2002. As the past 14 years have proven, this site is just not suitable for a successful commercial project. As it stands, the property is a constrained infill project (Exhibit B, Existing Conditions Map) with a Kinder Morgan gas line easement cutting through both parcels, a city water tank, well site and city water line easement on the southern parcel.

Both parcels are currently commercially zoned C-2 but the City of Peoria General Plan indicates these areas to be Low Density Residential. The parcels were created by being exceptions to the adjacent residential subdivisions, the north parcel being adjacent to Lakeside Unit 2 at Ventana Lakes in 1994 and the south parcel being adjacent to Greystone Heritage Unit Two at Ventana Lakes in 2000. The proposed residential use would be in conformance with the surrounding residential densities.

The Four Seasons at Ventana Lakes development proposal is intended to be developed as an extension to the Ventana Lakes Master Planned Community. As such, the proposed subdivision has already been vetted by hundreds of surrounding neighbors and approved by an overwhelming 93% vote by the general membership for annexation into their existing community (955 residents voted in support of this annexation on March 18, 2017). Future residents will have access to and be permitted to participate in all the extensive and currently underutilized amenities already existing within the Ventana Lakes Master Planned Community. Additionally, this project will provide nearly 3 acres of useable open space (17%) which includes lighted walking/biking paths with shade trees and seating areas throughout both parcels. The pathway circulation was thoughtfully designed to provide connectivity between the existing and new communities by establishing direct pedestrian access to the existing Ventana Lakes Yacht Club from the southern parcel. These pedestrian connections also serve as an additional passive recreation opportunity for the homeowners by linking parcourse fitness stations along the route and providing

shaded seating nodes for rest opportunities whether they are taking an afternoon stroll, walking the dog, practicing on the putting green, or meeting a friend at the clubhouse. Further, the streetscape landscaping has been designed to provide a sense of arrival at each parcel's roadway entries, with design elements including entry monuments, formal massing of shade trees for a grove effect for each parcel.

These pedestrian trails and paths will provide the essential connectivity between the existing Ventana Lakes community and the proposed 69 homes.

The Planned Area Development ("PAD") zoning district is requested to allow flexibility in the development standards in order to provide a development that is compatible and consistent with the surrounding area. As previously mentioned this property is riddled with easements which creates design challenges for any future development. The R1-6 development standards will be modified by the PAD to allow a minimum lot size of approximately 4,725 square feet, 55% lot coverage, and 5'/5' interior setbacks in an effort to maintain similar lot sizes and character to the adjacent Ventana Lakes developments (Exhibit C, Conceptual Site Plan). Justifications will be discussed in this narrative for the waivers requested.

Furthermore, there are physical constraints on the property itself that are such that development under the standard provisions of the Zoning Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

In addition the property is an infill piece and the use of the PAD concept will facilitate use of otherwise constrained property, particularly in this case of small undeveloped parcels surrounded or partially surrounded by developed property.

3. Preliminary Development Plan

K. Hov is a nationally reputable and award-winning home builder and community partner that have built numerous residential communities across Arizona. Most recently, K. Hov completed construction of the Four Seasons at The Manor in Sun City which is an age-restricted residential community on what was a vacant tract of land remnant from the development of the original Sun City Masterplan. K. Hov's community in Sun City has been very well-received and sales have been impressive. At this location in Peoria, K. Hov seeks to replicate the success experienced in Sun City and convert these long-vacant parcels of land into a vibrant residential community consisting of 69 single story, age restricted homes that has recently been approved by 955 surrounding neighbors to be annexed into the Ventana Lakes Master Planned Community.

A. Site Circulation

The north parcel of the proposed community is accessed from the south via West Beardsley Road and the south parcel is accessed from the east via North 107th Avenue. Beardsley Road and 107th Avenue are classified as major collector roadways. Proposed improvements for these roads are to be determined per City of Peoria standards and staff recommendation.

Proposed interior traffic circulation, both vehicular and pedestrian, will be integrated with the existing facilities in the area. Due to its size and existing constraints, the north parcel of the Four Seasons at Ventana Lakes community proposes two access points off of Beardsley Road to form a loop with an emergency fire lane extending east to 107th Ave, from the loop's northeast corner. The south parcel proposes two accesses with a knuckle at each end completing the circulation. The development proposes local streets with 50' right-of-way and 8' public utility easements on either side per City of Peoria design standards.

B. Drainage

No washes including restricted 404 washes exist on the property. The entire site is located in a Zone X flood designation by the National Flood Insurance Program as depicted on the Flood Insurance Rate Map Number 04013C2660L. The Zone X flood designation is for "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood".

Grading, drainage, and retention for the project will comply with City of Peoria Standards & Requirements. For detailed information regarding the proposed drainage concept please refer to the preliminary drainage report.

