



PLANNING AND ZONING COMMISSION REPORT

Meeting Date: April 7, 2022

Agenda Item: 3R

Case Name: Aloravita: Planned Area Development Amendment (Z08-02A.3)

General Application Information

Key Items For Consideration:

The proposed change to the PCD boundary would allow the subject area of this request to be removed from the Aloravita project and then be subsequently incorporated into The Trailhead project as contemplated within the associated general plan amendment and rezoning request (Case GPA17-04 and Z17-27). These cases may be presented together, but will be considered in separate actions.

Please note that the associated staff report and findings for Z08-02A.3 are combined with The Trailhead request (Z17-27) to avoid redundancy. Exhibits specific to this case are contained herein.

ATTACHMENTS:

Description

Exhibit 1 - Conditions of Approval

Exhibit 2 - PCD Standards and Guidelines Report

Aloravita
NEC & SWC of 75th Avenue and Jomax Road
Case Z08-02A.3



The amendment to the zoning district(s) for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to *The Aloravita* Planned Community District (PCD) Standards and Guidelines Report, and Project Narrative contained within the 4/7/2022 Planning and Zoning Commission staff report, except as modified herein.
2. All prior conditions of approval related to the Aloravita PCD (Z08-02) and its subsequent amendments shall remain in effect except as specifically modified by this amendment.
3. The approval of this amendment to modify the boundary of the Aloravita PCD is conditioned upon the subsequent approval of The Trailhead Planned Area Development rezoning request (Case Z17-27) and corresponding adoption of the ordinance thereof by the Peoria City Council.

If The Trailhead rezoning request and/or its corresponding ordinance fails to be adopted by City Council:

- a) The subject amendment for Aloravita PCD (Case Z08-02A.3) shall be rescinded through subsequent action by City Council; and
- b) All prior conditions of approval related to the Aloravita PCD (Z08-02) and its subsequent amendments thereof, but excluding this amendment (Z08-02A.3), shall remain in effect.



Aloravita Planned Community District

Z08-02A.1 - Circulation pattern & opens space corridor modifications.

APPROVED 5/21/14

Z08-02A.2 - Increased lot coverage to 50%, except 2-story homes on lots over 7,000.

APPROVED 5/16/17

Z08-02A.3 - Major amend to remove 26.1 acres for shopping center.

DRAFT

Z08-02A.4 Update to include exhibit of permitted wall heights.

APPROVED 1/16/18

Z08-02A.5 Update to entry monument design, section 4.14.3.

APPROVED 10/23/18

Peoria, Arizona

Aloravita

Planned Community District

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Peoria, Arizona

Aloravita Planned Community District

CONTACT LIST

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Engineering & Planning	Cardno WRG Engineering 9977 North 90 th Street Scottsdale, Arizona 85258 602-977-8000 Representative: Don Cox
Engineering:	Wood/Patel 2051 West Northern Avenue Suite 100 Phoenix, Arizona 85021 Representative: Mike Young

Aloravita Planned Community District

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Aloravita Planned Community District

CHAPTER 1 INTRODUCTION AND PROPERTY DESCRIPTION

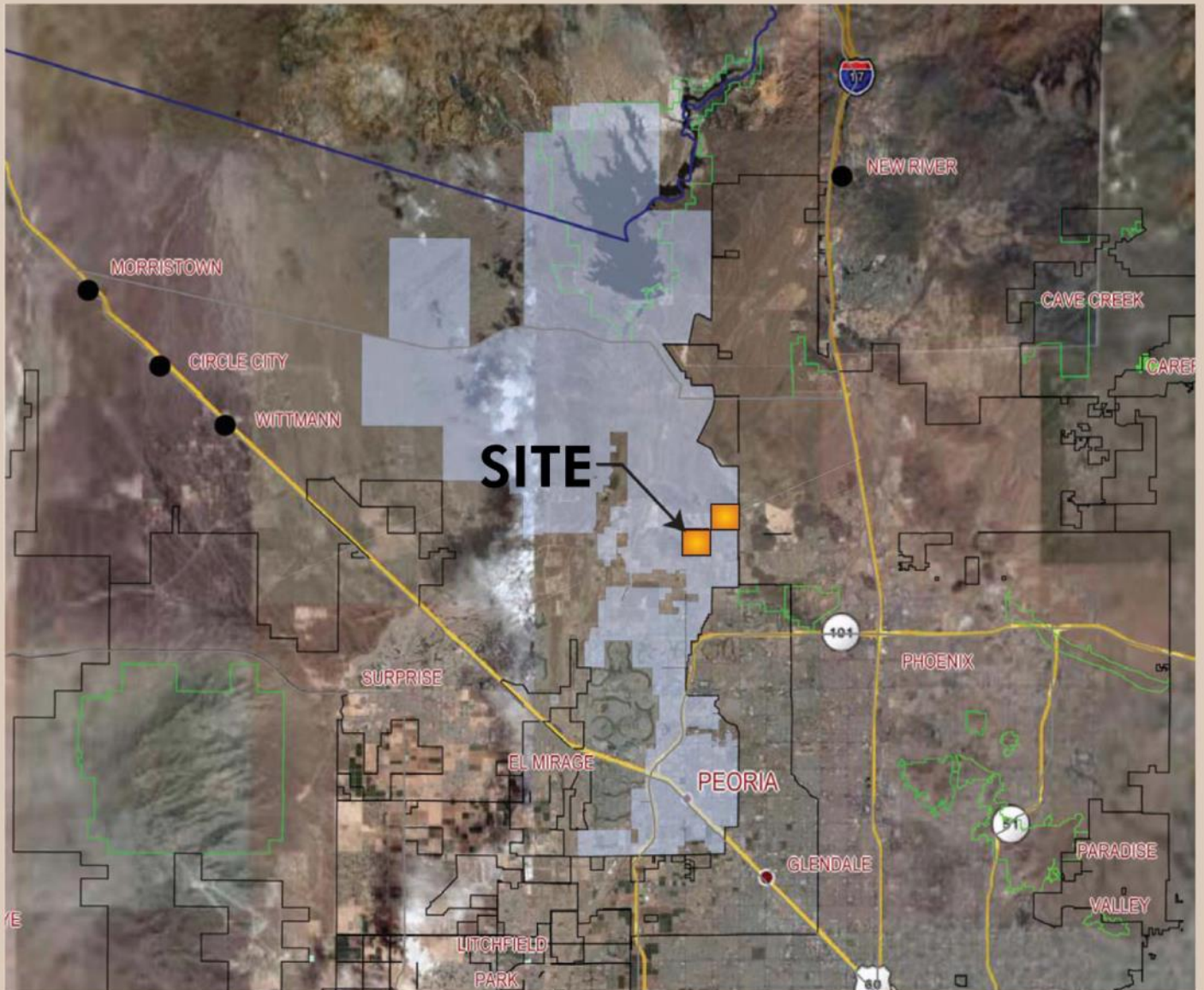
1.1 Introduction

Aloravita I, LLC, an Arizona limited liability company, and Aloravita II, LLC, an Arizona limited liability company (collectively, “Applicant”), prepared and submitted this Aloravita Planned Community District (this “PCD”) for the master planned community of Aloravita (“Aloravita”), which consists of approximately 1,243 acres of real property (the “Property”) located in the City of Peoria (the “City”), State of Arizona (the “State”). This PCD is prepared and submitted in accordance with the City’s Zoning Ordinance (the “Zoning Ordinance”).

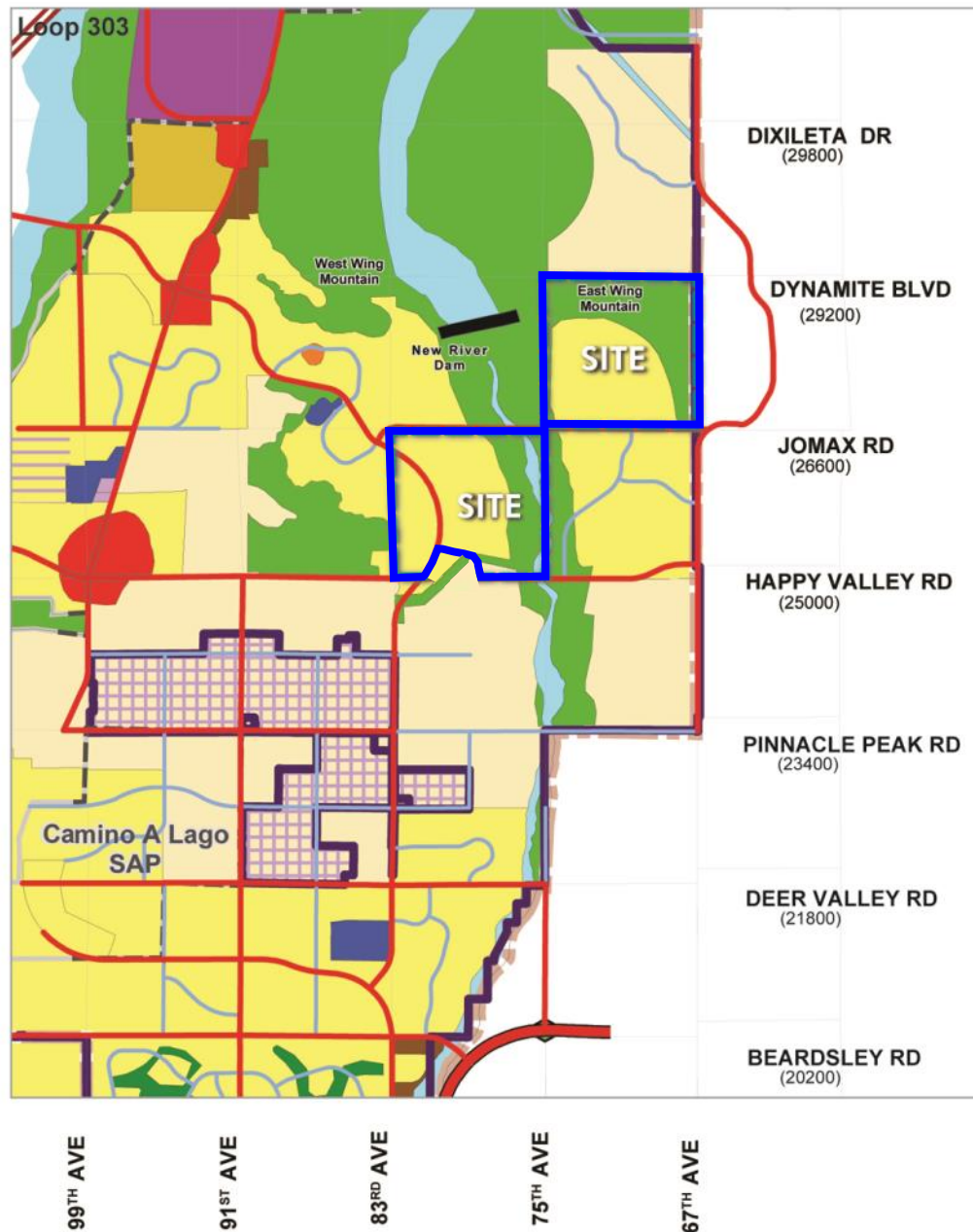
Aloravita will consist of charming neighborhoods that orient toward civic and open spaces, and are designed to create a welcoming environment that is active, friendly and inclusive. This PCD includes a dynamic open space system which connects the neighborhoods within Aloravita to the surrounding communities. This allows the residents and other users of community elements to connect via the system of linear open spaces and pathways. The neighborhood open spaces, linear open space, focal recreation areas, and other open space combine passive recreational uses and active recreational uses to serve the entire community. Neighborhood open space elements are the formative open space element for each of the neighborhoods, incorporating open play, and picnic areas while the focal recreation areas are smaller, strategically located recreation areas.

Aloravita will have up to 3,829 units on the Property (up to 1,939 units on the Northern Parcel (defined in Ch. 4) and 1,890 on the Southern Parcel (defined in Ch. 4)). Approximately 26.1% of the Property will consist of open space (roughly 361.3 acres). Aloravita’s open space exceeds all City requirements for amounts and types of open space, including the City’s requirement of 9% usable open space and the current Desert Lands Conservation Ordinance (the “DLCO”) requirement of 15% natural open space. Portions of the open space will be dedicated to the City, including the City Park, and certain portions will be owned by Aloravita homeowners associations, including the HOA Parks. Aloravita will have walking and biking trails throughout. A K-8 school is planned to be constructed on the Southern Parcel.

Regional Context



General Plan Map



Land Use

- Residential/Estate (0-2.0 du/ac), Target density - 1 du/ac
- Residential/Low (2.0-5.0 du/ac), Target density - 3 du/ac
- Residential/Medium (5.0-8.0 du/ac), Target density - 6 du/ac
- Residential/Medium High (8.0-15.0 du/ac), Target - 12 du/ac
- Residential/High (15.0+ du/ac), Target density - 18 du/ac
- Mixed Use
- Town Center Mixed Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Office
- Business Park
- Business Park/Industrial
- Industrial
- Park/Open Space
- Golf Course
- Public/Quasi-Public
- Water

Boundaries

- City Limit
- County Island
- Planning Area Boundary
- SAP: Specific Area Plan
- Aviation Study Area
- Lake Pleasant Regional Park
- Maricopa-Yavapai County Line
- PLSS Section Lines

Circulation Plan

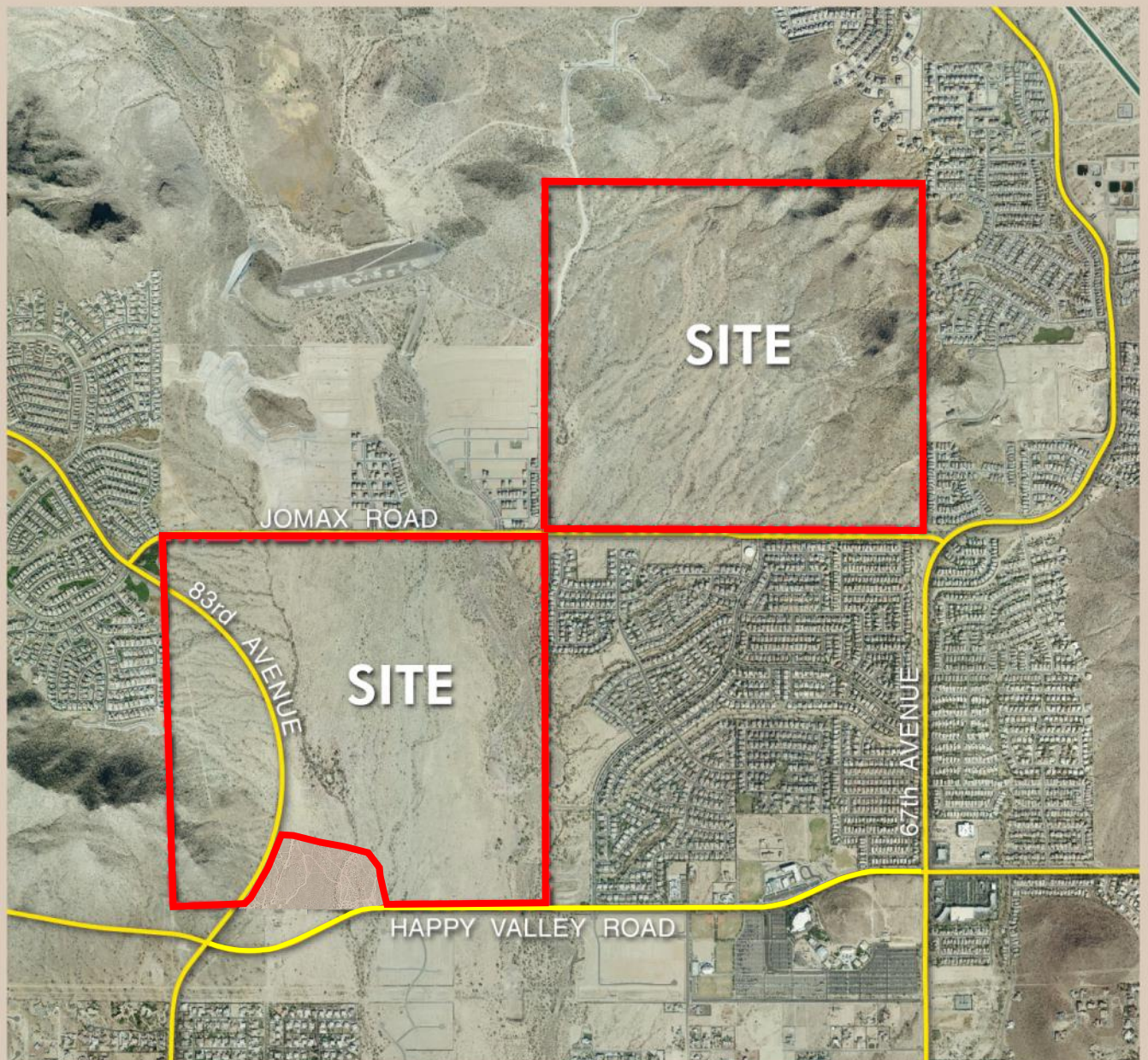
- Freeway
- Proposed Freeway or Connector
- Arterial
- Collector