C. Architecture

The proposed community's design concept is meant to improve its livability with a range of housing in quality neighborhoods that provide a mix of lot sizes and home sizes that are well integrated and compatible with the surrounding area. Additionally, over 200 surrounding neighbors previewed the proposed lot sizes and potential floor plans during a series of Open Houses held by the project team at the Ventana Lakes Yacht Club. An overwhelming 93% approval on the annexation of the proposed project serves as evidence that the surrounding neighbors have no concerns. All architectural features will be subject to and abide by the design guidelines regulated by the Ventana Lakes Master Community. Architecture will comply with Chapter 3 of the City's Design Standards Manual.

D. Lot Design

The project is a single family residential neighborhood with typical lot sizes of 45' x 105' and 50' x 105' and a total of 69 homes. The development proposes an overall density of 3.98 dwelling units per acre, maintaining consistency with the City of Peoria's General Plan designation of Low Density Residential. The Low Density Residential designation allows 2-5 dwelling units per acre (du/a) with a target density of 3 du/a. Even though the project exceeds the target density identified in the General Plan, the slight increase is justified by the monumental support and overall excitement for this project by the immediate neighbors in the Ventana Lakes Community. This project takes two parcels that have remained vacant dirt lots for over 14 years and transforms them into 69 highly demanded age restricted, single story homes. This project also creates an appropriate entrance into the Ventana Lakes Community that has been long overdue. Four Seasons at Ventana Lakes will have elegant monument entry signs on both parcels that will welcome visitors to this established community. Additionally, this project offers well-lit walking/biking paths with shade trees and seating areas that will connect the existing and new communities. Nearly 3 acres will be provided as useable open space. The developer will also be enhancing the landscaping in and around the property as well as within the Kinder Morgan gas line, as allowed. View fencing and themed walls will also be utilized and enhanced. There will be plenty of safe open areas for future residents to connect with nature as well as one another.

Specifically, both parcels have existing sidewalks along Beardsley Road and 107th Avenue that will remain as they connect the surrounding communities. The project will also offer a generous 8 foot walking and bike path that meanders through the landscaped gas line easement and connects to the existing sidewalks on both parcels. In addition to the connecting sidewalks throughout the development a well-lit pedestrian path is proposed along the western boundary of the northern parcel in the rear of Lots 11-15. In an attempt to create a sense of balance between the two parcels, the southern parcel will offer a pedestrian connection between Lots 67 and 68 that will provide access to the Ventana Lakes Yacht Club and further connect the existing and new communities.

Interestingly, the current density of the established Ventana Lakes Community is 3.73 du/a and the adjusted density based on the annexation of the Four Seasons at Ventana Lakes project into the existing Ventana Lakes Community remains at density of 3.73 du/a. Thus, the addition of the proposed 69 homes will not increase the existing density in the area. For all of the reasons stated above, the developer believes that these are reasonable justifications for the city to allow the slight increase in overall target density.

The rezoning request proposes a rezoning of the site from the existing C-2 district to R1-6 PAD zoning. The PAD zoning district is requested to allow flexibility in the development standards in order to provide a development that is compatible and consistent with the surrounding area. As you will see the average lot size proposed is over 5,000 square feet which is definitely compatible with the average size of the surrounding lots. In fact, per staff's comments, the average lot size in the vicinity is 4,900 square feet. Additionally, the project site is riddled with constraints and the flexibility in design standards is necessary in order to allow for a quality but economically beneficial project at this location. Again, this property has sat vacant for over 14 years due to developmental constraints combined with politically active neighbors. The PAD allows these infill parcels to develop to their highest and best potential.

4. List of Permitted, Conditional, and Accessory Uses

A. Permitted Principal Uses

1. One detached single-family dwelling per lot. (Ord. No. 93-12)
2. Parks and recreation areas and centers
3. 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)
4. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89).
5. 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)
6. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

B. Permitted Conditional Uses

1. Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Article

2. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
3. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street. (Ord. No. 93-12)
4. Day Care Group Homes with five (5) or more children, in accordance with provision of Article 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)
5. 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)
6. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: (Ord. No. 02-19)

C. Permitted Accessory Uses

1. Any accessory use customarily incidental to a permitted principal use.
2. Off-street parking serving a permitted principal use, in accordance with Article 14-23.
3. Private garage or carport for storage or parking of vehicles.
4. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
5. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)
6. Guest house or servant’s quarters; subject to 14-5-9B.
7. Home occupation, in accordance with Article 14-3, General Provision, Section 14-3-8, “Homes Occupations,” of this Ordinance. (Ord. No. 02-85)
8. Day care for four (4) or less children. (Ord. No. 93-25)

5. Project Phasing and Development Schedule

The Four Seasons at Ventana Lakes subdivision, both the north and south parcels, will be developed as one phase. It is estimated that the construction will be initiated in late summer of 2017 with a two year buildout completion.

6. R1 -6 PAD Amended Project Development Standards

A. Development Standards Table

| | |
|---|------------------------------|
| Lot Coverage | 55% * |
| Front Setback (livable and side-entry garage**) | 10 ft. |
| Front Setback (front-facing garage***) | 20 ft. from back of sidewalk |
| Interior Side Setback | 5 ft min. 10 ft. total* |
| Rear | 15 ft. |
| Corner Setback**** | 10 ft. |
| Minimum Lot Size | 4,725 sf.* |
| Max. Building Height | 30 ft. |

* PAD Amended standard

** Side-entry garages shall be prohibited on corner lots.

*** Front-facing garage is 20 feet from back of sidewalk.

**** Additional corner setback shall not apply when adjacent to a common area tract a minimum 8' in width.

B. Property Development Standards for Accessory Buildings

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section 14-5-7 and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building. Nothing herein is intended to relax the building code or other applicable City standards.

- Maximum Height. The height of an accessory building shall not exceed twenty (20) feet in height. (Ord. No. 04-187)
- No accessory building shall be located in any front yard.
- A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view. (Ord. No. 04-187)

- A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view. (Ord. No. 05-51)
- Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Planning Manager shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building. (Ord. No. 04-187)
- Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City of Peoria Design Review Manual. (Ord. No. 04-187)
- All structures shall be located in accordance with any applicable City building and/or fire code. (Ord. No. 04-187)

C. Open Space Requirements

City code requires 9% useable open space for this project. The developer is exceeding that requirement by providing 13% which is nearly 3 acres of useable open space for existing and future residents to enjoy. The pathway circulation throughout both parcels will provide a constant flow of connectivity between the existing and new communities as well as serve as an additional passive recreation opportunity, linking parcourse fitness stations along the route and providing shaded seating nodes for rest opportunities.

The project will also include a landscaped path (as allowed by Kinder Morgan) that meanders through the gas line easement that runs along 107th Avenue of both parcels. Additionally, each parcel has been designed with pedestrian walkways along their western boundaries; the southern parcel provides direct pedestrian access to the existing Ventana Lakes Yacht Club.

D. Lighting

Lighting will comply with Article 14-3 of the City of Peoria Zoning Ordinance.

E. Screening, Fencing and Walls

Most of the Screening, Fencing and Walls will comply with Articles 14-3-4 & 14-3-5 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual. However, the PAD will allow for entry monument features to be located as close to the 107th Avenue and Beardsley Road intersection rather than the individual subdivision entrances as required by code. Additionally, the PAD will allow for the retention side of wall to exceed 8 feet in height as the topography prohibits the walls from conforming. Finally, the theme wall column will have the maximum height of 7 feet (6.8 feet is required by code). Please see the specific Wall/Fence Plan provided as Exhibit D. Furthermore, the project is proposing view fencing to activate narrow corridors as well as theme walls as design enhancements to the community.

F. Roadway Standards

Roadway Standards will comply with City of Peoria Standards & Requirements.

G. Parking

A minimum of two off-street parking spaces per residential unit will be supplied with an attached two-car garage. Typical garage sizes of 20' x 20', 20'-4" x 20', and 20' x 20'-6" will be provided with additional options for 2' and 4' extensions depending on the product. Driveways will be a maximum of 30' in width or fifty percent (50%) of the lot width, whichever is less. Each space will be independently accessible and all parking requirements shall conform to the parking standards contained within Article 14-23 of the Peoria Zoning Ordinance.

H. Enhanced Design Review Standards

Enhanced Design Review Standards will comply with City of Peoria Standards & Requirements.

I. Project Signage Standards

Per Article 14-34 of the City of Peoria Zoning Ordinance. This project was recently approved for annexation into the existing Ventana Lakes community by an overwhelming 93% (955 current homeowners). The Ventana Lakes Property Owners Association ("VLPOA") is very much looking forward to finally getting the entrance into their community that they deserve by replacing two vacant dirt lots with 69 carefully designed homes. Additionally, the VLPOA is intent on having proper signage on the corners of both of these parcels that proudly announces their community to passersby and visitors alike. Two monument entry signs are being

requested on the northwest and southwest corners of Beardsley Road and 107th Avenue.

J. Project Landscape Standards

Per Article 14-35 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual. The proposed landscape design for the north and south parcels shall meet the requirements of Article 14-35 of the City of Peoria Zoning Ordinance and Chapter 3 of the City's Design Standards Manual for Single Family Residential. This project is designed to exceed the city's minimal landscape requirements. Specific aspects of the proposed landscape enhancements include pedestrian circulation throughout both parcels and pedestrian connectivity between the existing and the new developments, streetscape, increased useable open space, thematic form of monuments and walls, and materials and colors for the hardscaping and built forms (Exhibit E, Conceptual Elevations & Materials Palette). Pedestrian circulation is an integral element of design for the proposed community's active senior living demographic as it is being annexed into the established Ventana Lakes Community. Paved ADA pathways through each parcel's open space tracts provide a shaded walking route further offset from the street in addition to attached sidewalks throughout the development. The pathway circulation is designed to also provide direct pedestrian access to the existing Ventana Lakes Yacht Club and serve as an additional passive recreation opportunity, linking parcourse fitness stations along the route and providing shaded seating nodes for rest opportunities. The streetscape landscaping has been designed to provide a sense of arrival at each parcel's roadway entries, with design elements including entry monuments, formal massing of shade trees for a grove effect for each parcel.