Interchanges

- Full Diamond
- Half Diamond

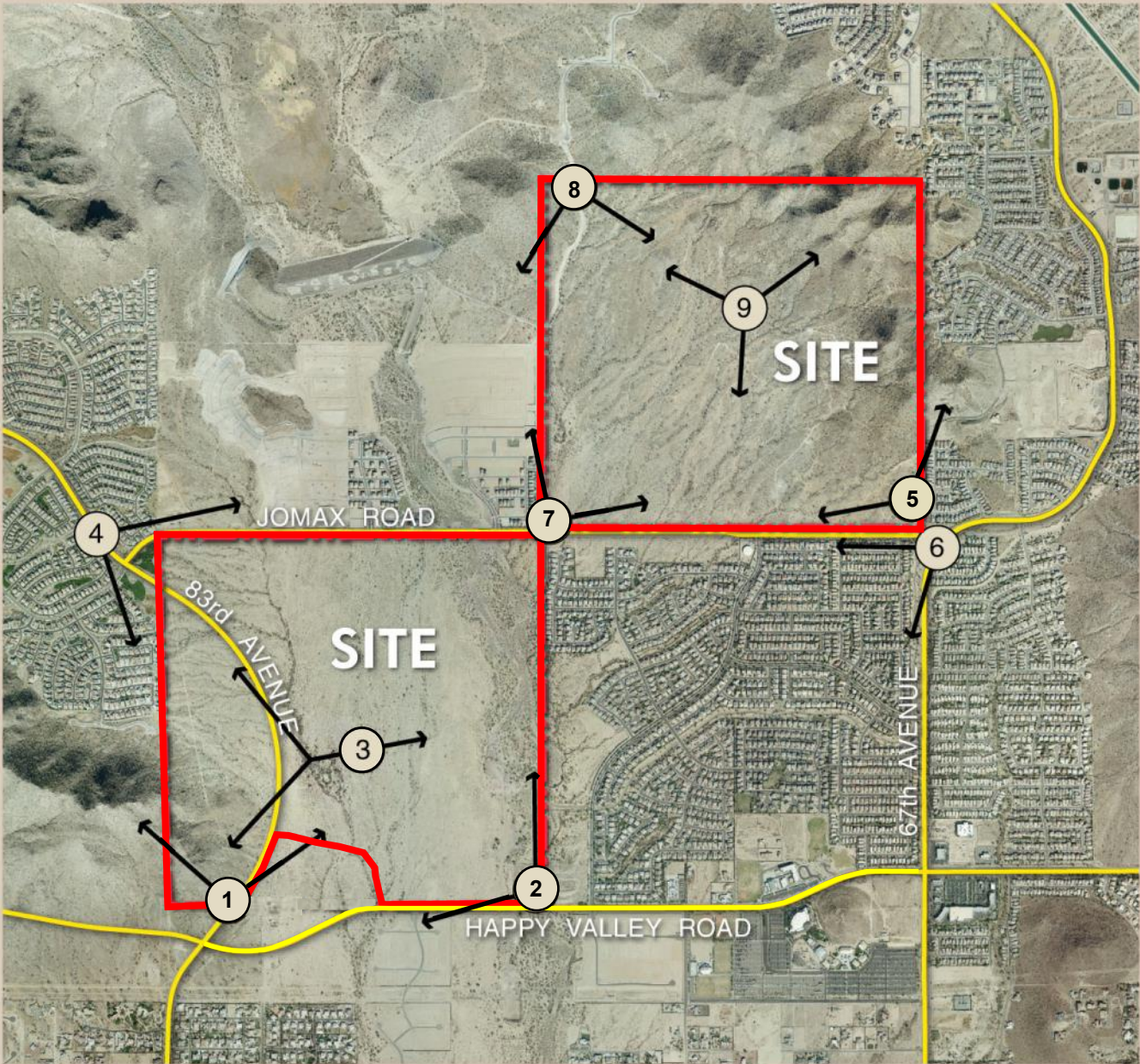
Aloravita

Property Location



Noravita

Site Photo Key Map



Site Photos



VIEW ①



VIEW ②



VIEW ③ A



VIEW ③ B



VIEW ④

Aloravita

Site Photos



VIEW ⑤



VIEW ⑥



VIEW ⑦



VIEW ⑧



VIEW ⑨ A



VIEW ⑨ B

Aloravita

Aloravita Planned Community District

1.2 Topography

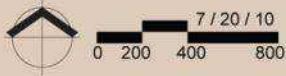
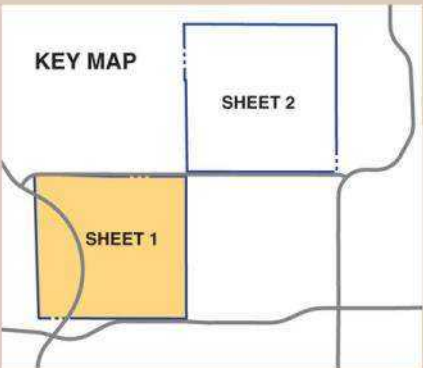
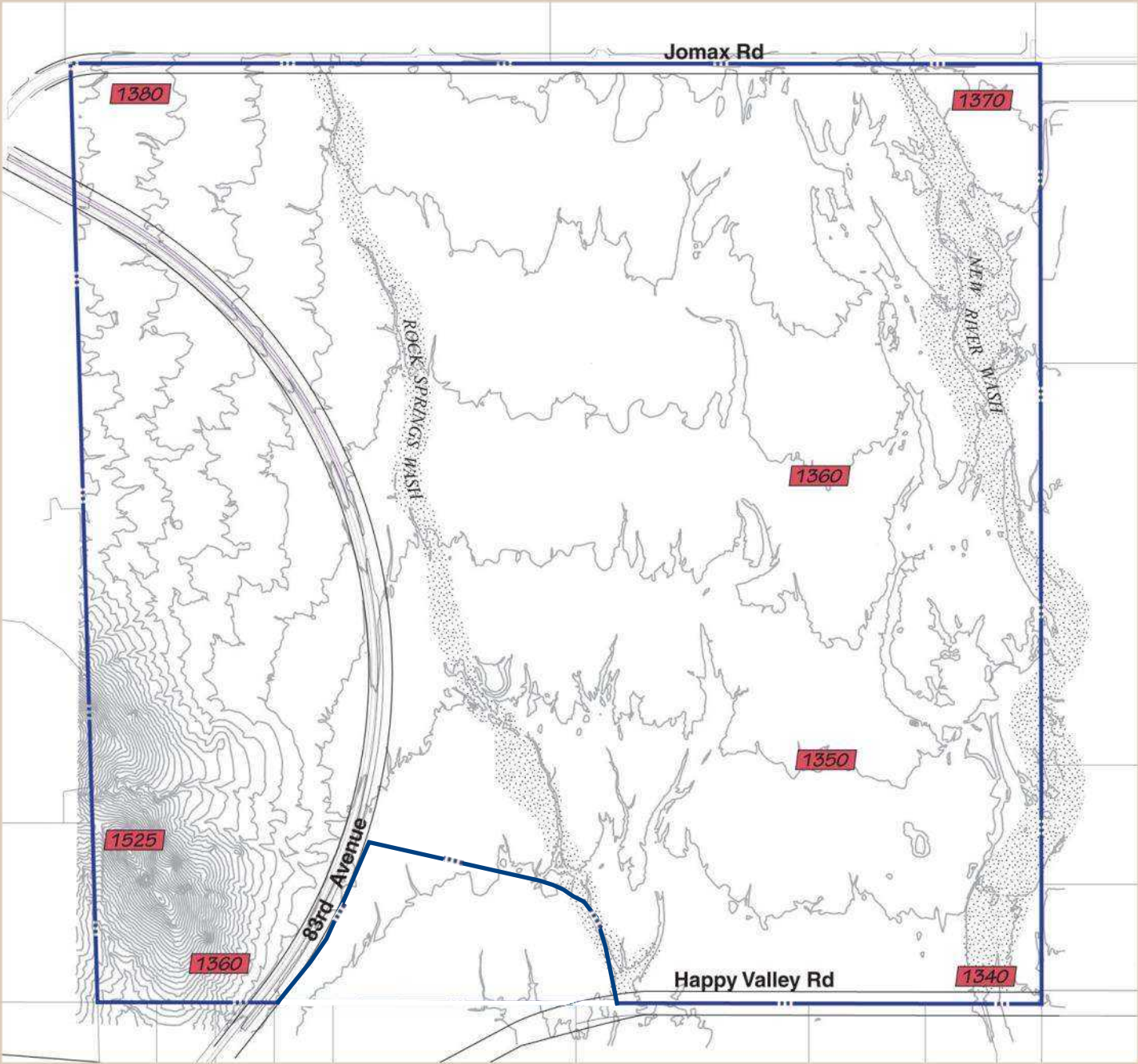
The existing natural topography for Aloravita varies greatly. The existing ground cover in the area is comprised of desert vegetation. Certain portions of the Property are scarcely vegetated while other portions of the Property are more heavily vegetated. The Site Photos on the following pages show the Property's current topography.

The Southern Parcel generally slopes from north to south at an approximate slope of 0.5% except near the hill located on the extreme southwest corner of the parcel. The slopes on the hill within the southwest corner of the parcel range from greater than 10% to less than 0.5%. Elevations within the Southern Parcel range from approximately 1,370 feet near the north property line at Jomax Road to approximately 1,340 feet near the south property line of the parcel at Happy Valley Road. The high point on the Southern Parcel is found on the hill located in the south west corner of the parcel. It is approximately 1,525 feet in elevation. The Southern Parcel generally drains into the New River wash and the Rock Springs wash. Both washes drain from the north property to the south across the parcel.

The topography within the Northern Parcel of the Property ranges from approximately the highest elevation of 1,890 feet to the lowest elevation of 1,373 feet. The low point of the Northern Parcel is the southwest corner at the intersection of Jomax Road and 75TH Avenue. The highest elevation point is found on the ridge line that is found near the northern property line of the parcel. The majority of the Northern Parcel slopes at less than 10 percent until reaching the hillside area towards the northern most portion of the parcel. The Northern Parcel drains into various washes and gullies which connect into the New River wash at the south west corner of the parcel.

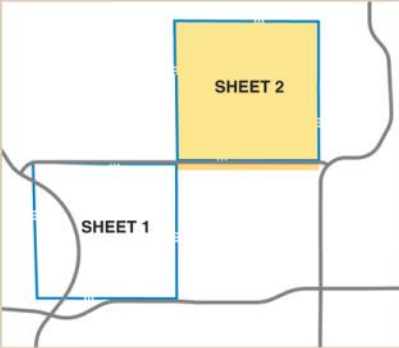
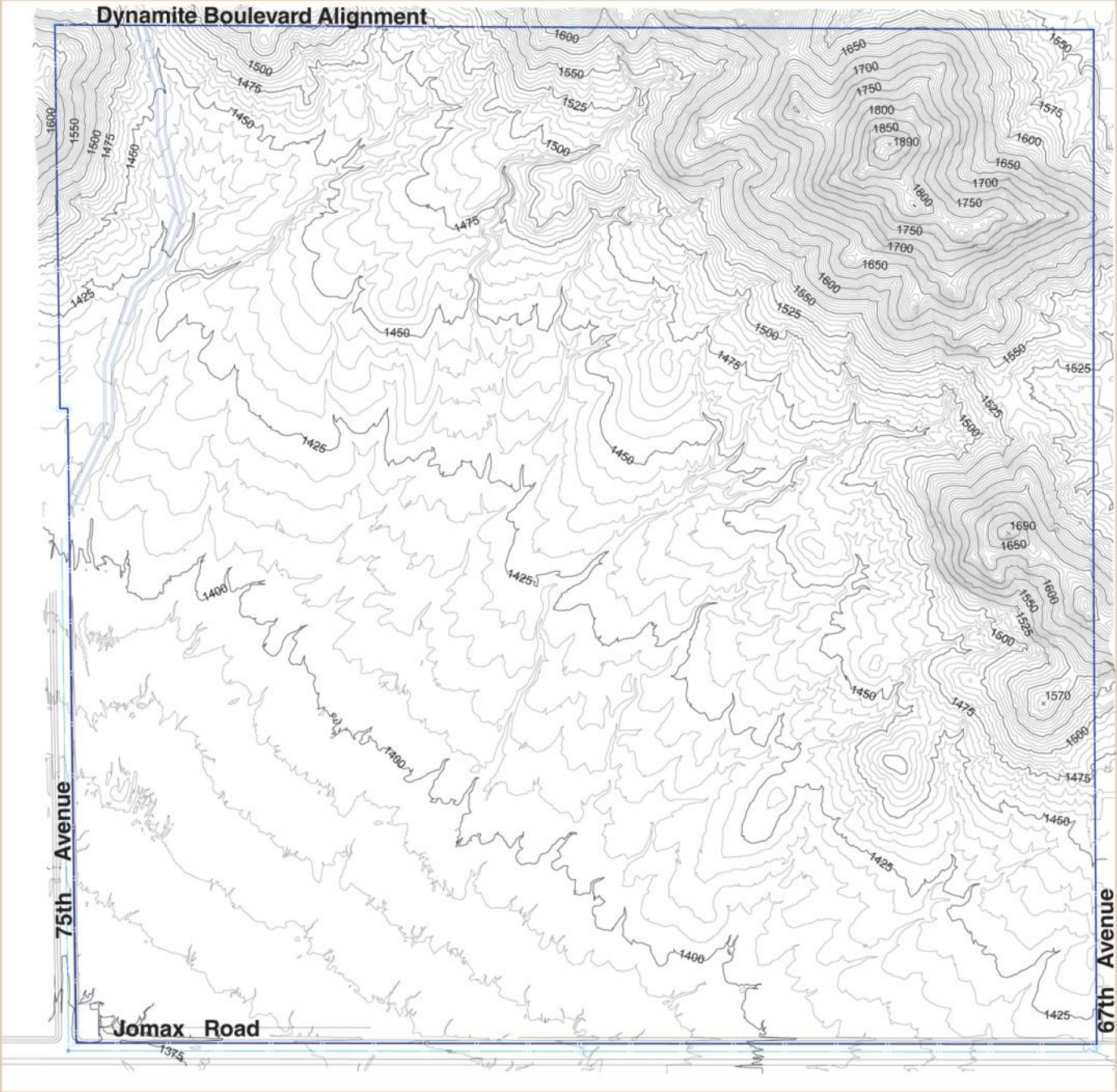
For additional topographical detail see the Topography Exhibits.

Topography



Moravita

Topography



Moravita

Aloravita Planned Community District

1.3 Biology

The Biology Report, which is submitted in conjunction with this PCD, indicates that the Property does not contain known habitats for any threatened or endangered species. If any such species are identified on-site during any phase of development, mitigation measures in accordance with the Arizona Game & Fish Department's guidelines will be implemented. This PCD preserves portions of Rock Springs Wash and New River, which will continue to serve as significant wild-life habitats and corridors.

1.4 Native Vegetation

The majority of the plant materials are mature and of a native Sonoran variety. The plant material includes, but is not limited to, Brittle Bush, Creosote brush, many varieties of Cholla cactus, Saguaro cactus, Palo Verde trees, Ironwood trees, and Mesquite trees. Pursuant to the findings of the MCP as required by Article 14-22B of the Zoning Ordinance, viable plant species will be identified, inventoried, salvaged (on-site) and reused in Aloravita. Phasing of this salvage process will occur as described in the MCP. Also included in the salvage plan is a plan to restore portions of New River that have been damaged by unauthorized Off Highway Vehicle use. The details of the restoration efforts including who will conduct such efforts and when they will be completed are provided in the MCP.

1.5 Soils/Geology

The native soil consists of primarily loose to very dense silt to clay sand, occasionally imbedded with very stiff sandy clay. Soil plasticity varies from low/non-plastic to high. Soil cementation and gravel content vary across the Property. The Soils Report prepared by WRG Cardno Engineers is being submitted in conjunction with this PCD, which further explains the soils located at Aloravita.

1.6 Hydrology

New River and Rock Springs Wash are two major drainage conveyance corridors that traverse the Property from north to south. These watercourses as well as other smaller washes within the Property are ephemeral in nature and therefore only flow in direct response to rainfall events. The majority of the Property drains to the south into Rock Springs Wash. The eastern third of the Property slopes to the southeast into New River. For further information regarding hydrology, please reference the Hydrology Study completed by WRG Cardno Engineers and Wood Patel, which will be submitted in conjunction with this PCD.

Aloravita Planned Community District

1.7 Army Corps of Engineers - 404 Delineations

In January 2013, Aloravita obtained Jurisdictional Delineations from the Army Corps of Engineers for the Washes that are designated as 404 washes.

In the South Parcel the Corps has delineated Rock Springs Wash and New River as 404 washes. These two washes generally run the length of the South parcel from Jomax Road in the North to Happy Valley Road in the South. These specific wash delineations vary in width.

In the North parcel the Corps has delineated a small unnamed wash that starts on the South boundary of the parcel and continues North into the Parcel for approximately 3,000 feet. The wash delineation is approximately 4 feet wide over its entire length.

1.8 Archaeology

Archaeology research and investigations were undertaken in conjunction with all State and Federal regulations. Applicant has completed a Phase I archaeology investigation of the Property. A Phase I Archeological Investigations Report was prepared by SWCA Environmental Consultants, which will be submitted in conjunction with this PCD. The findings in the report do not preclude development of any portion of the Property. Should any artifacts be found on the property during any phase of construction, proper mitigation efforts will be implemented in a manner consistent with the Arizona State Historic Preservation Office's standards and policies.

Aloravita Planned Community District

CHAPTER 2 GENERAL PLAN, DENSITY AND REZONING

The Peoria General Plan designates the majority of the Property as Residential/Low (2.0-5.0 dwelling units per acre). Other General Plan designations on the Property include Residential Estate, Park/Open Space and Water, which is intended to recognize the New River flood plain area. The proposed density of 3.08 du/acre is within the density allowed by the General Plan. The following tables provide a breakdown (in acreage) of each land use and the overall density for the Aloravita project as well as the land use and density allocations by section:

2.1 Aloravita Land Use Allocation

Current General Plan Land Use Allocation (Both Parcels)

Land Use	Acreage	General Plan Density Range		General Plan Unit Range		Proposed Units
Park / Open Space	331.78	0	1	0	331.78	331.78
Water	15.4	0	1	0	15.4	15.4
Residential Low	896.3	2	5	1795.2	4488.0	3232.3
Total	1243			1737.4	4508.5	3829
Average Density Proposed (du/ac)						3.08

Aloravita Planned Community District

Aloravita Land Use Allocation (*Northern Parcel*)

Current General Plan Land Use Allocation

Land Use	Acreage	General Plan Density Range		General Plan Unit Range		Proposed Units
Park / Open Space	222.5	0	1	0	222.5	222.5
Residential Low	447.9	2	5	898.4	2246	1491.4
Total	641.5			898.4	2246	1939
Average Density Proposed (du/ac)						2.64

Aloravita Land Use Allocation (*South Parcel*)

Current General Plan Land Use Allocation

Land Use	Acreage	General Plan Density Range		General Plan Unit Range		Proposed Units
Park / Open Space	138.8	0	1	0	138.8	138.8
Water	15.4	0	1	0	15.4	15.4
Residential Low	448.4	2	5	897	2242	1844.3
Total	601.7			897	2242	1890
Average Density Proposed (du/ac)						3.14

The planned 15 acre school site located in the center of the southern parcel may be zoned for residential uses. If the Peoria School District does not build the school the site shall be used for residential development. The overall density of 1890 units shall not be increased but merely spread across the additional acreage.

Aloravita Planned Community District

2.2 U.S. Army Corps of Engineers 404 Washes

The South Parcel contains the Rock Springs Wash and New River Wash, both of which have been delineated by the US Army Corps of Engineers as 404 jurisdictional washes. The Northern Parcel contains one unnamed wash that has been designated by the Army Corps as a 404 wash. Aloravita will maintain these washes in conformance with the Corps' established requirements.

2.3 Native Vegetation Salvation

In conformance with article 14-22B (Desert Lands Conservation Overlay) Aloravita will retain or salvage all viable desert vegetation for use throughout the Property as dictated by the MCP.

2.4 Dedication of Parks and Open Space

Pursuant to Chapter 6.1 of the PCD, approximately 361.3 acres of open space will be integrated into the Aloravita planned community; of this, no less than 251.18 acres will be dedicated to the City of Peoria as public open space. As identified in Chapter 6, the public open space will consist of hillside preserves, wash corridors and/or greenbelts, and the neighborhood park site (s) in the Northern and Southern Parcels.

Aloravita Planned Community District

CHAPTER 3

LAND USE PLAN, UNIT COUNT, AND ZONING

3.1 Land Use Plan

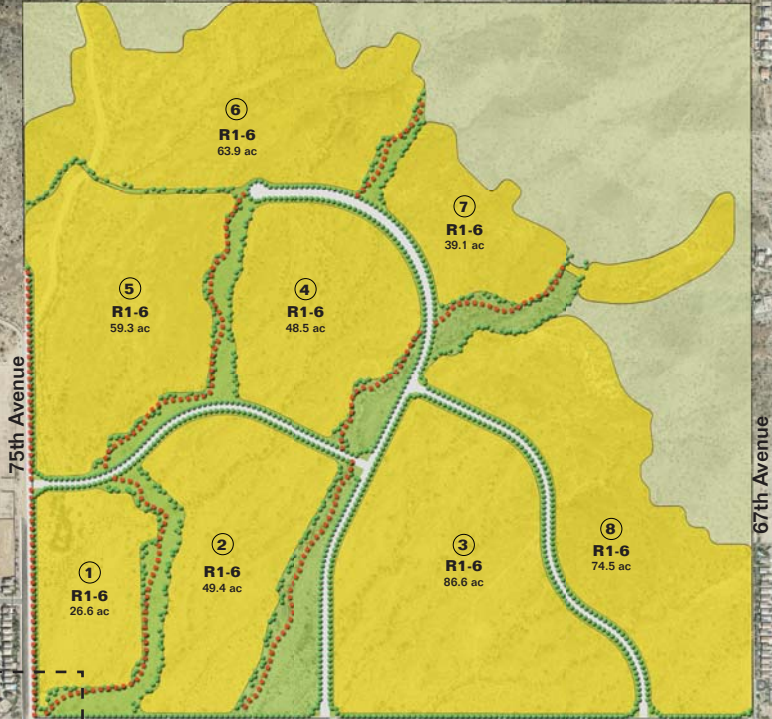
The Aloravita Land Use Plan illustrates potential areas of residential development types, open space and recreation as well as all other land uses within Aloravita. The Land Use Plan illustrates a variety of land uses that may be created within the community and show open space that includes wash features, mountain open space and recreational opportunities.

As discussed in Chapter 2, the unit count for the property is 3,829 units with the possibility of an additional 264 units in the event that the Deer Valley School District does not want the High School site to be dedicated, which is consistent with the City's General Plan.

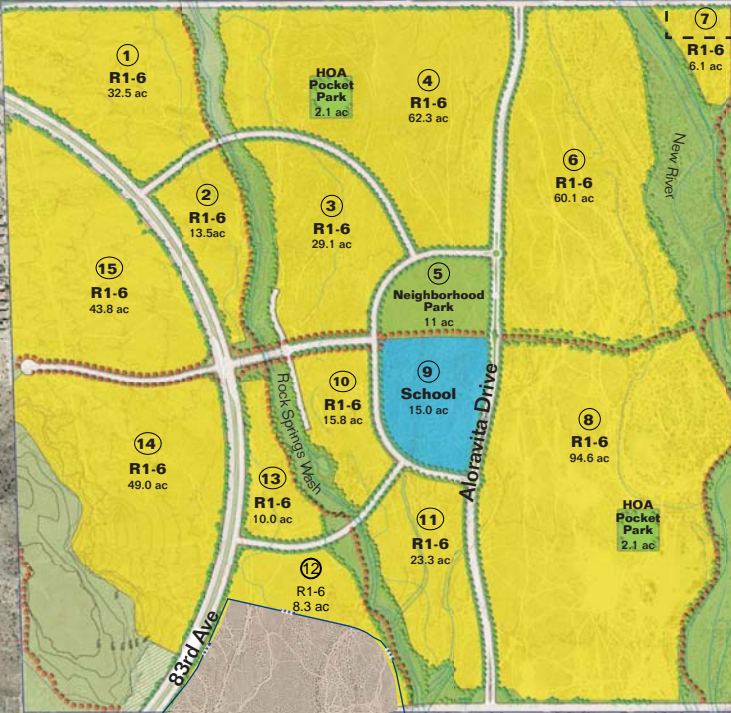
The Land Use Plan, zoning and unit count are detailed on the exhibits on the following pages.

Total Area: 641.5 ac
Total No. Lots 1,939

Dynamite Boulevard (Alignment)



Jomax Road



Total Area: 601.7 ac
Total No. Lots 1,890

Happy Valley Road



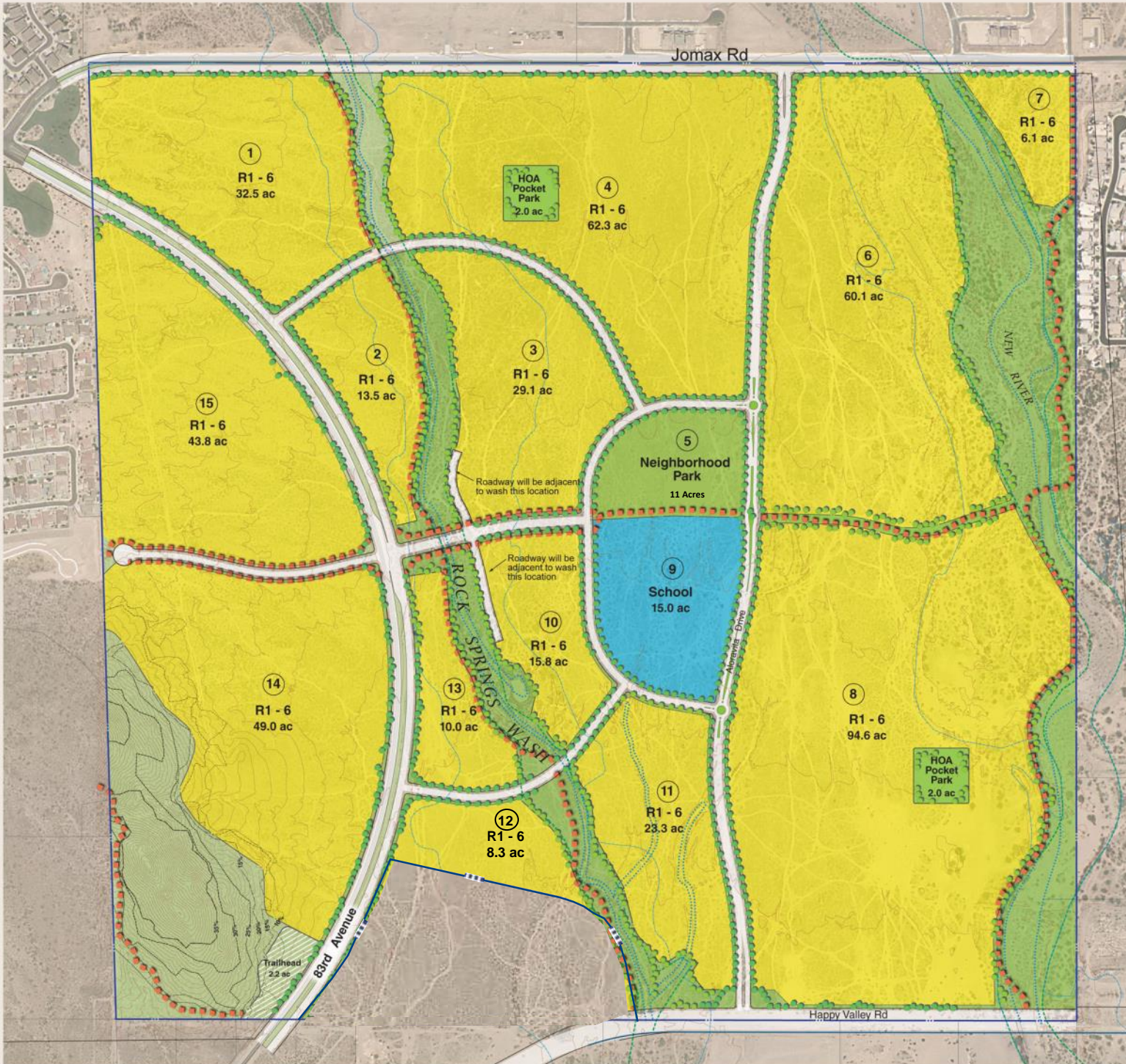
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Aloravita
 PLANNED COMMUNITY DISTRICT

Land Use Plan
 Sheet 1 of 3
 Exhibit 2



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Land Use Plan



SITE DATA

Parcel No.	Proposed Zoning	Gross Area, ac	Density DU/ac	Total No. of Lots ¹
1	R1-6	32.5	4.22	137
2	R1-6	13.5	4.22	57
3	R1-6	29.1	4.22	122
4	R1-6	62.3	4.22	262
6	R1-6	60.1	4.22	254
7	R1-6	6.1	4.22	25
8	R1-6	94.6	4.22	399
9	School	15.0	-	0
10	R1-6	15.8	4.22	67
11	R1-6	23.3	4.22	98
12	R1-6	8.3	4.22	35
13	R1-6	10.0	4.22	42
14	R1-6	49.0	4.22	207
15	R1-6	43.8	4.22	185
		113.9	(140.3) ³	
		24.4		
Total		601.7		1890

¹ Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 2000 lots. As the project is developed, Preliminary and Final plats will keep a tally of approved lots.

LEGEND

Proposed Zoning	Area, ac	Density ² DU/ac	Total No. of Lots
R1 - 6	448.4	4.22	1,890
School	15.0	-	-
Parks, Open Space	113.9 (140.3) ³	-	-
Arterial R.O.W.	24.4	-	-
Total	601.7		1,890

² Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.

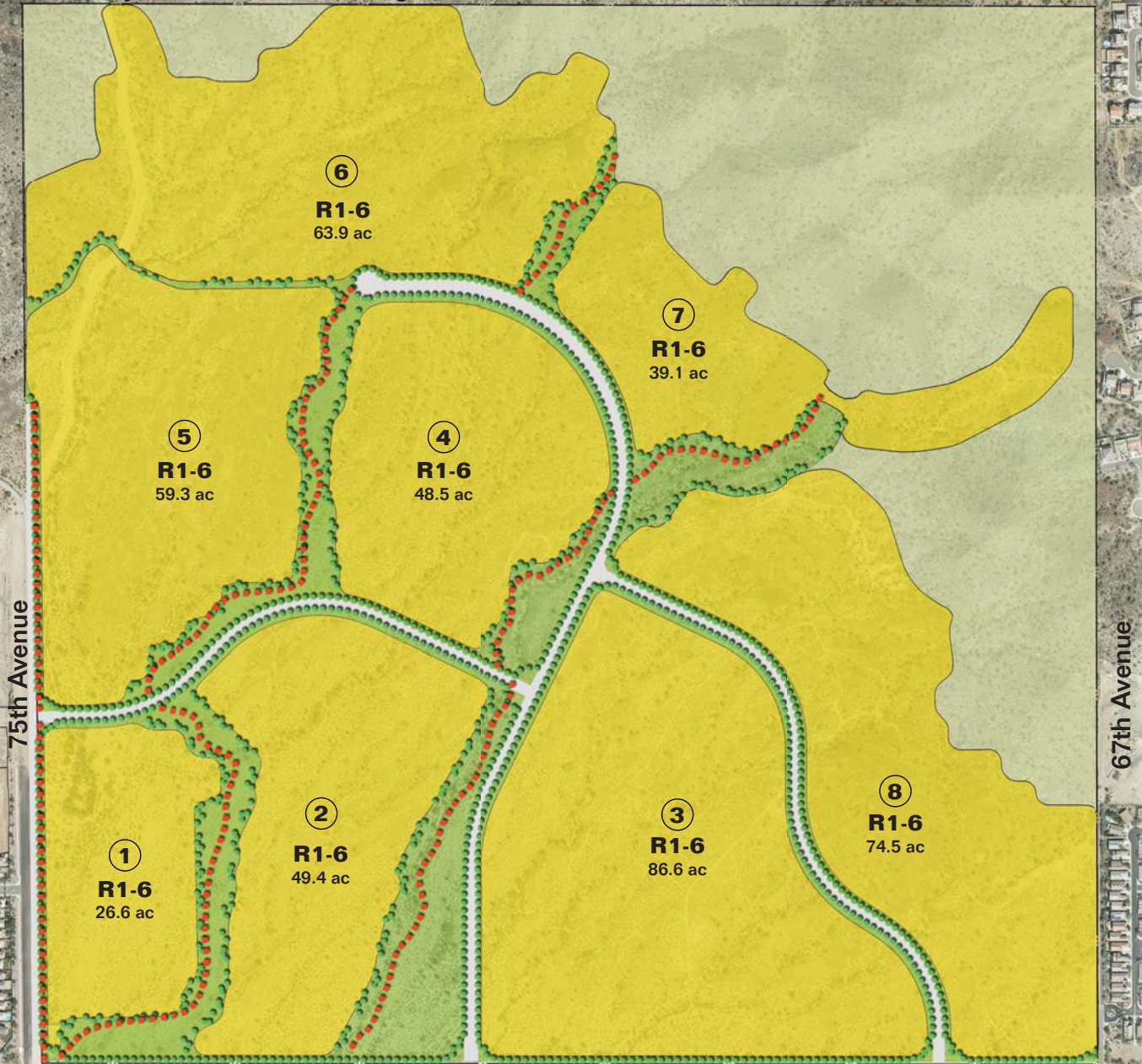
³ Gross Area shown for open space and parks of 113.9 acres does not include open space within the parcels. Including these areas, total open space is 140.3 acres. For more detail, see the Open Space Plan.



SHEET 2 of 3

Exhibit 2

Dynamite Boulevard (Alignment)



Site Data

Parcel No	Proposed Zoning	Gross Area, ac	Density DU/ac	Total no. of lots ¹
1	R1-6	26.6	4.3	115
2	R1-6	49.4	4.3	214
3	R1-6	86.6	4.3	375
4	R1-6	48.5	4.3	210
5	R1-6	59.3	4.3	257
6	R1-6	63.9	4.3	277
7	R1-6	39.1	4.3	169
8	R1-6	74.5	4.3	322
Parks, Open Space		180.5	-	-
Jomax/75th ROW		13.1	-	-
Total		641.5	3.0	1,939

Legend

Proposed Zoning	Area, ac	Density ² DU/ac	Total No of Lots
R1-6	447.9	4.3	1,939
Parks Open Space	180.5	-	-
Arterial ROW	13.1	-	-
Total	641.5	3.0	1,939

² Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.

³ Gross Area shown for open space and parks of 180.5 acres does not include open space within the parcels. Including these areas, total open space is 222.5 acres. For more detail, see Open Space Plan.

¹ Residential densities between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out does not exceed 1,939 lots (no school site).
As the project is developed, Preliminary and Final Plats will keep a tally of approved lots.



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Aloravita
PLANNED COMMUNITY DISTRICT

Land Use Plan
Sheet 3 of 3
Exhibit 2



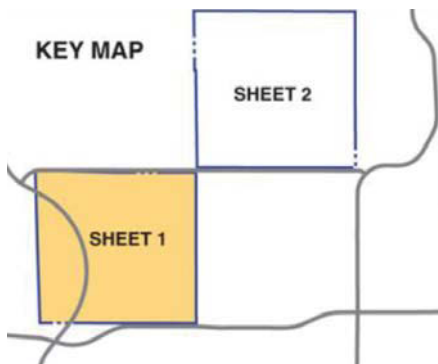
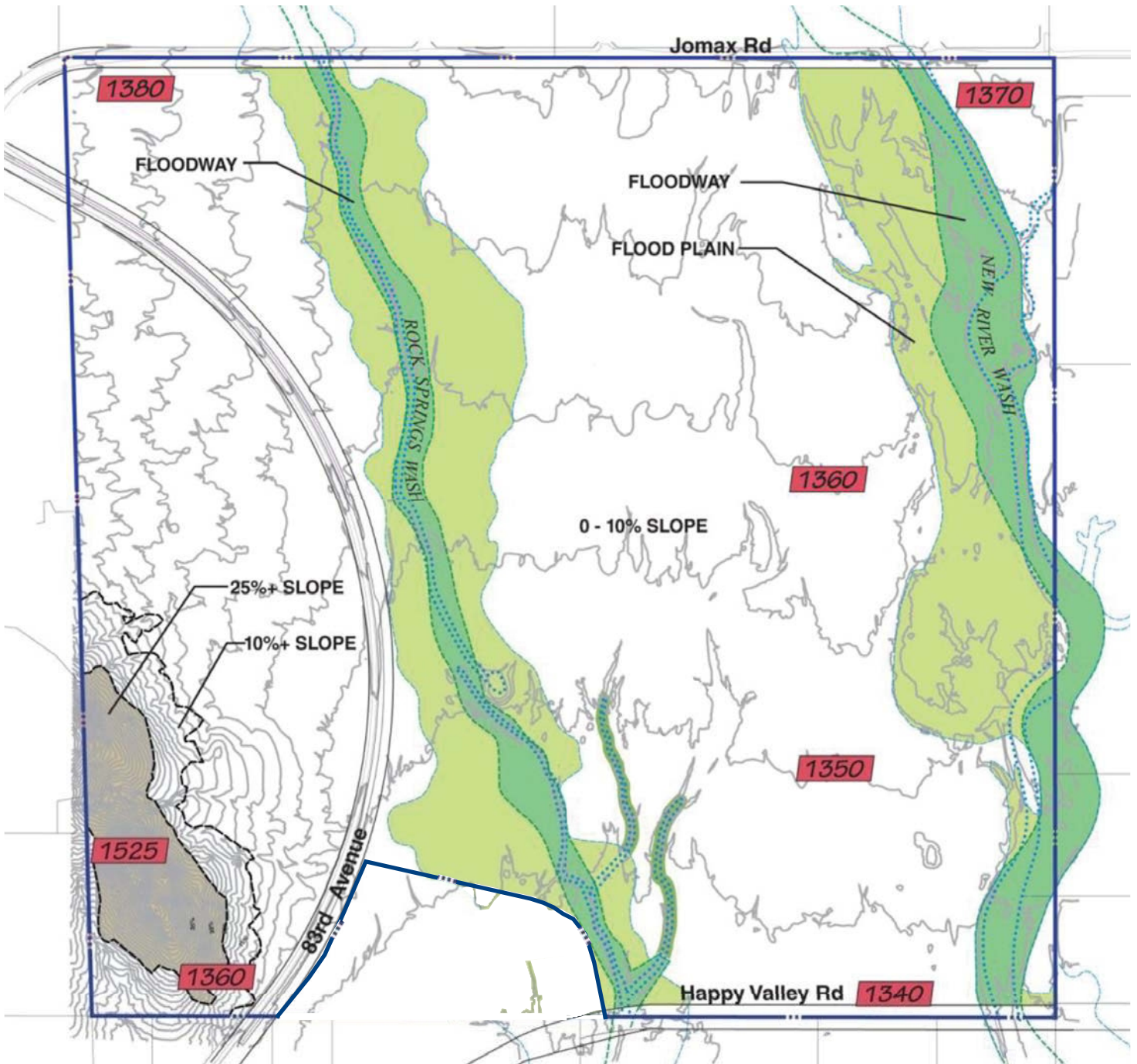
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Aloravita Planned Community District

3.2 Opportunities and Constraints

The Aloravita property offers opportunities to integrate the built environment through the Rock Springs and New River washes, hillside areas that are part of the Eastwing Mountain and Westwing Mountain systems, and other corridors on the Property. These features offer mountain views and other passive opportunities, recreational corridors and contribute to an expanded public preserve through Westwing and Eastwing Mountain. Though the features described above are opportunities, they too are constraints. The 404 jurisdictional washes will be protected and no construction may occur within such protected areas with the exceptions provided for necessary roadway, utility and trail crossings. The Opportunities and Constraints exhibits on the following pages illustrate the various landforms described herein.

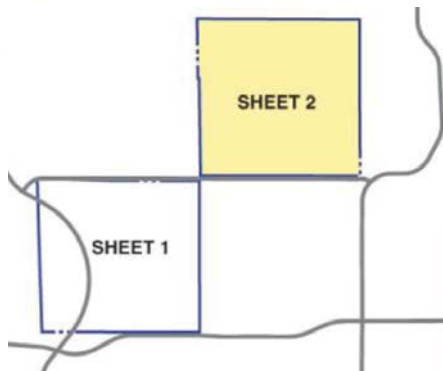
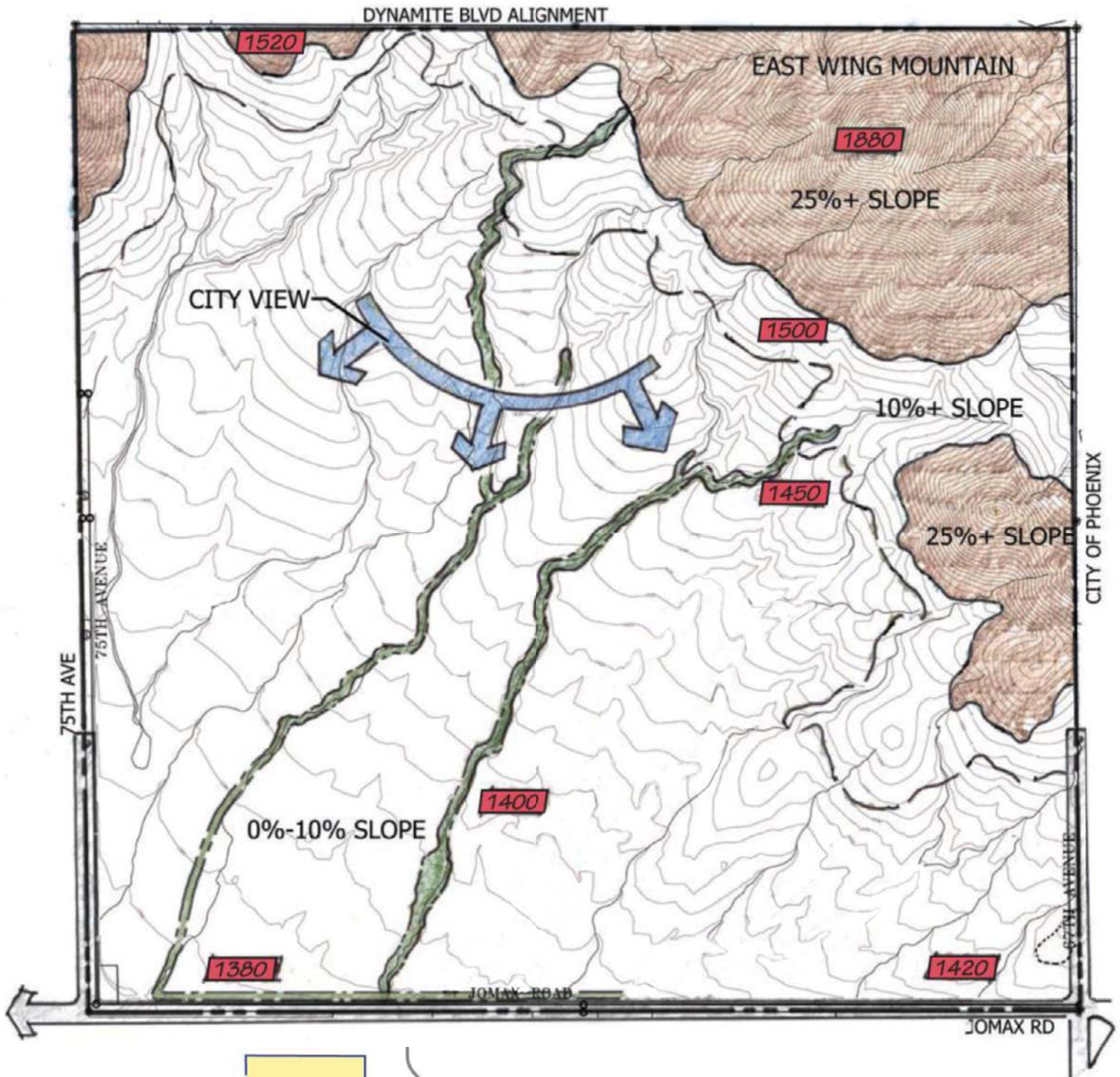


Aloravita
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Opportunities & Constraints
Sheet 1 of 2
Exhibit 2



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Aloravita
PLANNED COMMUNITY DISTRICT

Opportunities & Constraints
Sheet 2 of 2
Exhibit 2



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Aloravita Planned Community District

CHAPTER 4 UNIT COUNT AND DEVELOPMENT STANDARDS

This Chapter sets forth the unit counts and the use and development standards for Aloravita (the “Development Standards”). The Development Standards establish, among other things, the minimum lot sizes, lot widths, maximum lot coverage, minimum setbacks, maximum building heights, and minimum separation for residential and open space/community park land use categories.