As previously mentioned the required useable open space for this project is 9%. This development is exceeding the required amount of useable open space by providing 13% which is nearly 3 acres of localized amenities. Proposed useable open space includes a paved pathway with parcourse fitness stations through both parcels and a putting green adjacent to the existing Yacht Club, to be located in the south parcel (Exhibit F, Open Space/Amenities).. The community's monument and wall design references the existing VLPOA theme walls and signage design elements while also providing an attractive, modern enhancement to the subject parcels. Proposed monument and wall materials include a light color palette with CMU and stucco wall material to match the surrounding community's built forms.

Proposed useable open space includes a paved pathway with parcourse fitness stations through both parcels and a putting green adjacent to the existing Yacht Club, to be located in the south parcel (Exhibit F, Open Space/Amenities). Useable open space

for each parcel shall exceed the minimum requirement of 9% of gross area (refer to planting data sheet on landscape plan). The community's monument and wall design references the existing POA theme walls and signage design elements while also providing an attractive, modern enhancement to the Four Seasons parcels. Proposed monument and wall materials include a light color palette with CMU and stucco wall material to match the surrounding community's built forms.

K. Slope Analysis

Not Applicable

7. Infrastructure/Utilities

A. Water/Wastewater Analysis

Four Seasons at Ventana Lakes water and wastewater service will be provided by the City of Peoria. The proposed systems will be designed to meet requirements presented in the City of Peoria Integrated Water Utilities Master Plan, dated May 2015, and the City of Peoria Infrastructure Design Guidelines, dated March 2016. Approximate water demands and sewer flows based on the above stated design standards for the proposed 69 unit development may be seen in the table below.

| Water Demands | |
|--------------------|------------|
| Average Day Demand | 21 gpm |
| Max Day Demand | 31 gpm |
| Peak Hour Demand | 67 gpm |
| Wastewater Flows | |
| Average Daily Flow | 10,554 gpd |
| Peak Daily Flow | 33,140 gpd |

Existing water infrastructure adjacent to the proposed development includes existing 12" waterlines in Beardsley Road and 107th Avenue. For the north parcel, proposed tie in locations include 2 connections to the existing 12" line in Beardsley Road. These connections will create a looped system for the parcel. The south parcel will be served by a looped connection from 2 connections to the existing 12" line in 107th Avenue. Onsite waterlines will consist of 8" waterlines and provide water service to meet domestic and fire flow demands.

Existing wastewater infrastructure adjacent to the proposed development consists of an existing 30" sewer line in Beardsley Road and an existing 18" sewer line in 107th Avenue. The north and south parcel will be served by connections to the existing 30" sewer line in Beardsley Road. Depths in the existing 30" sewer line in Beardsley Road

are approximately 19'. The ultimate outfall for the 30" sewer line is the Beardsley Water Reclamation Facility located at 111th Avenue and Beardsley Road.

B. Electric/Gas/Telephone Services

Per City of Peoria Standards & Requirements

8. Homeowners Association

When the developer first approached the Ventana Lakes Property Owners Association to discuss the potential development of the two vacant dirt lots on the northwest and southwest corners of Beardsley Road and 107th Avenue, the Board of Directors were skeptical of the compatibility of a future project adjacent to their established community. Upon learning that the project consisted of rezoning both vacant commercial parcels to residential in order to allow the construction of 69 age restricted, single story homes, the Board of Directors became interested in learning more. They were even more excited to learn that the developer was hopeful to annex the 69 proposed homes into their existing community. Per Article XIV of the Covenants, Conditions and Restrictions of the VLPOA there is an annexation process in which 50% of the voting membership in good standing of the Association would need to agree on the proposed annexation. Per a meeting with the VLPOA Board, there was positive feedback on the concept of the annexation of the project into the overall VLPOA with the understanding that no additional financial burdens be absorbed by the VLPOA.

The developer held two Open House Meetings at Ventana Lakes Yacht Club which the entire community was invited to attend. Over 200 homeowners participated in learning more about the project. On March 18, 2017, Ventana Lakes successfully annexed this project into their existing community with a 93% vote by the general membership (955 homeowners voted to support the annexation). The VLPOA has many amenities that require maintenance and upkeep and the additional dues are welcome, but not additional burdens.

The existing amenities the VLPOA currently maintain for the Ventana Lakes Master Community which are in close proximity and will be shared with this new development include:

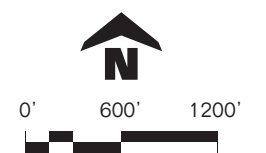
- The Ventana Lakes Yacht Club
- Lakes with fishing opportunities
- Handball court and tennis courts
- Billiards and cards room
- Ballroom
- Crafts and quilting room

- Pools and spas that are heated during winter months
- Library and television room
- Recreation room and fitness center with sauna and steam room
- Water aerobics
- Activities and clubs for residents
- Facilities for bocce ball, shuffleboard, pickle ball, basketball, volleyball, horseshoes, and croquet

The existing amenities provided by the Ventana Lakes Master Community are extensive for that community and will provide residents of Four Seasons at Ventana Lakes with an abundance of amenities in addition to the localized amenities described as a part of this development. Additional project enhancements such as a putting green proposed with connection to the adjacent Ventana Lakes Yacht Club, a decomposed granite path along Beardsley Road, and parcourse fitness stations with a concrete pedestrian path connecting the north and south parcels are proposed for the Four Seasons at Ventana Lakes community (Exhibit F, Open Space/Amenities).