4.1 Parcel Unit Count

The Southern Parcel unit count is 1, units. The Northern Parcel unit count is variable based on whether the Deer Valley School District builds a high school on a dedicated site within the Northern Parcel. The Northern Parcel Unit count is 1,675 units with a high school or 1,939 units without a high school. At no time can the total number of units within Aloravita exceed 3,829. During pre-plat a running total of units will be maintained to ensure the maximum unit number is not exceeded.

4.1.1 Southern Parcel Unit Count

Proposed Zoning	Area, acreage	Parcel DU/acre	Total Lots
R1-6	448.4	4.22 (net)	1,890
School	15	-	-
Parks, Open Space	138.8	-	-
Total	601.7	3.14 (gross)	1,890
Total if elementary school is not constructed	601.7	3.14 (gross)	1,890

Aloravita Planned Community District

4.1.2 Northern Parcel Unit Count

Proposed Zoning	Area, acreage	Parcel DU/acre	Total Lots
R1-6	447.9	*4.3 (net)	1,939
School		-	-
Parks, Open Space	222.5	-	-
Pump Station	.5	-	-
Total	641.5	2.64	1,939

*4.3 is the average DU/acre density of the individual parcels. As discussed in section 4.11 in this chapter the development along the hillsides will adhere to the City of Peoria Hillside Development Ordinance 14-22A of the Zoning ordinance.

Overall Unit Count

Proposed Zoning	Area, Acreage	Parcel DU/acre	Total Lots
R1-6	896.3	4.22 (net)	3,829
School	15		
Parks, Open Space	361.3		
Pump Station	.5		
Total	1243	3.08	3,829

Aloravita Planned Community District

Zoning District	R1-6
Min. Lot Size (SF)	6,000
Min. Lot Width	50'
Min. Lot Depth	100'
Min. Front Yard Setback **	
Livable and Side Entry Garage *	10'
Front Facing Garage	20'
Min. Side Yard Setback **	
Interior Minimum/Total	5'/13'
Street/ Corner Lot	10'
Rear Yard Setback	15'
Maximum Height	30'
Maximum Lot Coverage ***	50%

4.2 Zoning Districts

The single family residential zoning district within Aloravita is described as R1-6. The Development Standards Matrix identifies the Development Standards applicable to the zoning district.

4.3 Development Standards Matrix

See the above chart.

- * Side entry garages must be set back a minimum of 10 feet from the property line. For corner lots side entry garages are not permitted.
- ** See the Typical Lot Setback exhibit at the end of this Chapter.
- *** Lots greater than 7,000 (SF) shall not exceed 45% lot coverage for two story homes

4.4 Accessory Buildings

The Development Standards relating to accessory buildings shall be the same as the provisions of Section 14-5-8 of the Zoning Ordinance, in effect as of the date of this PCD, as follows:

Aloravita Planned Community District

- A. Maximum Height. The height of an accessory building shall not exceed twenty (20) feet in height.
- B. No accessory building shall be located in any front yard.
- C. 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.
- D. 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.
- E. 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 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.
- F. Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City's Design Review Manual and the Aloravita Design Guidelines.
- G. All structures shall be located in accordance with any applicable City building and/or fire code.
- H. All structures must adhere to the City's Uniform Building Code.

4.5 Permitted Principal Uses

The Development Standards related to permitted principal uses shall be those set forth in Section 14-5-2 of the Zoning Ordinance, in effect as of the date of this PCD, as follows:

- A. One detached single-family dwelling per lot.

Aloravita Planned Community District

- B. Publicly owned and operated parks and recreation centers.
- C. Group Homes, in accordance with provisions of Article 14-3, General Provisions Section 14-3-12 of the Zoning Ordinance, “Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities,” Subsection 14-3-12(A).
- D. 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).
- E. Religious institutions and other similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Development Standards for the religious institution site at Aloravita will follow the Zoning Ordinance then in effect then adhere to the C-1 convenience commercial zoning district development and landscape standards.
- F. 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)

4.6 Permitted Conditional Uses

The Development Standards related to permitted conditional uses shall be those set forth in Section 14-5-3 of the Peoria Zoning Ordinance, in effect as of the date of this PCD, as follows:

- A. 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.
- B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)
- C. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street. (Ord. No. 93-12)
 - 1. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district.

Aloravita Planned Community District

2. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.

3. Swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.

D. Day Care Group Homes with five (5) or more children, in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B) of the Zoning Ordinance, "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)

E. 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)

F. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that:

1. The use shall be in conjunction with a non-residential principal or conditional use within Article 14-5 of the Zoning Ordinance.

2. All vehicular access shall be from an existing arterial or collector street.

3. No on street parking or drop-off shall be permitted.

4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.

5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:

a. Solid masonry wall no shorter than 4'-6"; or

b. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or

c. Other fencing method approved by the Planning and Zoning Commission.

Aloravita Planned Community District

6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.

7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

4.7 Permitted Accessory Uses

The Development Standards related to permitted accessory uses shall be those set forth in Section 14-5-4 of the Zoning Ordinance in effect as of the date of this PCD, as follows:

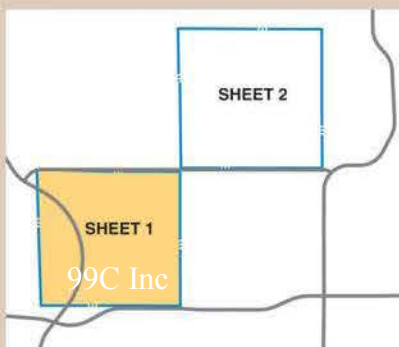
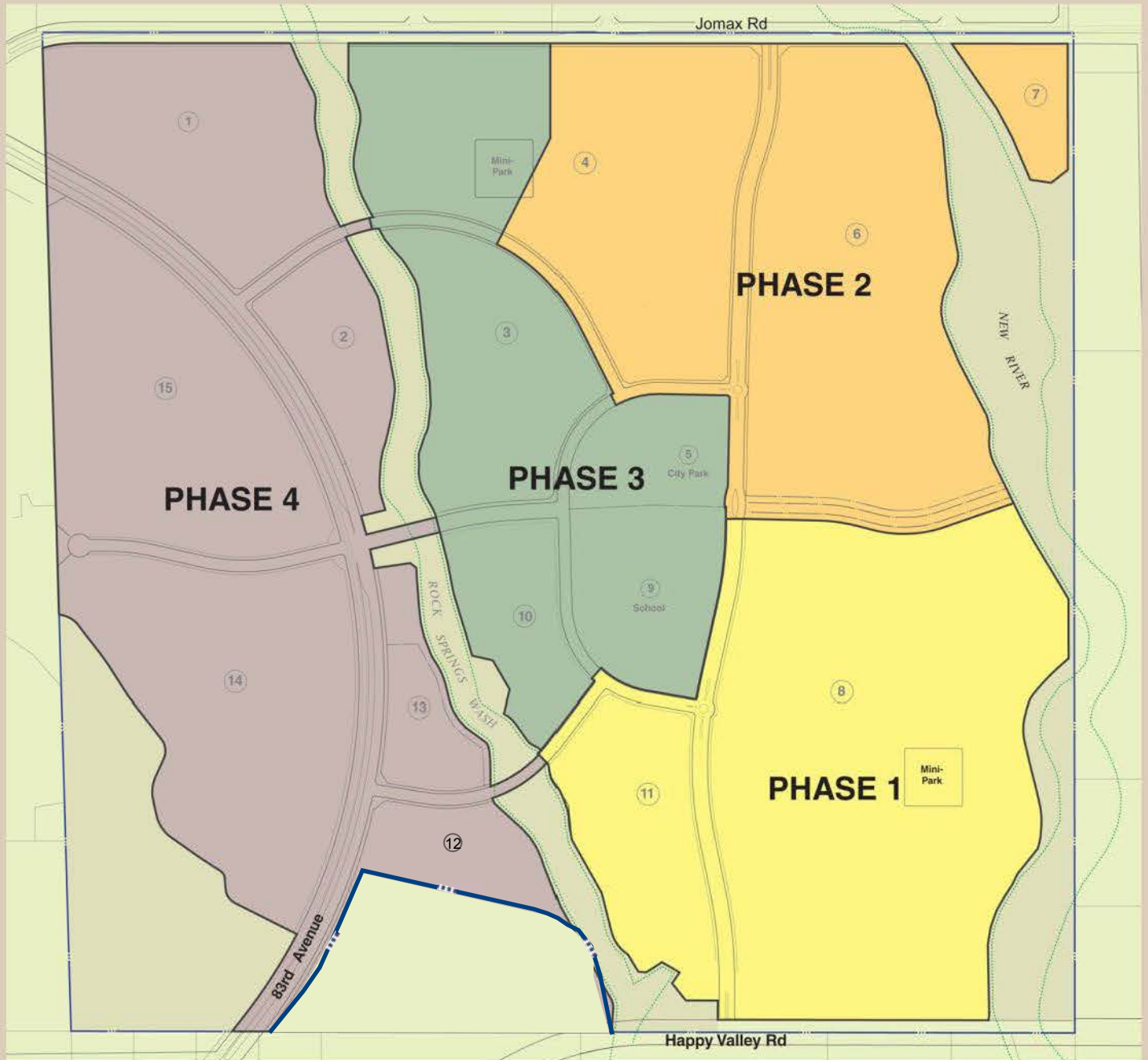
- A. Any accessory use customarily incidental to a permitted principal use.
- B. Off-street parking serving a permitted principal use, in accordance with Article 14-23 of the Zoning Ordinance.
- C. Private garage or carport for storage or parking of vehicles.
- D. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- E. 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)
- F. Guest house or servant's quarters; subject to 14-5-9B.
- G. Home occupation, in accordance with Article 14-3, General Provision, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)
- H. Where the keeping of horses and other livestock is otherwise lawful, structures customarily accessory to such use.
- I. Day care for four (4) or less children. (Ord. No. 93-25)

Aloravita Planned Community District

4.8 Phasing Plan

Applicant anticipates that development within Aloravita will occur in four phases in both of the Northern Parcel and the Southern Parcel. However, due to the size and scope of the Aloravita project, the phasing may be modified during the course of development. The phasing diagrams on the following pages illustrate the anticipated development phasing for the Northern Parcel and the Southern Parcel.

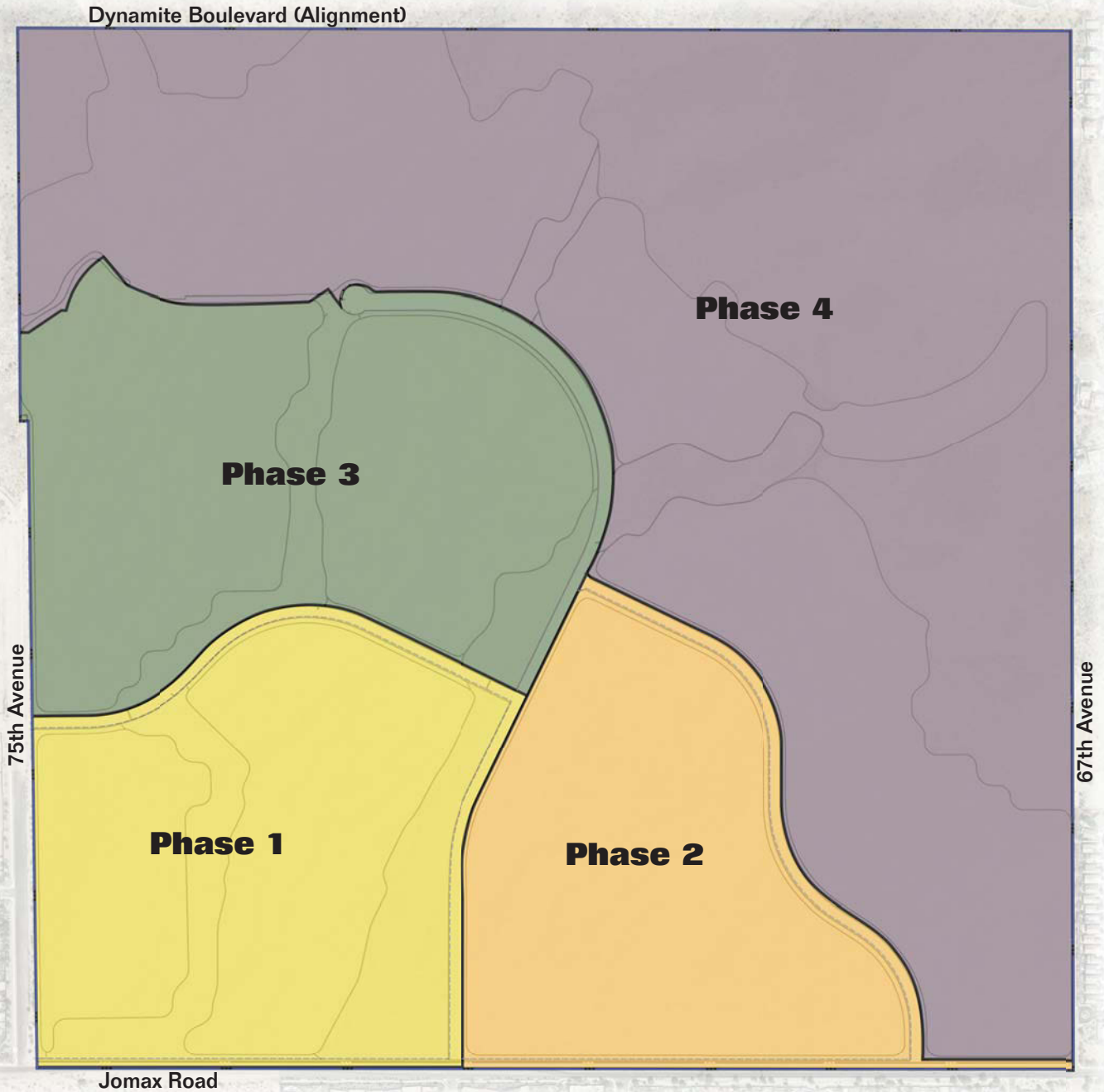
Phasing



Noravita



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Aloravita
PLANNED COMMUNITY DISTRICT

Phasing Plan
Sheet 2 of 2
Exhibit 2



7 May 2014
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Aloravita Planned Community District

4.9 Parking

All parking shall be governed by Chapter 14-23 of the Peoria Zoning Ordinance.

4.10 Hillside Development

All hillside development within Aloravita shall conform to the City's Hillside Development Ordinance 14-22A of the Peoria Zoning Ordinance.

4.11 Major Entry Elevation

The exhibit on the following page illustrates the architectural and landscape design elevation for a typical entry feature at Aloravita.

Aloravita Planned Community District

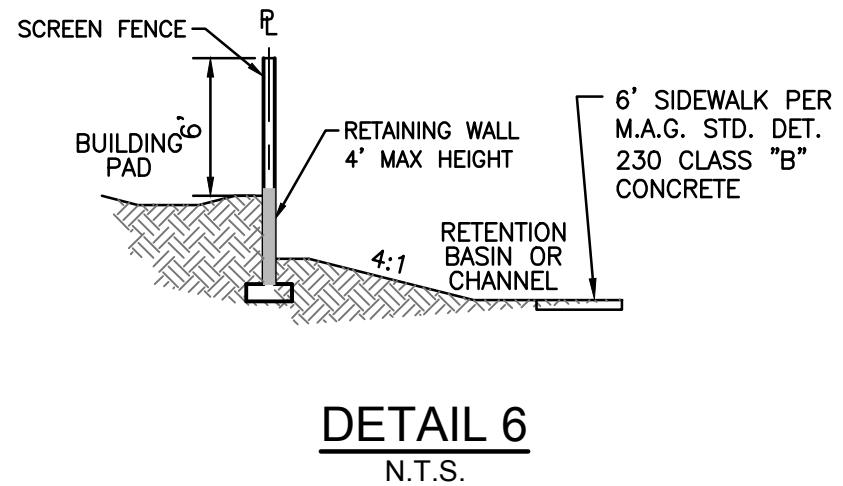
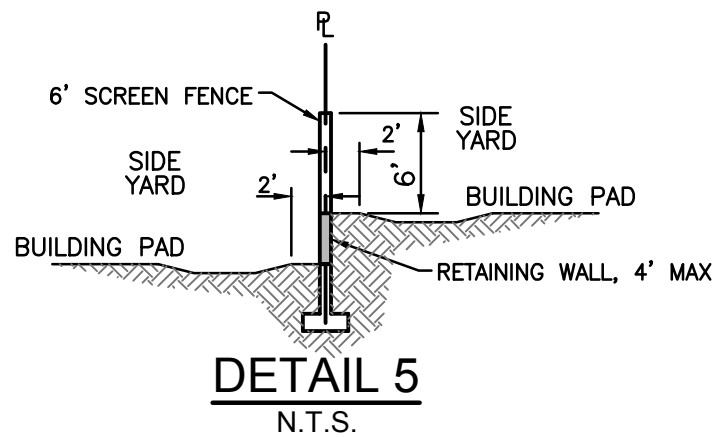
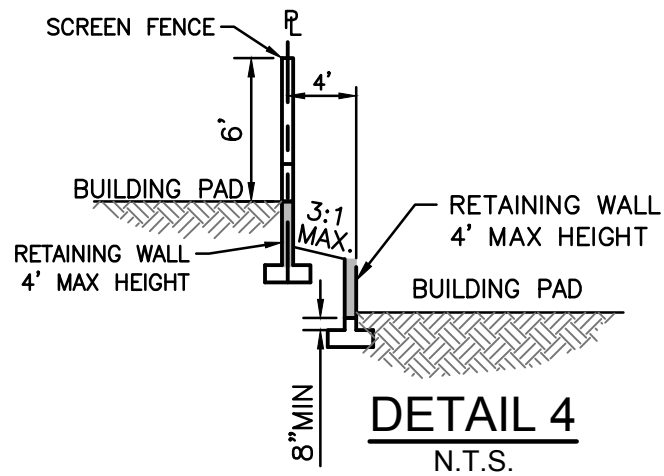
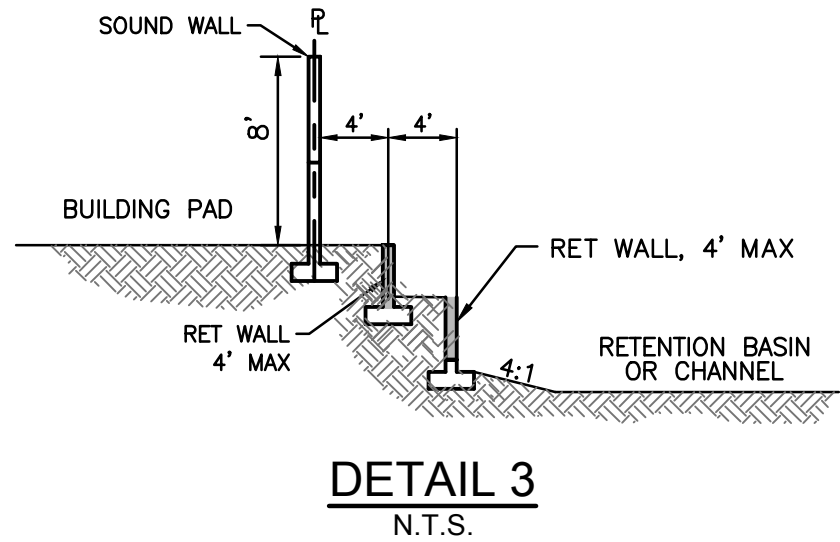
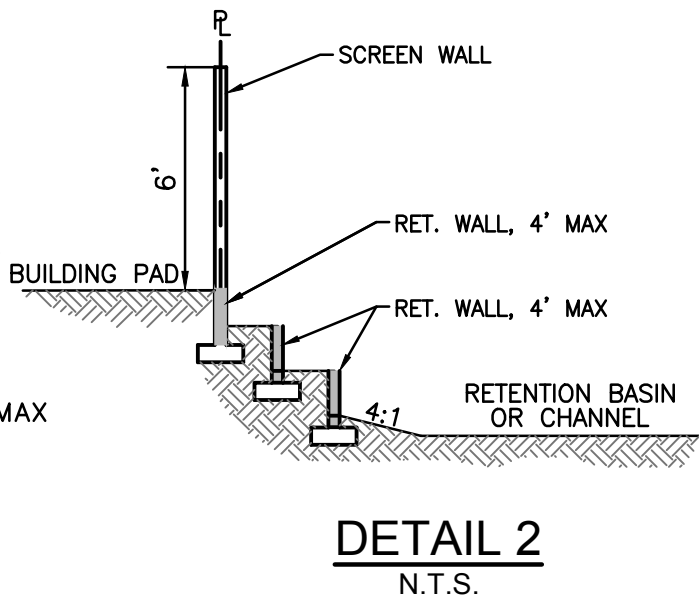
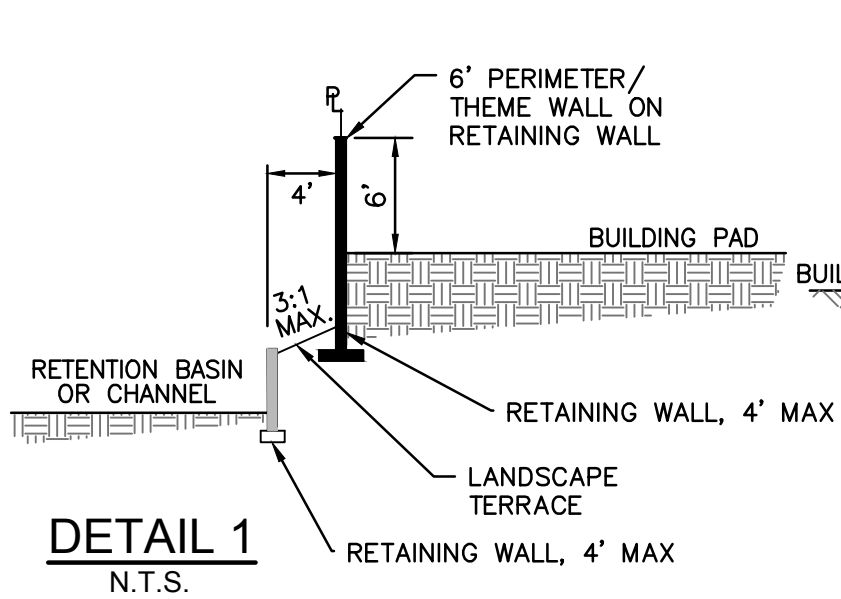
4.12 Walls

All walls and fences shall be governed by chapter 14-3-5 of the Peoria Zoning Ordinance except as modified herein. The walls in Aloravita will reflect the colors of the Sonoran Desert and will blend with the natural environment. Three different wall types will be used within Aloravita, which wall types are the primary theme wall, the secondary theme wall, and the view fence. The primary theme wall will have a painted CMU block cap atop stone veneers for borders and the main construction block will be a painted CMU. The secondary theme wall will have a painted CMU atop painted CMU blocks with painted CMU split-face block columns. The theme fence is a painted tube steel fence with painted CMU split face block columns with a painted CMU on top. The foregoing description of the wall types are illustrated on Wall Elevations Plan exhibit on the page following the Wall Plan. As shown on the Wall Plan exhibit, which is on the following page, the primary theme wall borders the main arterial roads in and out of Aloravita, the secondary theme wall is used throughout the neighborhood collector streets, and the view fence will be used on lots that border along natural open space areas and parks.

As determined by engineers retained by Aloravita and the cooperation of the City of Peoria Engineering Department, sound walls shall be built along the Happy Valley Road transportation corridor. If it is determined feasible, integration of sound mitigating building materials in homes and sound dampening landscaping along the transportation corridors in lieu of the sound walls shall be permitted.

Exhibit A

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1 OF 1

WALL PCD MINOR AMENDMENT

ALORAVITA

PEORIA, ARIZONA

N.T.S.

EXHIBIT A

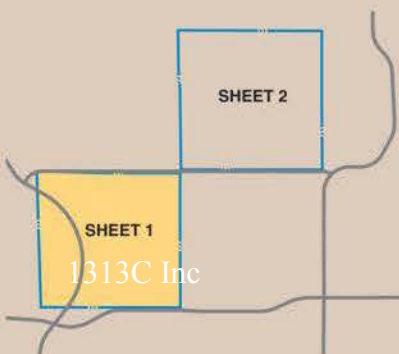
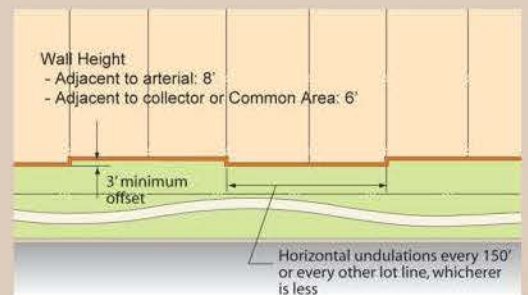
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

Wall Plan

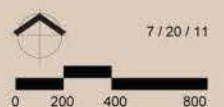


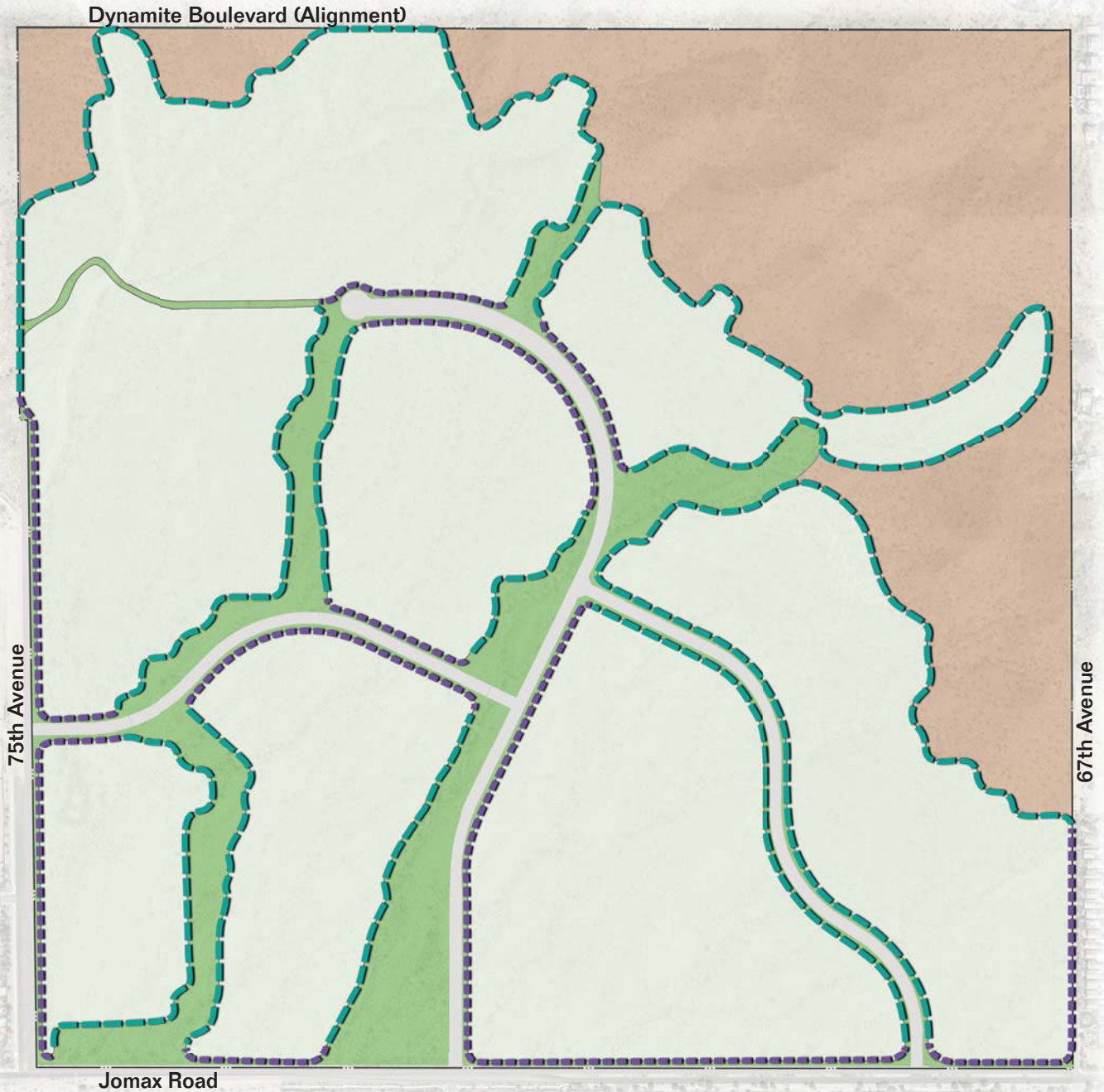
WALL LEGEND

- Primary Theme Wall
- Primary Theme Wall/ View Fence
- Secondary Theme Wall/ View Fence





Aloravita





Wall Legend

-  Primary Theme Wall
-  Secondary Theme Wall/
View Fence

Notes:

- Wall Height Adjacent to Arterial: 8'
- Wall Height Adjacent to Collector or Common Area: 6'
- 3' minimum offset every 150' or every other lot line, whichever is less



Aloravita
PLANNED COMMUNITY DISTRICT

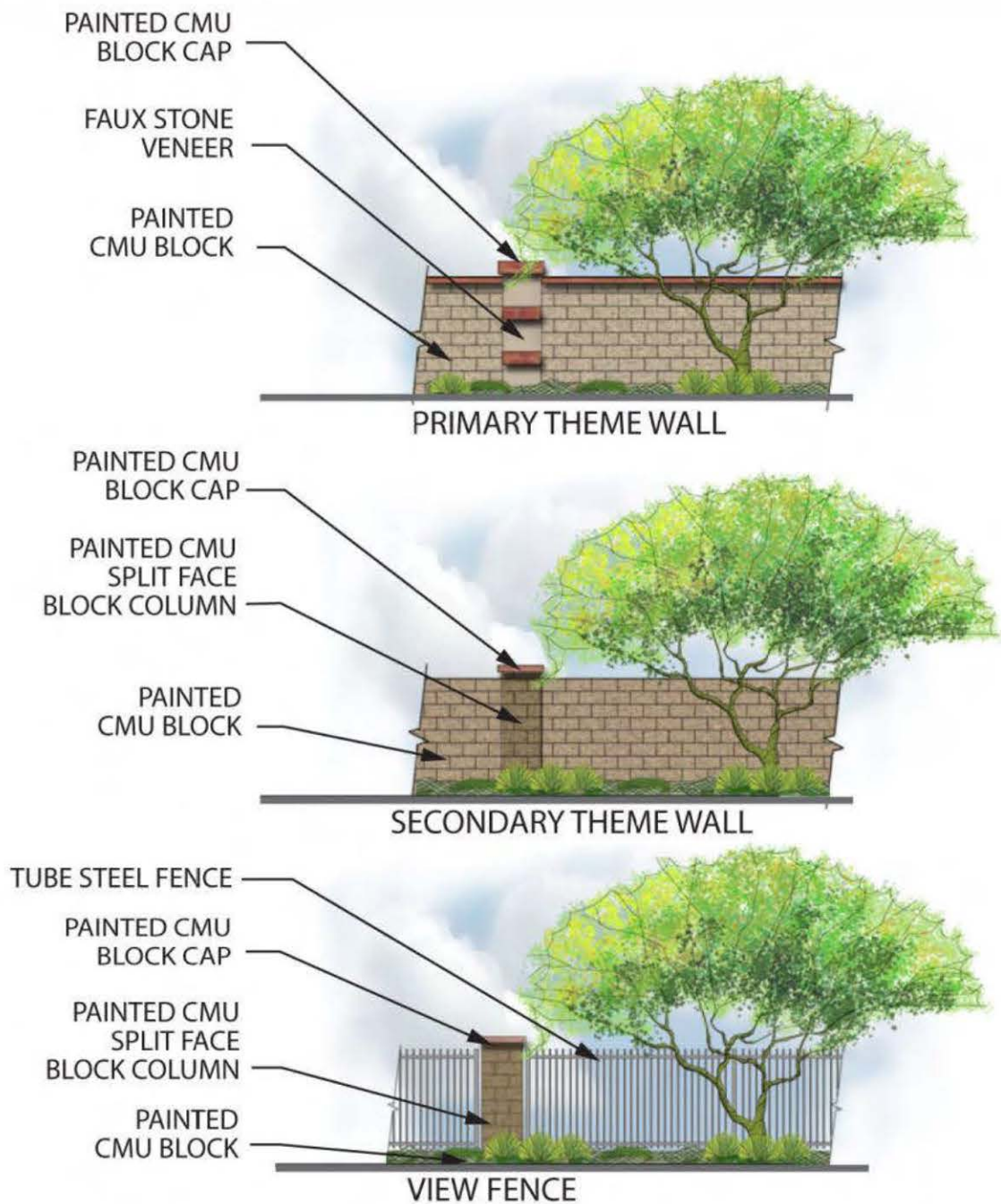


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Wall Plan
Sheet 2 of 2
Exhibit 2

Wall Elevations



Aloravita Planned Community District

4.13 Landscaping

Aloravita's landscaping preserves and enhances Aloravita's unique and natural landscape by using a variety of materials, including, low water consumptive trees, shrubs and ground cover. It is the intent of the Master Landscaping Plan described in this Section: (a) to aid in stabilization of the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, groundwater recharge and storm water runoff retardation; (b) to aid in noise, glare and heat abatement; (c) to provide visual buffering between land uses of differing character; (d) to enhance beautification of the City; (e) to preserve the value of the land and buildings; and (f) to conserve energy and natural resources. All landscaping will be completed in accordance with the MCP. The Master Landscaping Plan exhibits on the following pages illustrate Aloravita's anticipated landscaping. The landscaping in Aloravita will adhere to section 14-35 of the City of Peoria's Zoning Ordinance except as modified herein



Landscape Plan

Noravita

LANDSCAPE PALETTE

TREES	SHRUBS / ACCENTS
<i>Acacia farnesiana</i> Sweet Acacia <i>Acacia willardiana</i> Palo Blanco <i>Caesalpinia cocalaco</i> Cascalote <i>Caesalpinia cocalaco</i> Cascalote <i>Cercidium hybrid</i> 'Desert Museum' Palo Verde <i>Cercidium microphyllum</i> Foothills Palo Verde <i>Chilopsis linearis</i> 'Lois Adams' Lois Adams Desert Willow <i>Olneya tesota</i> Ironwood <i>Phoenix Canariensis</i> Canary Island Palm <i>Phoenix Dactylopera</i> Date Palm <i>Pithecolobium flexicaule</i> Texas Ebony <i>Prosopis velutina</i> Velvet Mesquite	<i>Ambrosia deltoidea</i> Bursage <i>Asclepias subulata</i> Desert Milkweed <i>Bougainvillea 'Barbara Karst'</i> Bougainvillea <i>Calliandra eriophylla</i> Pink Fairyduster <i>Dodonaea viscosa</i> Hopseed Bush <i>Eriocaula farinosa</i> Brittlebush <i>Ephedra viridis</i> Mormon Tea <i>Encarnenia laricifolia</i> Turpentine Bush <i>Hyptis emoryi</i> Desert Lavender <i>Justicia californica</i> Chuparosa <i>Larrea tridentata</i> Creosote Bush <i>Leucophyllum frutescens</i> Heavenly Cloud <i>Ruellia peninsularis</i> Desert Ruellia <i>Simmondsia chinensis</i> Jojoba <i>Viguiera deltoidea</i> Goldeneye
CACTI	GROUND COVER
<i>Carnegiea gigantea</i> Saguaro <i>Ferocactus cylindraceus</i> Compass Barrel Cactus <i>Fogaria splendens</i> Ocotillo <i>Opuntia acanthocarpa</i> Buckhorn Cholla <i>Opuntia bigelovii</i> Buckhorn Cholla <i>Opuntia engelmannii</i> Engelmann's Prickly Pear <i>Yucca baccata</i> Banana Yucca	<i>Baileya multiradiata</i> Desert marigold <i>Dryas pentachaeta</i> Golden Dryas <i>Eriogonum fasciculatum</i> Flattop Buckwheat <i>Gutierrezia sarothrae</i> Snakeweed

NOTE: For landscaping in the parks, a park-user-friendly plant palette will be developed with Peoria Parks Division.



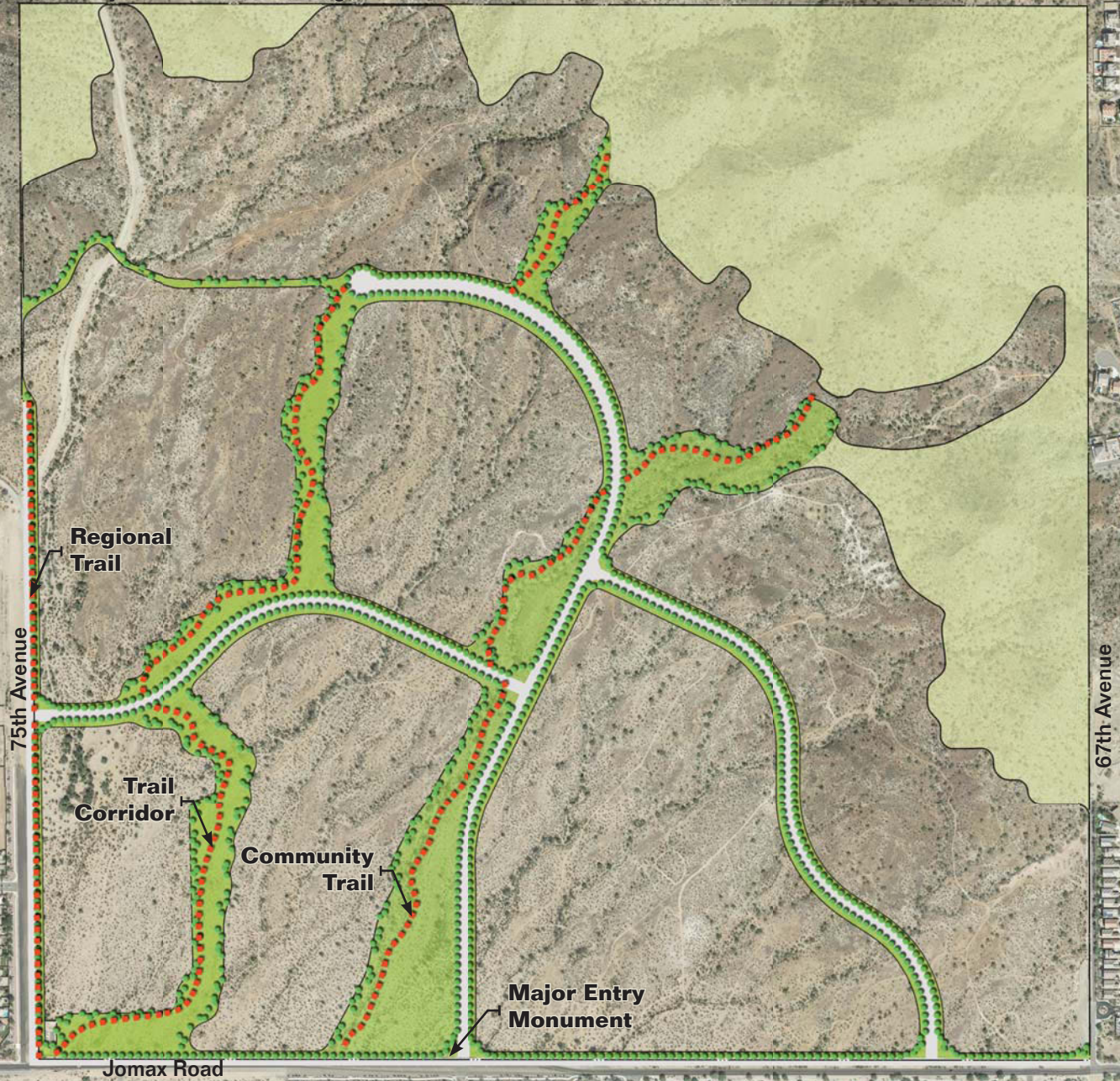
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SHEET 1 of 2

Exhibit 2

Dynamite Boulevard (Alignment)



Landscape Palette

TREES

<i>Acacia farnesiana</i>	Sweet Acacia
<i>Acacia willardiana</i>	Palo Blanco
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Cercidium hybrid</i>	'Desert Museum'
	Palo Verde
<i>Cercidium microphyllum</i>	Foothills Palo Verde
<i>Chilopsis linearis</i> 'Lois Adams'	Lois Adams Desert Willow
<i>Oleña tesota</i>	Ironwood
<i>Phoenix Canariensis</i>	Canary Island Palm
<i>Phoenix Dactylifera</i>	Date Palm
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Prosopis velutina</i>	Velvet Mesquite

CACTI

<i>Carnegiea gigantea</i>	Saguaro
<i>Ferocactus cylindraceus</i>	Compass Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Opuntia acanthocarpa</i>	Buckhorn Cholla
<i>Opuntia engelmannii</i>	Engelmann's Prickly Pear
<i>Yucca baccata</i>	Banana Yucca

GROUND COVER

<i>Bauleya multiradiata</i>	Desert Marigold
<i>Dyssodia pentacheata</i>	Golden Dyssodia
<i>Erigonum fasciculatum</i>	Flattop Buckwheat
<i>Gutierrezia saothrae</i>	Snakeweed

SHRUBS / ACCENTS

<i>Ambrosia deltoidea</i>	Bursage	<i>Hyptis emoryi</i>	Desert Lavender
<i>Asclepias subulata</i>	Desert Milkweed	<i>Justicia californica</i>	Chuparosa
<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	<i>Larrea tridentata</i>	Creosote Bush
<i>Calliandra eriophylla</i>	Pink Fairy Duster	<i>Leucophyllum x 'Heavenly Cloud'</i>	Heavenly Cloud
<i>Dodonaea viscosa</i>	Hopseed Bush	<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Encelia farinosa</i>	Brittlebush	<i>Simmondsia chinensis</i>	Jojoba
<i>Ephedra viridis</i>	Mormon Tea	<i>Viguiera deltoidea</i>	Golden Eye
<i>Ericameria laricifolia</i>	Turpentine Bush		

Note: For landscaping in the parks, a park-user-friendly plant palette will be developed with Peoria Parks Division.