K. HOVNANIAN'S®
FOUR SEASONS
An Active Adult Community
AT VENTANA LAKES

Vicinity Map



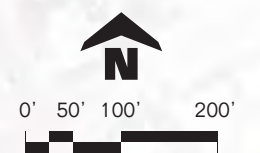
K. HOVNANIAN'S®

FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

Existing Conditions Map



K. HOVNANIAN'S®
FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES
Conceptual
Site Plan



| | |
|-----------------|----------|
| Existing Zoning | C-2 |
| Proposed Zoning | R1-6 PAD |

* Indicates total tract area including useable open space

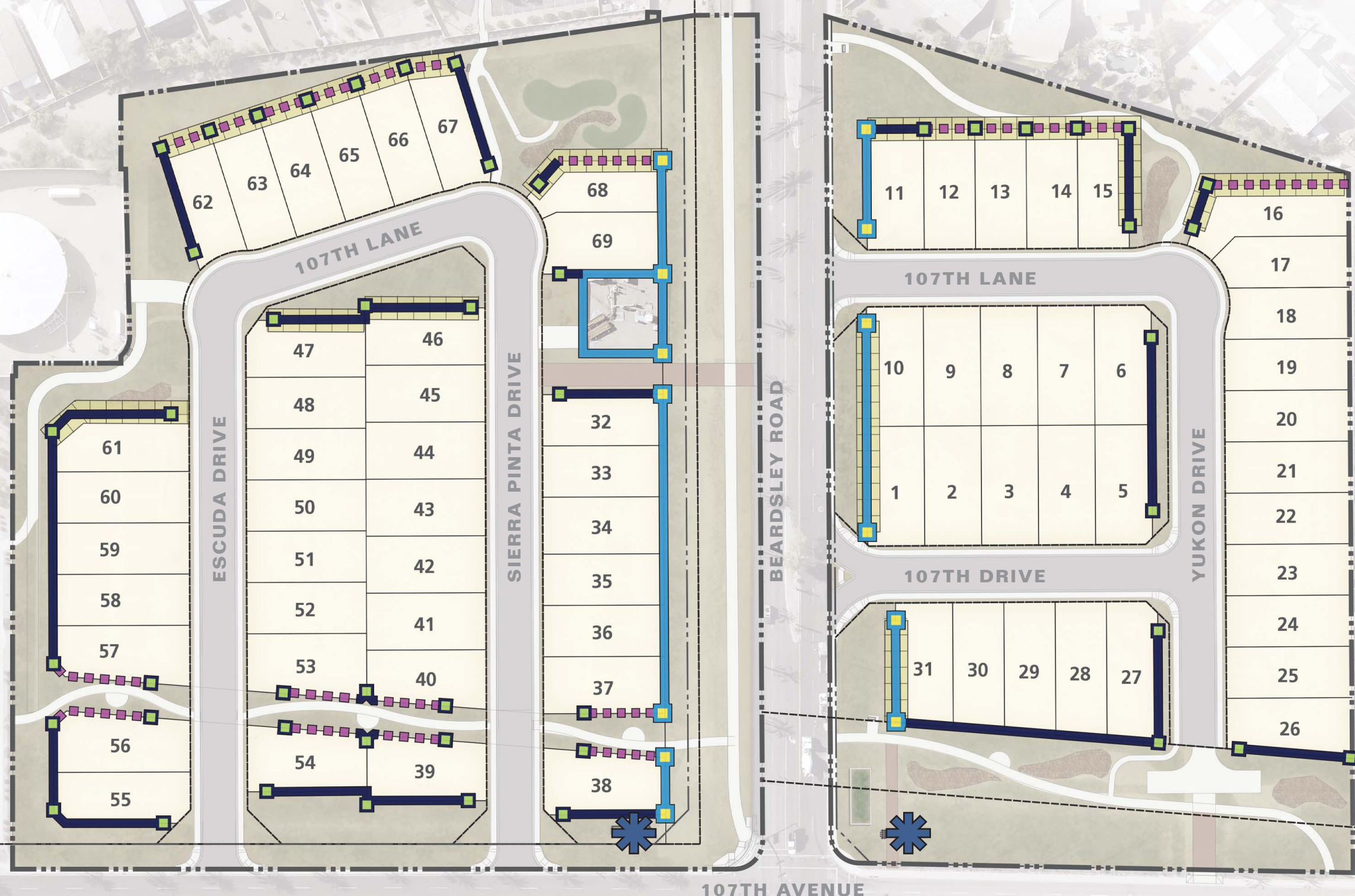
| Four Seasons at Ventana Lakes | | | | | | |
|-------------------------------|--------------|----------|--------------|-----------|--------------|----------|
| | North Parcel | | South Parcel | | Total | |
| Assessors Parcel Number (APN) | 200-12-002B | | 200-35-229U | | | |
| Gross Area | 310316 sq ft | 7.124 ac | 443437 | 10.180 ac | 753753 | 17.30 ac |
| Net Area | 306283 sq ft | 7.031 ac | 381370 | 8.755 ac | 687653 | 15.79 ac |
| Public Streets | | | | | | |
| Local Street | 53618 sq ft | 1.231 ac | 67718 sq ft | 1.555 ac | 121337 sq ft | 2.786 ac |
| Arterial Street | 4032 sq ft | 0.093 ac | 62067 sq ft | 1.425 ac | 66100 sq ft | 1.517 ac |
| Total Tract Area* | 2.14 ac | 30% | 2.56 ac | 25% | 4.70 ac | 27% |
| Useable Open Space | 1.77 ac | 25% | 1.22 ac | 12% | 2.99 ac | 17% |
| Yield | 31 | | 38 | | 69 | |
| Density | 4.35 du/ac | | 3.73 du/ac | | 3.98 du/ac | |