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Moravita
PLANNED COMMUNITY DISTRICT

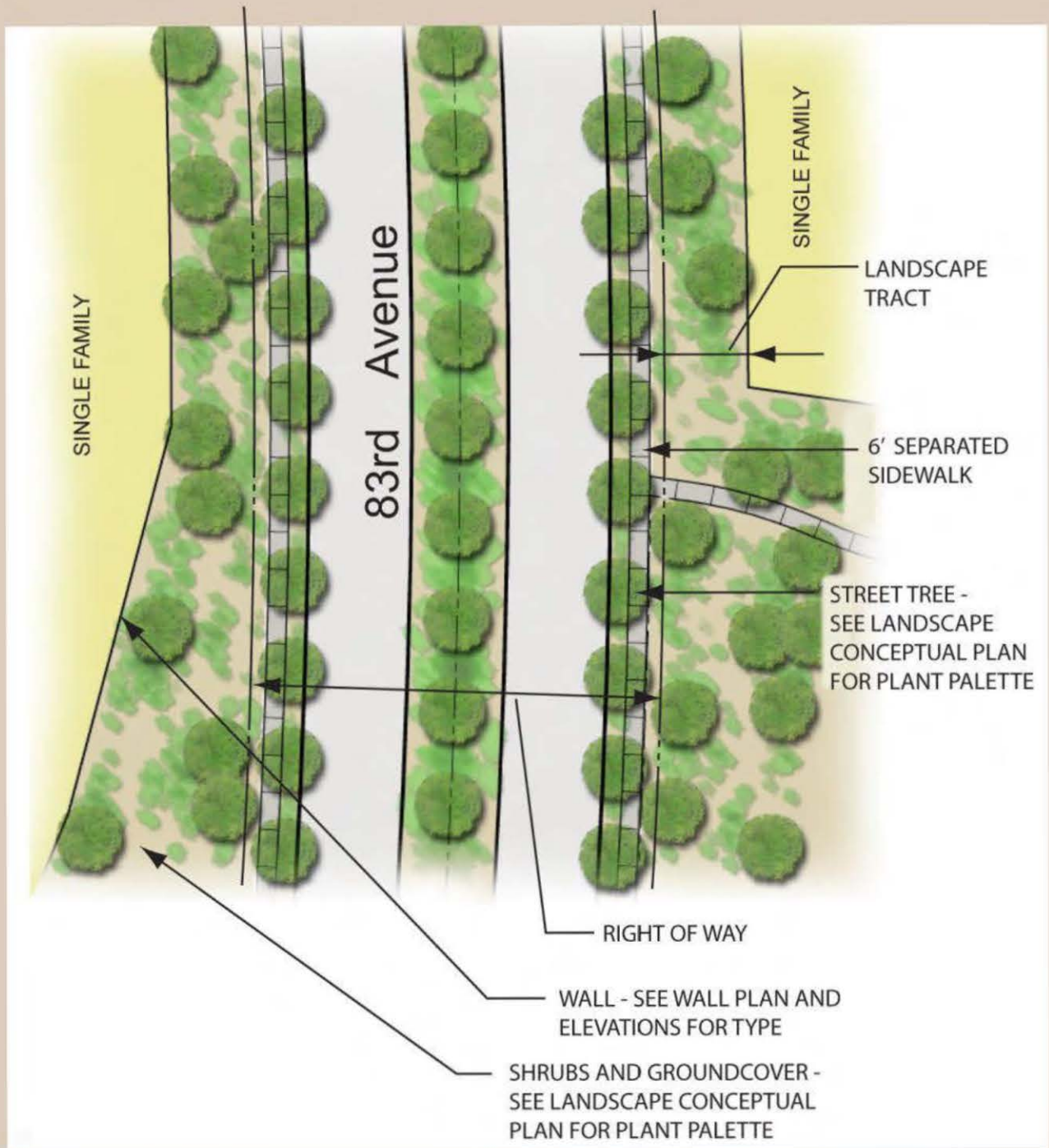
Landscape Plan
Sheet 2 of 2
Exhibit 2



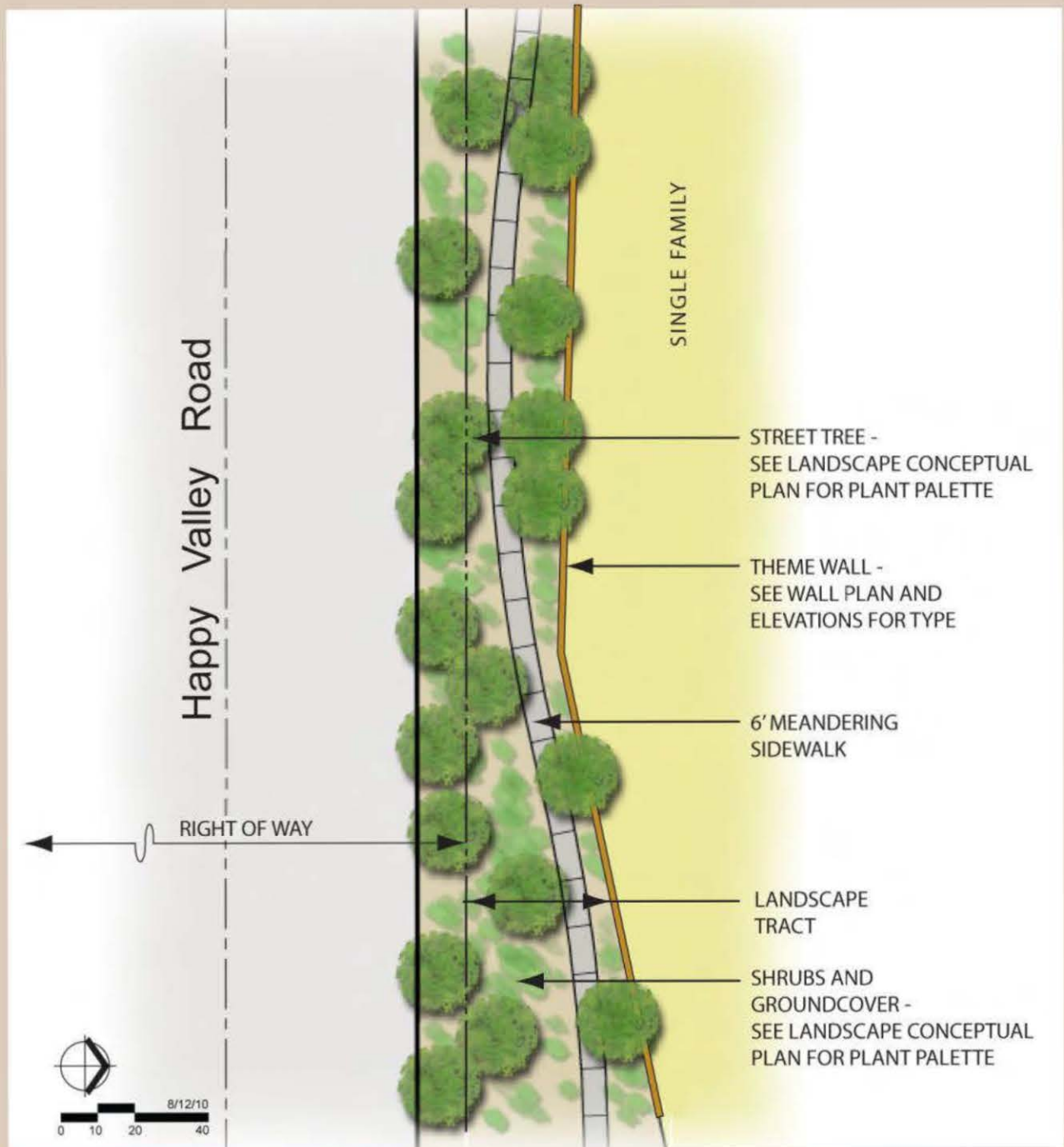
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83rd Avenue Streetscape

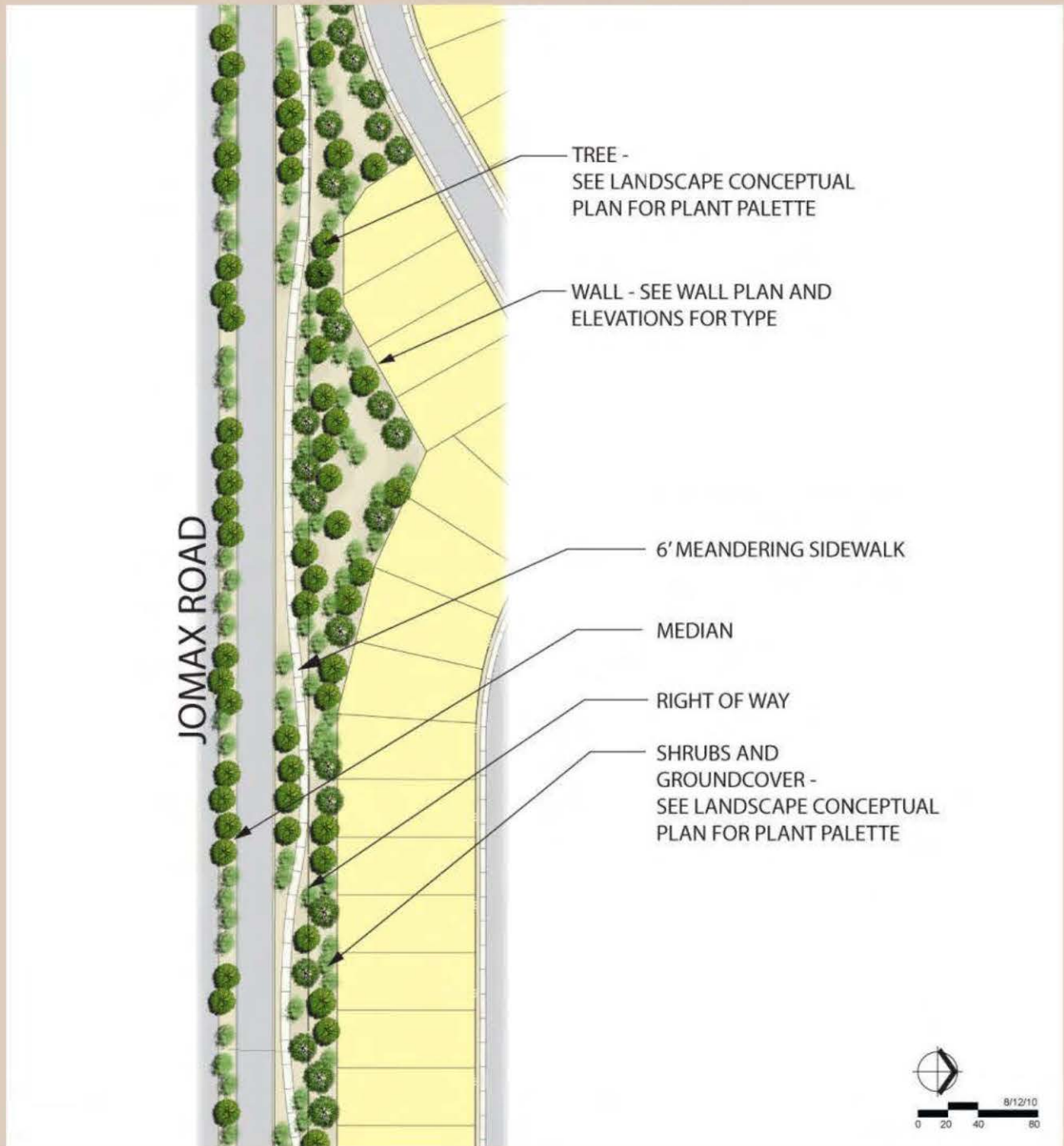


Happy Valley Road Streetscape

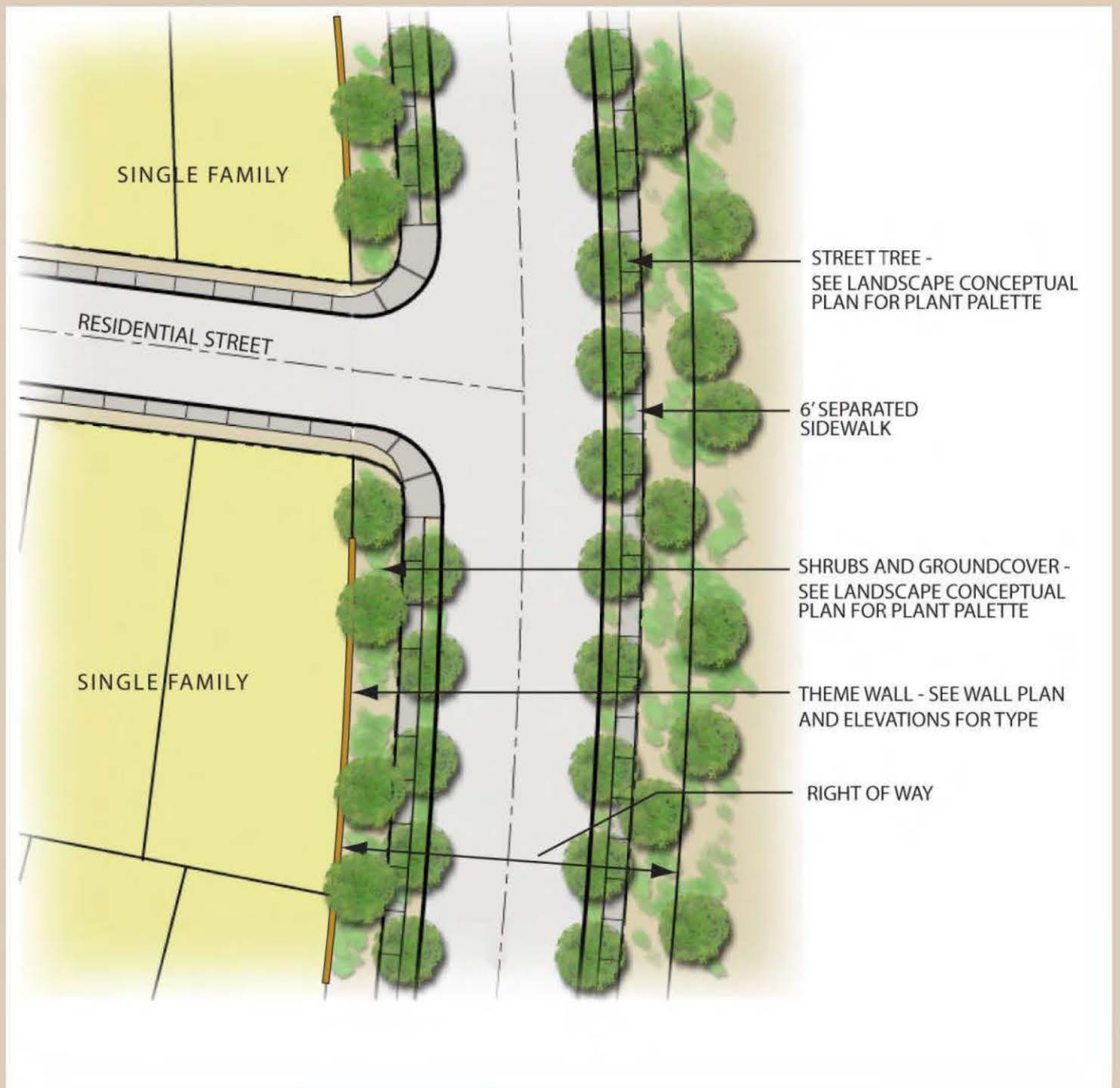


PLANNED COMMUNITY DISTRICT

Jomax Road Streetscape



Collector Streetscape



Aloravita Planned Community District

4.13.3.1 Trees. Trees located within Aloravita will include both native and arid adapted species. The following is a list of approved trees, all of which must be at least six feet tall at the time of planting:

Sweet Acacia

Palo Blanco

Cascolote

Palo Verde (Foothills and Desert Museum)

Lois Adams Desert Willow

Ironwood

Canary Island Palm

Date Palm (a minimum of trunk height of 5 feet at the time of planting)

Texas Ebony

Velvet Mesquite¹

A minimum of 50% of the trees planted within Aloravita will be at least 24" box size trees at the time of planting. Aloravita may substitute 24" box trees with 1.5 fifteen gallon trees for every 36" box size tree planted. Trees of at least 24" box size shall be located along the rights-of-way within the core area identified on the streetscape exhibits shall be placed in a linear fashion with each tree being planted 25-feet on center. No shrubs shall be placed between the tree line and the street in an effort to accentuate the rhythm of the trees. Trees shall be located in all landscaped medians and shall be of the same species and size at the time of planting.

The exhibit on the following pages lists the minimum number of trees that may be planted as part of the Aloravita on-site landscaping.

Location	Number of Trees
Arterial Streets	1 tree per every 25 linear feet of street frontage.
Collector and Local Streets	1 tree per every 25 linear feet of street frontage.
Retention and Usable Open Space	(1) 15 gallon tree per every 1,000 square feet of landscaped area.
Religious Institutions	20% of net site area and a minimum of (1) 15 gallon tree per 400 square feet of landscaped area.
Schools	20% of net site area and a minimum of (1) 15 gallon tree per 800 square feet of landscaped area. This standard does not include playground and field areas.

¹ Mesquite trees are prohibited in all parking, pedestrian areas, and rights-of-way. Mesquite trees are reserved for wash restoration or retention basins.

Aloravita Planned Community District

These numbers represent the number of trees on each side of the street. In the event that phasing produces half street improvements, the amount of landscaping numbers will be divided in half per lineal foot to accommodate the space.

4.13.3.2 Shrubbery. The shrubbery used in Aloravita is intended to add color and dimension to the community. Shrubbery will also be used as ground cover to prevent heat island effect and prevent soil erosion. Approved shrubbery types are as follows:

Bursage	Desert Marigold
Desert Milkweed	Golden Dyssodia
Bougainvillea	Flattop Buckwheat
Pink Fairyduster	Snakeweed
Hopseed Bush	Saguaro
Brittlebush	Compass Barrel Cactus
Morman Tea	Ocotillo Buckhorn
Turpentine Bush	Cholla Englemanns
Desert Lavender	Prickly Pea Banana
Chuparosa	Yucca
Creosote Bush	
Heavenly Cloud	
Desert Ruellia	
Jojoba	
Goldeneye	

At least 50% of the shrubs planted must be a 5 gallon size at the time of planting. A user friendly shrubbery palette will be developed for the Aloravita parks in conjunction with the Peoria Parks Division. The chart below lists the minimum number of shrubs that may be planted as part of the Aloravita on-site landscaping

Aloravita Planned Community District

Location	Number of <u>Shrubs</u>
Arterial Streets	5 shrubs per every 10 linear feet of street frontage.
Collector and Local Streets	5 shrubs per every 10 linear feet of street frontage.
Retention and Usable Open Space	8 (1) gallon shrubs per every 1,000 square feet of landscaped area.
Religious Institutions	20% of net site area and a minimum of (5) 1 gallon shrubs per 400 square feet of landscaped area.
Schools	20% of net site area and a minimum of (5) 1 gallon shrubs per 800 square feet of landscaped area, excluding landscaped areas.

These numbers represent the number of shrubs on each side of the street. In the event that phasing produces half street improvements, the amount of landscaping numbers will be divided in half per lineal foot to accommodate the space.

4.13.3.3 Clustering. Clustering of trees and shrubbery shall be encouraged in order to accent focal points or landmarks, and to provide variety to the streetscape.

4.13.3.4 Retention Basins. Except where structures and parking lots/spaces are located or to be located, all storm water retention basins shall be landscaped. Retention basins shall have maximum side slopes of a 4:1 ratio. To prevent erosion and where possible, the slopes will be landscaped. If possible, the retention basins conform to landscaping style of the surrounding neighborhood so as not to appear out of place.

4.13.3.5 Utility Easements. Utility easement corridors shall meet the minimum landscaping requirements established in this Chapter. If the applicable utility easement corridor requires minimal to no landscaping then the area must appear as natural and untouched desert land.

4.13.3.6 Maintenance. Maintenance is the responsibility of the owner, lessee, HOA, or developer as set forth in the Master Landscaping Plans. Unless not required for survival of the landscaping, irrigation is to be provided to all landscaped areas. All landscaping installed pursuant to the Master Landscaping Plans must be maintained in a healthy, growing condition at all times. Any dead plant material must be replaced in 30 days.

Aloravita Planned Community District

4.13.3.7 Corner Lots. To protect drivers and pedestrians no walls or other obstructions may be placed on any corner lot forming a triangle due to street right-of-way restrictions. The triangles must comply with the City of Peoria Engineering Department's Sight Visibility Triangle Detail.

4.13.3.8 Hardscape Materials. All rock, gravel, and other hardscape materials are to color match the desert surroundings to preserve a natural appearance. Appropriate hardscape materials are crushed decorative rock, river run or boulders, and decomposed granite with a variety of colors, size, and texture to provide a unified but diverse arrangement throughout Aloravita. Many colors of decomposed granite are permitted and encouraged but the use of Madison Gold or similar colored granite will be minimized. Contouring of the ground and placement of mounds and earth berms is strongly encouraged.

4.13.4 Roadway Sections. The roadways in Aloravita will be constructed within the parameters of the City's roadway standard details in effect as of the date of this PCD. Landscape buffers along Happy Valley Road and 83rd Avenue shall have a minimum of fifteen (15) feet in width and an average of twenty (20) feet in width.

Aloravita Planned Community District

Street Furniture, Lighting and Thematic Elements

The thematic elements in Aloravita will include furniture that will withstand the Arizona weather and add character to Aloravita. Lighting will adhere to the Dark Sky Ordinance (Ord. No. 98-114) and will provide safety at night. The furniture will provide seating areas for hikers and those engaged in other outdoor activities while the picnic furniture will provide a place to eat and relax outside promoting a healthy outdoor lifestyle. Additional park amenities Aloravita are described in Chapter 6.

4.14 Signage and Monumentation

The standards in this Section 4.13 govern the signage and monumentation permitted within Aloravita.

4.14.1 On-Site Directional Sign.

An on-site directional sign is a temporary or permanent sign used to provide directional information to residential, commercial, recreational and other amenities within the interior of Aloravita, and which satisfies each of the following:

- a. Such signs shall not exceed six (6) feet in height nor thirty-two (32) square feet in area;
- b. Four (4) such signs may be erected for Aloravita, however, the Planning Director may authorize permits for more than four (4) signs if the director determines that all of the following exists:
 - 1) Existence of additional intersections consisting of arterial and major/primary collector roadways as defined in the City's Comprehensive Master Plan.
 - 2) Need for additional identification of amenities or subdivisions within Aloravita.
 - 3) Will not negatively impact upon public health, safety and welfare.
- c. Such signs must be located within the interior of the project, a minimum of two hundred (200) feet from any perimeter street of Aloravita;
- d. Such signs shall be placed on property not within a public right-of-way or easement;
- e. Placement on property not owned by the applicant requires written permission of the property owner of record;
- f. Permanent signs shall only identify amenities within Aloravita and may be illuminated;

Aloravita Planned Community District

g. Temporary signs may identify individual subdivisions (such temporary signs may not be illuminated) and may be maintained for a period of three (3) years, or until all lots within the subdivision are sold, whichever occurs first; provided, however, extensions to the three (3) year time limit for t may be requested from the Planning and Zoning Commission; and

h. Sign permit is required.

4.14.2 On-Site Subdivision Advertising.

A temporary sign used to advertise a recorded subdivision, which is located on the premises, and satisfies each of the following requirements:

a. Such signs may be maintained for a period of three (3) years, or until all the lots in the subdivision are sold, whichever occurs first; extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission;

b. Such signs may be externally indirectly illuminated only, but shall not be located within one hundred (100) feet of any existing structure;

c. Only one such sign shall be displayed per street frontage (perimeter), with a maximum of two (2) such signs per recorded subdivision;

d. Total signage area for all subdivision advertising signs per recorded subdivision shall not exceed ninety-six (96) square feet; maximum height shall be sixteen (16) feet;

e. Final design and location submitted as part of a signage package to be reviewed and approved by the Plans Review Committee;

f. Such signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines; and

g. Sign permit is required.

4.14.3 Primary Monument Sign.

Description	A freestanding monument sign adjacent to a residential development (See Freestanding Sign 21-831)		
Residential Uses			
<u>Single-Family and Multi-Family #</u>	<u>Max Quantity</u>	1 per street frontage	
	<u>Max Height</u>	A designated pkwy., Bell Rd. & Grand Ave	12 FT
		Other Major Arterials	12 FT
		All Other Roads	12 FT
	<u>Max Sign Area Allowed</u>	75 SF	
Notes # Only allowed either Primary Monument(s) or Perimeter Wall Sign			

Aloravita Planned Community District

- a. Such signs may be illuminated; and,
- b. Sign permit is required

4.14.4 Permanent Subdivision Identification Signs.

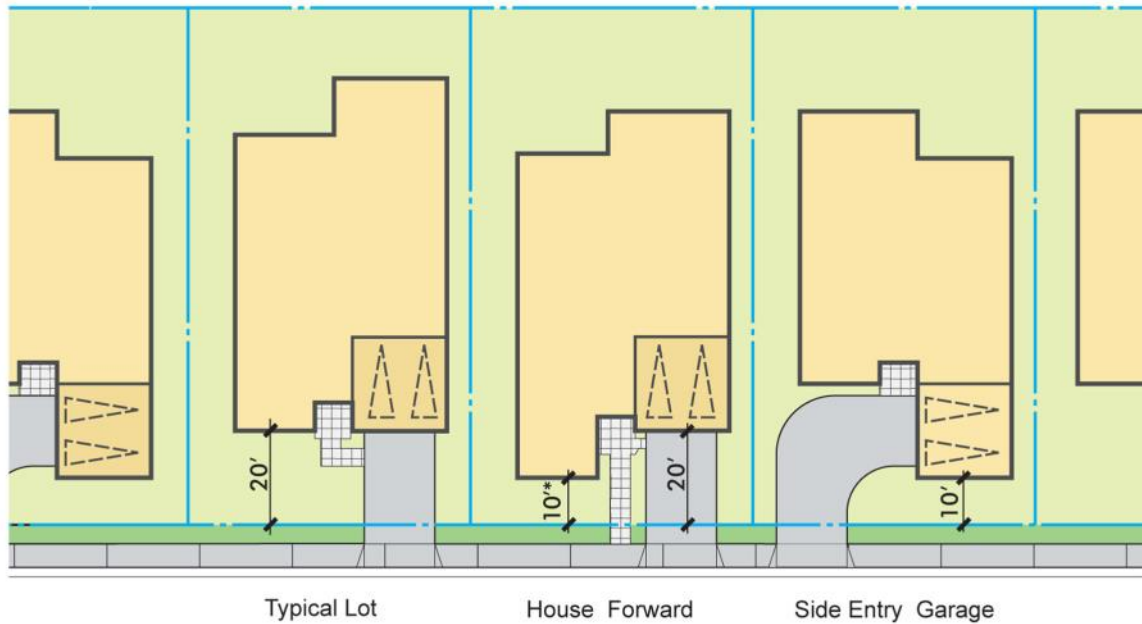
A permanent sign used to identify a recorded subdivision, and shall satisfy each of the following requirements:

- a. Such signs shall not exceed sixty-four (64) square feet in area. A sixty-four (64) square foot sign may be displayed on one or both sides of a street providing direct access to the subdivision and serving as a major entry;
- b. Such signs shall be wall mounted and shall include a landscape area equal to at least four (4) square foot for each square foot of sign area;
- c. Such signs shall not exceed six (6) feet in height if the sign is a freestanding monument sign; such signs may be located on perimeter walls higher than six (6) feet;
- d. Such signs shall consist of only the name of the subdivision for which the sign is intended;
- e. Such signs shall not include any advertising copy;
- f. Such signs may be only externally illuminated, but no internal lighting allowed;
and
- g. Sign permit is required.

All signs not specifically covered in this PCD shall be covered by the Zoning Ordinance then in effect.

Typical Lot Setbacks

See Development Standards Matrix for side and rear yard setbacks.



*Setbacks will be a minimum 10' to the livable one-story elements of the home, a minimum 15' to second story pop-out architectural features of the home and balconies, and a minimum 20' to two story elements of the home.

Aloravita Planned Community District

Chapter 5 DESIGN GUIDELINES

5.1 Purpose and Intent

Except for differing standards and guidelines set forth elsewhere in this PCD, the design guidelines for Aloravita are those set forth in the City's Design Review Manual, dated as of August 2008 (the "Design Guidelines"), a copy of which is attached as an exhibit to this Chapter. The Design Guidelines guide the development of the project to ensure the highest quality of development is maintained during planning, design and construction of the Aloravita neighborhoods and community. The intent is to guide our creative builder partners in ways that will ensure that both quality and consistency is achieved in the Aloravita neighborhoods. The emphasis is placed on design diversity; home type, building orientation, set-backs, massing, and architectural style. One of the most important elements in Aloravita is the design of the residential neighborhood. Great care has gone into the layout and organization of each neighborhood, emphasizing connectivity with the community, open space, and future neighbors. The design of all homes in Aloravita is expected to receive that same level of care.

Aloravita Planned Community District

CHAPTER 6 OPEN SPACE, TRAILS SYSTEM, AND PARKS

6.1 Open Space

The community of Aloravita has a spectacular mountain and desert wash corridor backdrop. Approximately 29.1% of the Property will consist of open space (roughly 361.3 acres). Aloravita's open space exceeds all City requirements for amounts and types of open space, including the City's requirement of 9% usable open space and the current DLCO's requirement of 15% natural open space. The Open Space Plan exhibits attached at the end of this Chapter illustrate the location of open space on the Northern Parcel and the Southern Parcel.

The neighborhoods have their own programmed focal recreational areas that organize the adjacent buildings and give each place a distinctive personality and center. The focal recreational areas are the formative open space elements for their neighborhoods and include open play, and picnic areas, which are illustrated on the Parks exhibits in this Chapter. Major characteristics of the open space will include:

- Continuous Landscape Character
- Simple, bold tree palette
- Pedestrian and Bicycle Friendly
- Multi-use pathways
- Minimal roadway crossings
- Continuity of surface materials, lighting, furnishings, etc.
- Variety of Uses within the open space system
- Active and passive recreation
 - Public and private gathering areas
 - Picnic, parks and/or other celebratory features

Aloravita Planned Community District

Public/Private Open Space Table

Public Open Space	251.18 acres
Hillside Preserve North Parcel - 119 acres Hillside Preserve South Parcel - 29 acres Wash/ Greenbelts North Parcel - 17.98 acres (Includes the internal trail corridor) Wash/Greenbelts South Parcel - 66.2 acres City Neighborhood Park South Parcel – 11.0 acres* City Neighborhood Park North Parcel - 8.0 acres	
Private Open Space	80.6 acres
HOA Parks South Parcel – 7.6 acres Internal Open Space North Parcel - 47 acres Internal Open Space South Parcel - 25 acres	
Total Open Space	331.78 acres

* For purposes of open space calculations, the net area of 11 acres (does not include perimeter streets) is used for the neighborhood park.

Aloravita Planned Community District

6.2 Drainage Areas and Drainage Corridors

The Drainage Plan and the Open Space Plan exhibits (included at the end of this Chapter), show Aloravita has three 404 washes that naturally retain and move water from the site. In circumstances where water is unable to reach the drainage channels, namely New River and Rock Springs, on site drainage will flow into retention basins that will be landscaped to diffuse erosion (as discussed in Chapter 4). Where suitable, landscaped retention basins will also be recreational park sites.

As mentioned earlier, the New River and Rock Springs washes, and the unnamed wash on the Northern Parcel will be left in their natural state to assist as passive drainage corridors except where crossings are necessary.

6.3 Desert Washes

Aloravita has three (3) Corps 404 jurisdictional washes, including the Rock Springs Wash, New River and an unnamed wash in the Northern Parcel. These will remain natural and act as a two part system to Aloravita's community. The desert washes will primarily act as drainage areas and remain unlandscaped and untouched to a degree feasible according to the Corps' 404 jurisdictional rules and regulations.

6.4 Trails System

The trails system in Aloravita connects the Northern Parcel and Southern Parcel allowing residents and guests to access the mountains on the Northern Parcel or access elementary schools located on the Southern Parcel. The trails system provides a beautiful environment for Aloravita residents and guests outdoor exercise and activities. The trails system will be composed of sidewalks throughout the main community and decomposed granite in areas along hillsides, washes, and throughout other open spaces. The trails system throughout Aloravita will all be public trails.

Aloravita Planned Community District

The pictures and exhibits on the following pages depict the trails system throughout Aloravita.

(Conceptual decomposed granite trail below.)



Aloravita Planned Community District



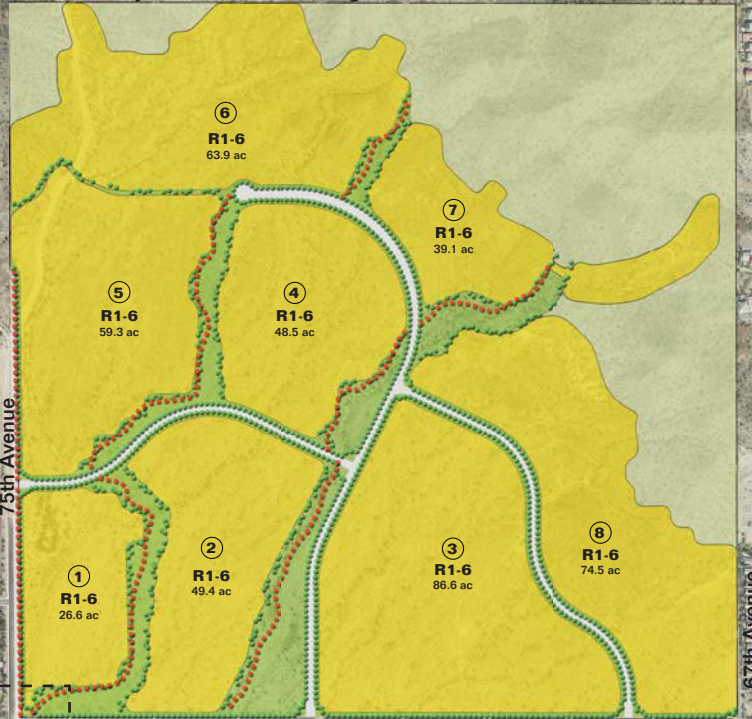
(Conceptual sidewalk throughout Aloravita and a conceptual trailhead.)



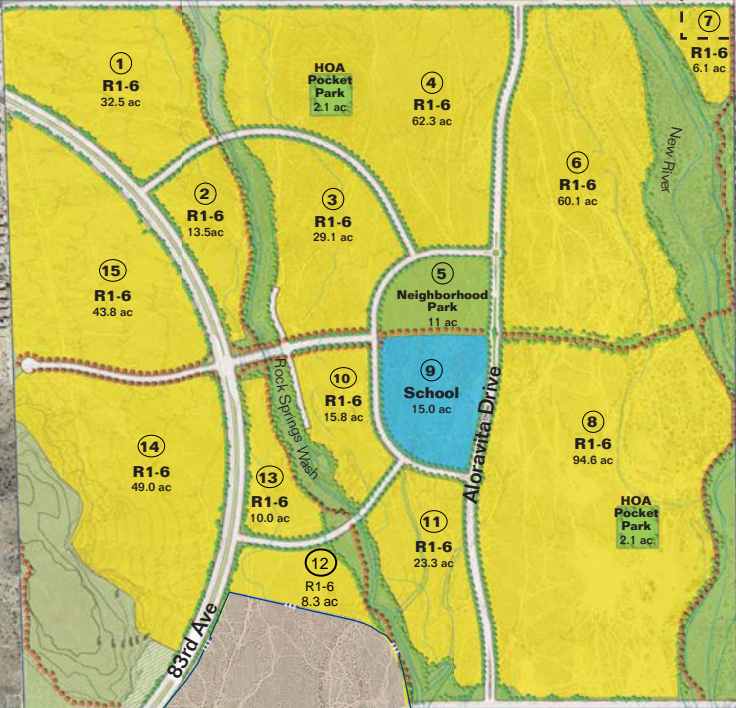
(Conceptual trailhead and trail indicator with dog-walking amenity.)