K. HOVNANIAN'S®
FOUR SEASONS

An Active Adult Community

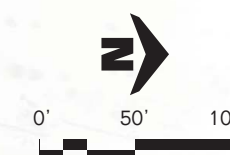
AT VENTANA LAKES

Wall / Fence Plan



Legend

- Theme Wall
- 8' Theme Wall
- Partial View Wall
- Retention Condition Requiring Waiver
Retaining conditions exceed 8' on retention side
- Theme Column
Wall Waiver Location: 7' Columns
- 8' Theme Column
Wall Waiver Location: 8'-8" Columns
- Entry Monument
Proposed Monument Waiver Location to meet VLPOA Master Design Intent for Community





Proposed Community Monuments
South Parcel (L), North Parcel (R)

K. HOVNANIAN'S®
FOUR SEASONS
An Active Adult Community
AT VENTANA LAKES

Conceptual Elevations & Materials Palette

- Steel trellis, color to compliment walls
- Logo per VLPOA
- CMU with Stucco Finish and Color to compliment walls
- 12"x8x16" fluted CMU accent for column base



South Parcel Monument

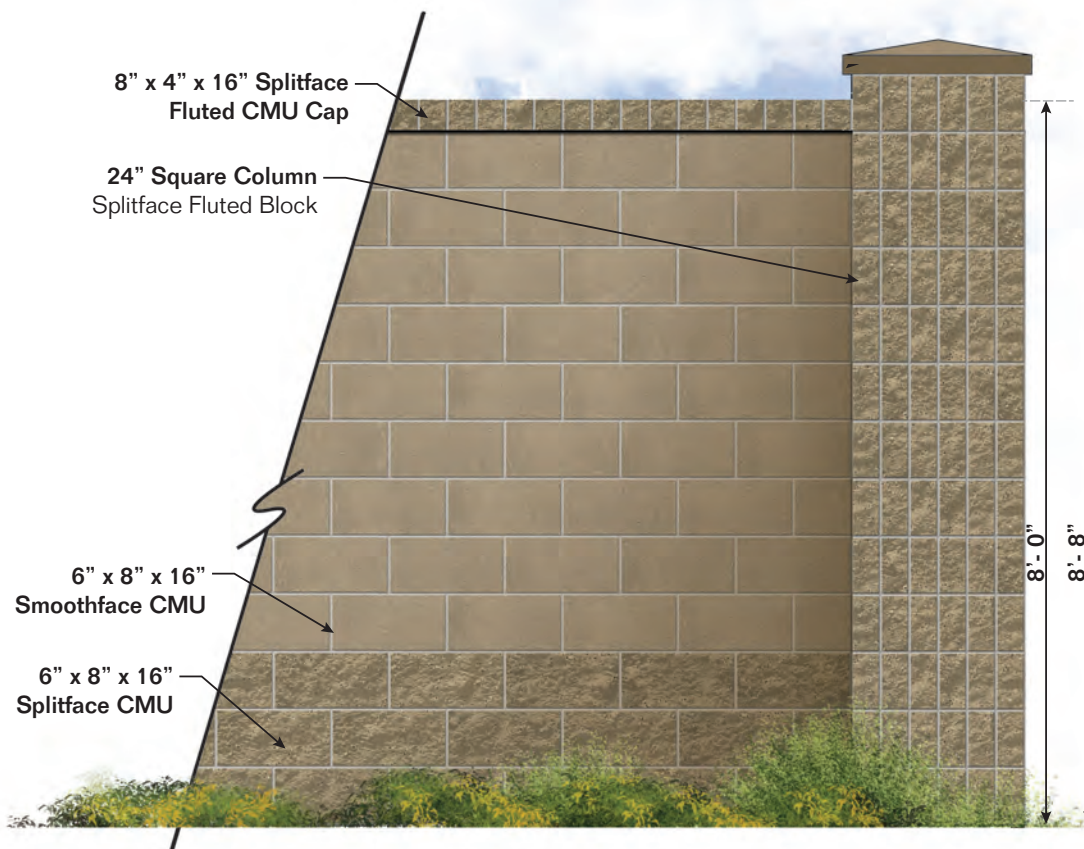


North Parcel Monument

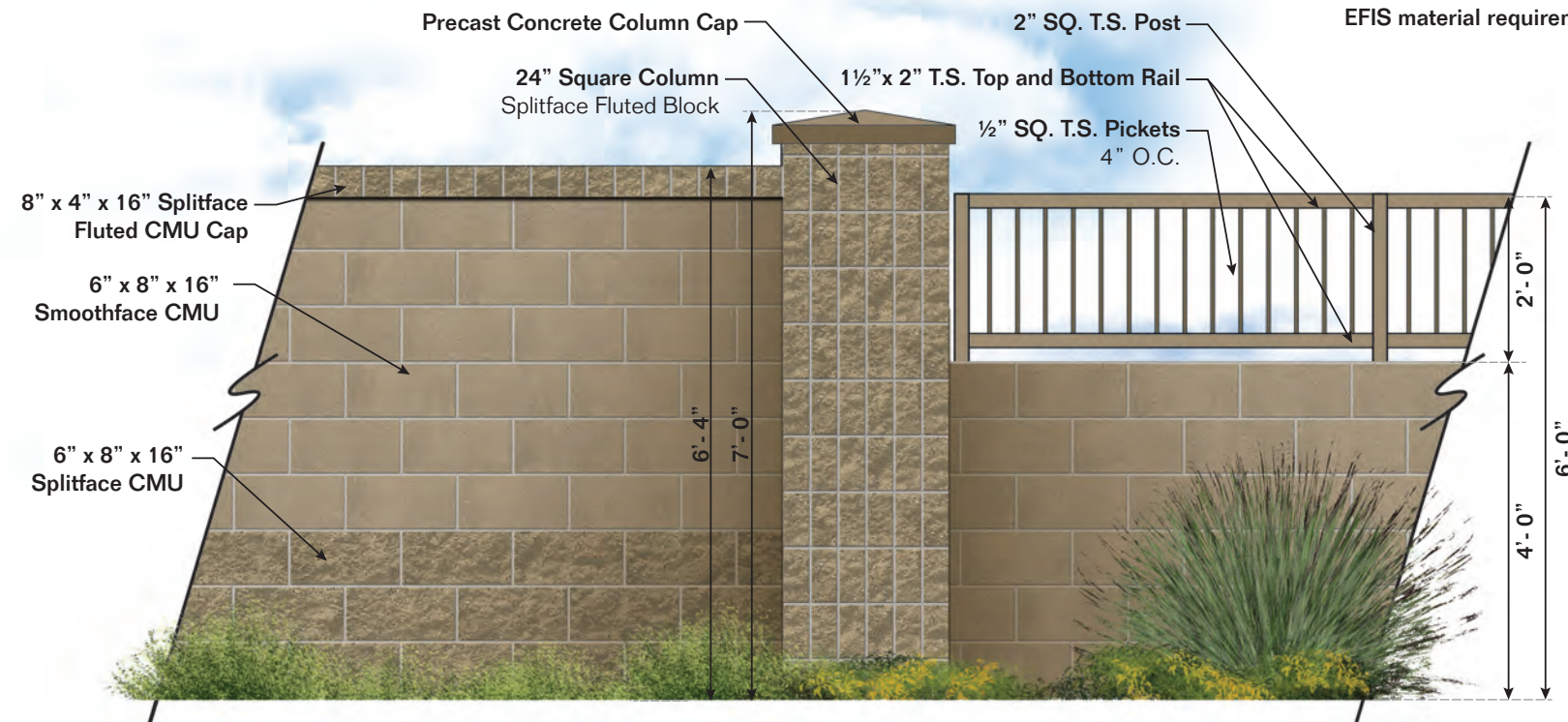
- Raised planter: 1'-3" in height
- Fluted splitface CMU with cap
- Accent groundcover massing at base of planter with concrete header

Monument notes:

1. Recessed down lighting shall be provided to illuminate the sign panels.
2. The column's stucco finish shall meet EFIS material requirements.



8' Theme Wall and Column



Theme Wall and Column

Partial View Wall

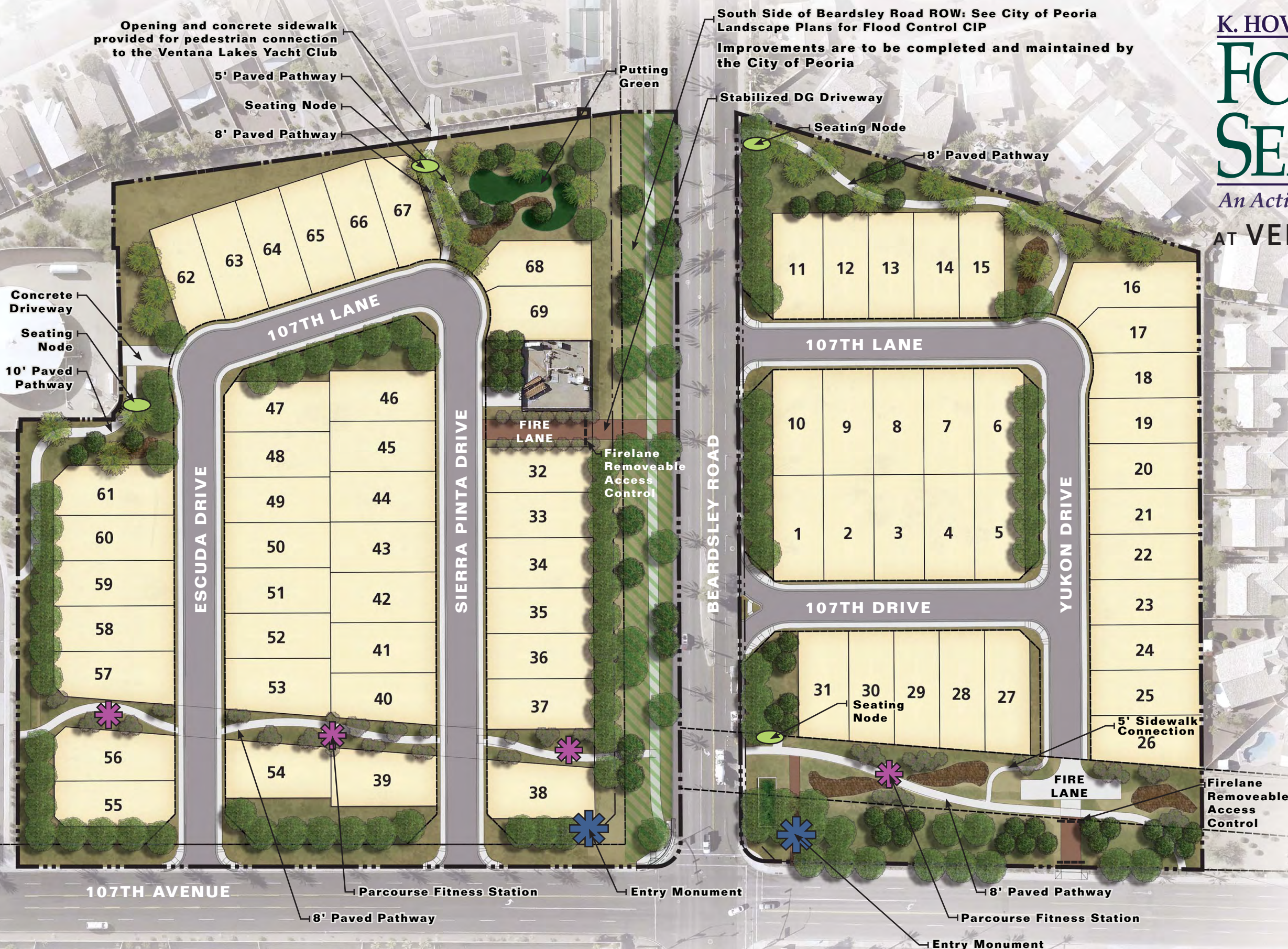
See preliminary landscape plan cover sheet wall note for colors.

K. HOVNANIAN'S®
FOUR SEASONS

An Active Adult Community

AT VENTANA LAKES

**Open Space/
Amenities**



Legend

- Entry Monument
- Parcourse Fitness Station
- Seating Node



SWALLOWTAIL

PLAN 4018 — 2,100 SQUARE FEET

2 BEDROOMS • DEN • 2 BATHROOMS • 2-CAR GARAGE



PRELIMINARY

Exhibit I

GOLDFIELD

PLAN 3503 — 1,875 SQUARE FEET

2 BEDROOMS • DEN • 2 BATHROOMS • 2-CAR GARAGE



ELEVATION A - SPANISH



ELEVATION B - COTTAGE



ELEVATION C - RANCH

PRELIMINARY

Exhibit I

FIRETAIL

PLAN 3502 — 1,653 SQUARE FEET

2 BEDROOMS • DEN • 2 BATHROOMS • 2-CAR GARAGE



ELEVATION A - SPANISH



ELEVATION B - COTTAGE



ELEVATION C - RANCH

PRELIMINARY

Exhibit I

DESERT STAR

PLAN 3501 — 1,626 SQUARE FEET

2 BEDROOMS • DEN • 2 BATHROOMS • 2-CAR GARAGE WITH STORAGE



ELEVATION A - SPANISH



ELEVATION B - COTTAGE



ELEVATION C - RANCH

PRELIMINARY

Exhibit I



Exhibit I