Dynamite Boulevard (Alignment)

Total Site Area: 641.5 ac
Total Area Open Space: 222.5 ac
 = 34.7%



Jomax Road



Total Site Area: 601.7 ac
Total Area Open Space: 138.8 ac
 = 23.1%

Total Project Area: 1,243.2 acres
Total Area Open Space: 361.3 acres
Percent of Open Space: 29.1%

Public Open Space	South	North
Hillside Preserve	29 ac	140.8 ac
Neighborhood Parks	11 ac	10.5 ac
Wash Area	66.2 ac	5.3 ac
Subtotal	106.2 ac	156.6 ac

Private Open Space	South	North
HOA Parks	7.6 ac	-
Internal Open Space	25 ac	65.9 ac
Subtotal	32.6 ac	65.9 ac
Total	138.8 ac	222.5 ac

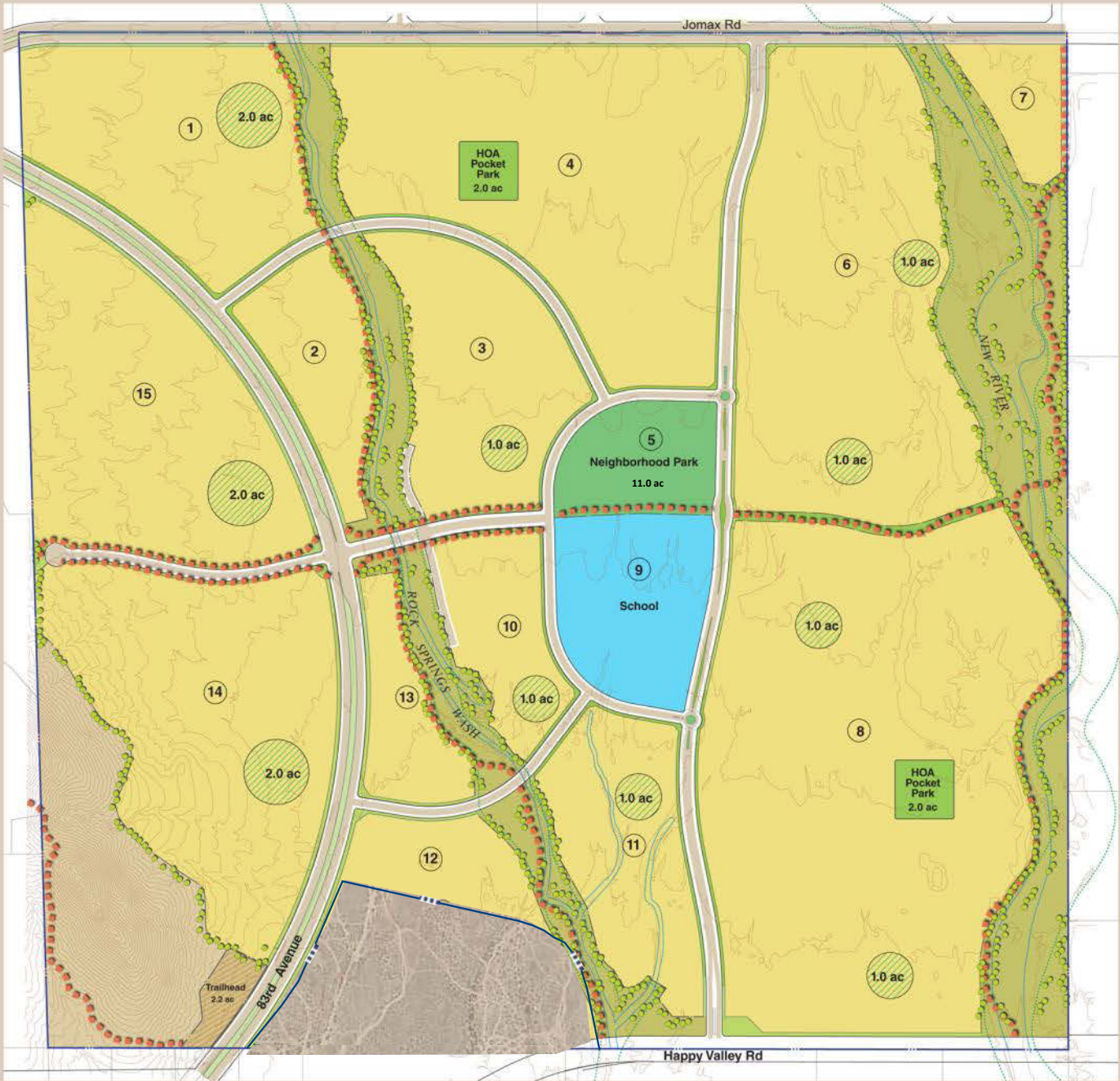


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Aloravita
 PLANNED COMMUNITY DISTRICT



Open Space Plan



LEGEND

Proposed Use	Area, ac
Park	18.6
Wash	66.2
Hillside (includes trailhead)	29.0
Other	14.0
Internal Open space	11.0
Total	138.8

Total % O.S. = $\frac{\text{Total Area Open Space}}{\text{Total Area Site Area}}$
= $\frac{138.8 \text{ ac}}{601.7 \text{ ac}} = 23.1\%$

Total % Useable O.S. = $\frac{\text{Total Area Useable Open Space}}{\text{Total Area Residential}}$
= $\frac{60.7 \text{ ac}}{448.4 \text{ ac}} = 13.5\%$

NOTE: Total Useable Open Space =
Parks + Hillside + Trailhead + Internal Open Space
+ Trail Corridors within washes
Hillside Area and Neighborhood Park will be dedicated to City.



26.11 Acres Removed from Site Boundary Through Z08-02A.3

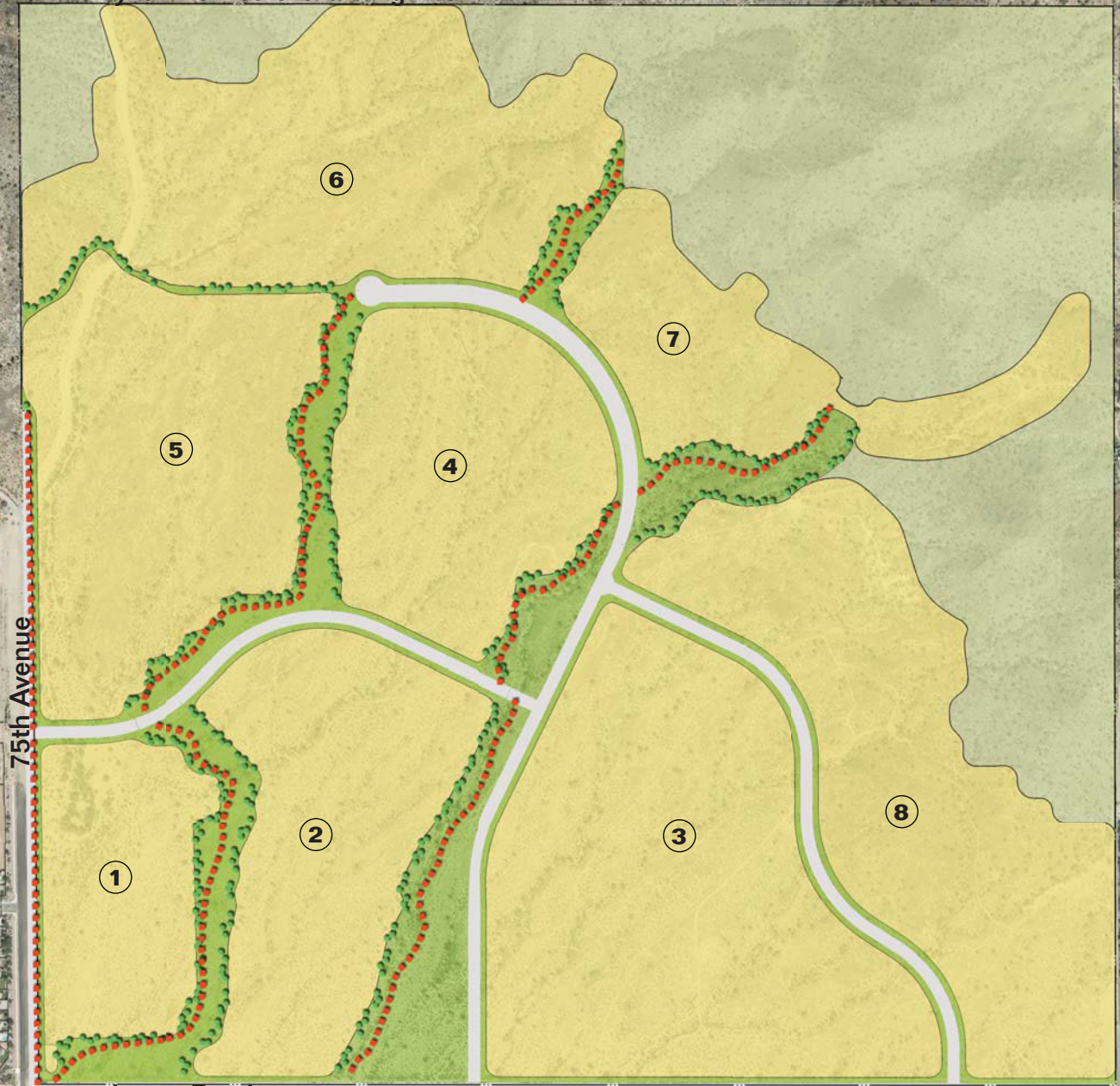
Aloravita



7/20/11



Dynamite Boulevard (Alignment)



Legend

	Proposed Use	Area, ac
	Park	10.5
	Wash	5.3
	Hillside	140.8
	Trails (Other)	23.9
	Internal Open Space	42.0
	Total	222.5

Note: Total Useable Open Space =
Parks + Hillside + Internal Open Space + Trail Corridors within washes
Hillside Area and Neighborhood Park will be dedicated to City.

$$\begin{aligned} \text{Total \% OS} &= \frac{\text{Total Area Open Space}}{\text{Total Area Site Area}} \\ &= \frac{222.5 \text{ ac}}{641.5 \text{ ac}} = \mathbf{34.7\%} \end{aligned}$$

$$\begin{aligned} \text{Total \% Useable OS} &= \frac{\text{Total Area Useable Open Space}}{\text{Total Area Residential}} \\ &= \frac{2172 \text{ ac}}{447.9 \text{ ac}} = \mathbf{48.5\%} \end{aligned}$$



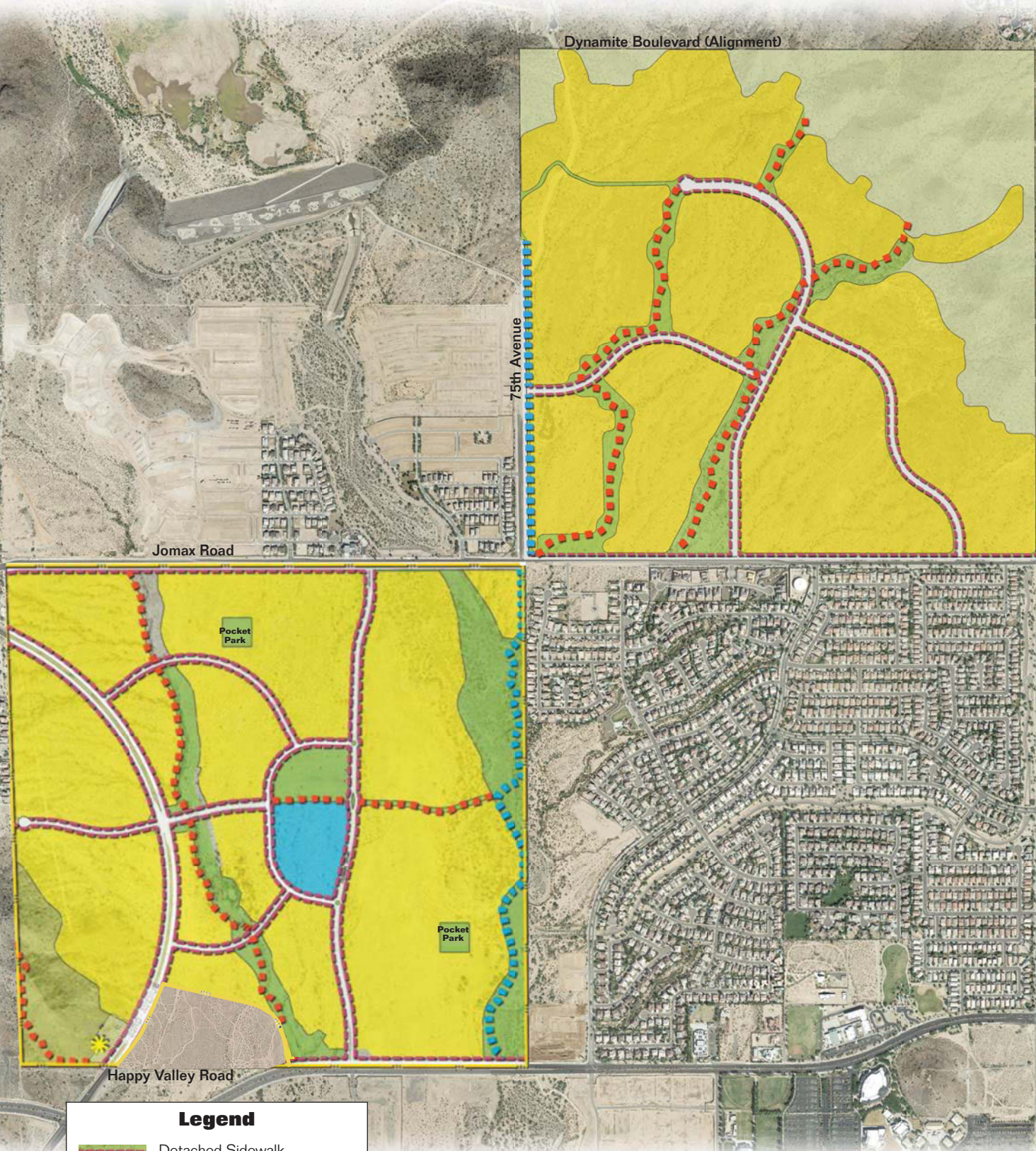
Aloravita
PLANNED COMMUNITY DISTRICT

Open Space Plan
Sheet 3 of 3
Exhibit 2



7 May 2014

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Moravita
PLANNED COMMUNITY DISTRICT

Trails Plan
Exhibit 2



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Aloravita Planned Community District

6.5 Greenbelts

The greenbelts located throughout Aloravita will be tree lined curb-separated sidewalks with landscaping (in accordance with Chapter 4). The greenbelts are intended to provide a pleasant area to walk, ride bikes, and access the wide variety of programmed open spaces and natural areas. The greenbelts will serve to enhance the concept of the community living towards the street.

6.6 Parks

Aloravita will contain approximately 26.6 acres of park space. There will be various styles, sizes and types of parks located within Aloravita, including those described in this Chapter. Parks within Aloravita may contain certain of the following amenities: (a) tot lots, (b) basket- ball courts, (c) picnic tables, (d) ramadas, (e) turf areas, (f) concrete paths, (g) tennis courts, and (h) restrooms. The exact types and numbers of park amenities will be established during the preliminary platting process.

HOA Parks (approximately 1 to 2 acres in size) – Potential locations of the HOA parks are shown on the Open Space Plan at the end of this Chapter. The HOA parks are depicted on the HOA “A” Park Plan and HOA “B” Park Plan exhibits in this Chapter.

HOA Pocket Parks (approximately up to 1 acres in size) – small parks providing Aloravita residents outdoor recreation within their respective neighborhood parcel. A typical pocket park is depicted on the Typical Pocket Park exhibit following the HOA “B” Park Plan exhibit in this Chapter.

City Neighborhood Park (approximately 8 to 11 acres in size) – The location of the neighborhood parks are shown on the Land Plan and Open Space Plan. The neighborhood park for the Southern Parcel is depicted on the Neighborhood Park exhibit following Section 6.6. The acre- age for the Southern Parcel’s park is 11 acres and the Northern Parcel’s park is 8 acres.

All private parks and open space shall be maintained by an established Homeowners Association (HOA). The HOA maintained parks (HOA and Pocket Parks) may also serve as drainage and retention areas whenever needed or as provided by the Drainage Report.

Aloravita Planned Community District

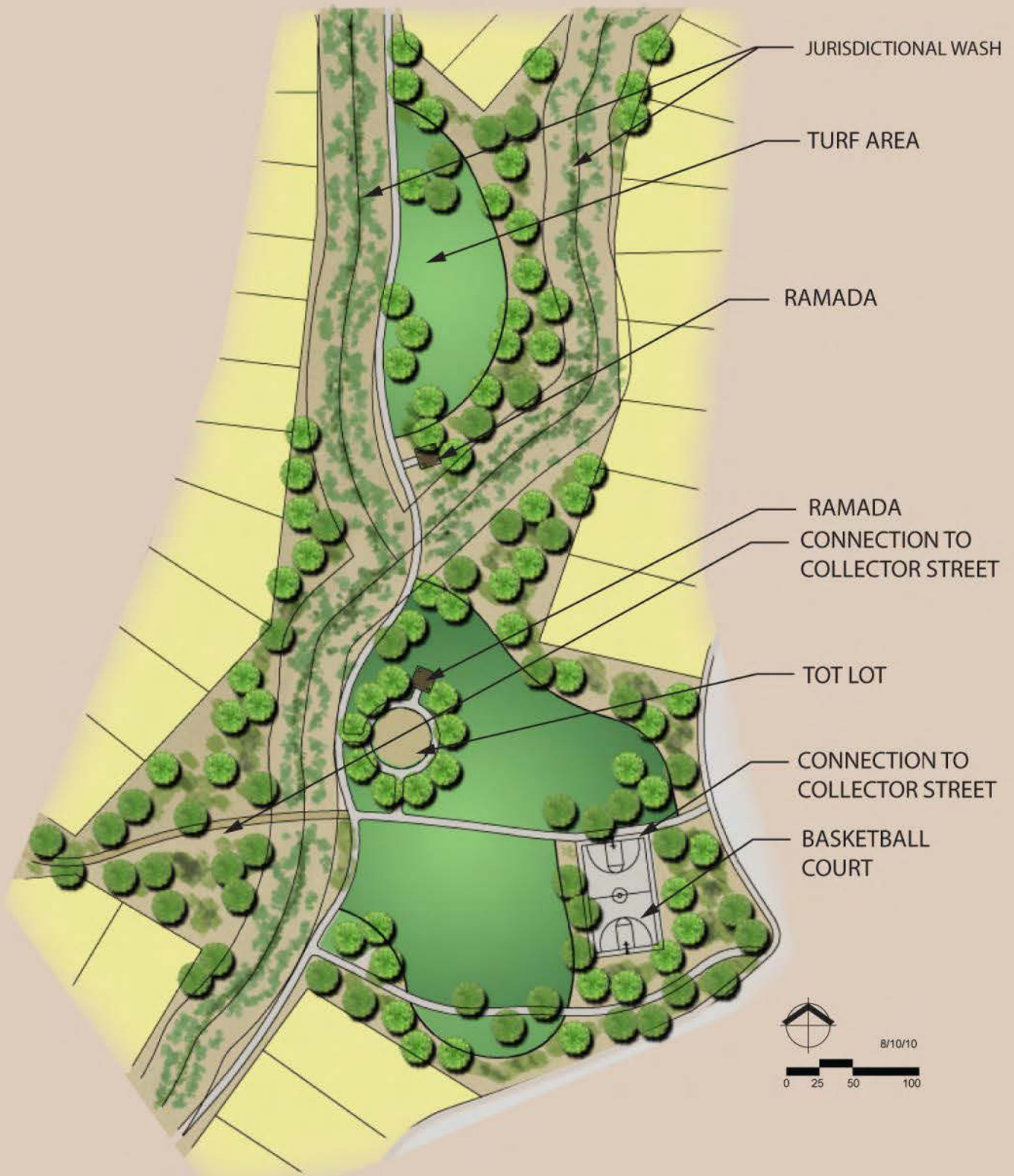
As provided in Chapter 4 of this PCD, the City's Parks and Recreation department will work with the developers for landscaping to be located within the neighborhood park. Landscaping for all other parks in Aloravita shall follow and mimic the design and function shown on the following depictions. The landscaping within the parks will conform to the City of Peoria's PROST (Parks, Recreation, Open Space, and Trails) plan to incorporate a user friendly (thornless) palette.



Neighborhood Park



HOA Park "A" Plan



Aloravita

HOA Park "B"



HOA Pocket Park



Aloravita



0 25 500 100

4/ 20 / 11

Exhibit 2

Aloravita Planned Community District

Chapter 7

DESERT LANDS CONSERVATION OVERLAY COMPLIANCE

Aloravita PCD shall comply in all material respects with Article 14-22B (Desert Lands Conservation Overlay) of the Zoning Ordinance with the following stated exception:

- Preserved wash corridors of the three (3) 404 jurisdictional washes: Rock Springs, New River and an unnamed wash on the Northern Parcel. These wash corridors are identified on the Land Use Plan and Open Space Plan attached herein.
- The preserved wash corridors identified above shall be implemented in lieu of Section 14-22B-5(B), (“Rivers and Washes”) in accordance with the 404 jurisdictional standards.

Pursuant to Article 14-22B, a Desert Lands Conservation Report (DLCR) shall be submitted with each Preliminary Plat.

Accompanying the MCP a biological evaluation will be provided and will address issues regarding wildlife on the Property.

Aloravita Planned Community District

Chapter 8 ENGINEERING WATER AND WASTEWATER

The conceptual Master Potable Water Study and the Master Wastewater Study has been approved for this PCD. Aloravita will be constructed within Pressure Zones 4T and 6SMR. Aloravita will be served by the Pyramid Peak Water Treatment Plant which treats water from the CAP. An onsite sewer collection system will be constructed within Aloravita and will connect to the existing sewer lines located at 83rd Avenue and Happy Valley Road. Wastewater from Aloravita will convey to an existing regional wastewater treatment facility and to the existing trunk sewer that runs through Aloravita. An option for the northeastern parcel would be to construct a booster pump station fed from the 30 inch water transmission line off Pyramid Peak.

8.1 Circulation

The Southern Parcel is bordered by three arterial roadways consisting of Jomax Road to the North, Happy Valley Road to the South and 83rd Avenue to the west. The Northern Parcel has an eastern property line at 67th Avenue roadway alignment to the East, Jomax Rd. to the South, and 75th Avenue to the west. Due to its close proximity to New River, 75th Avenue will not be constructed through the Southern Parcel pursuant to the City's Master Street Plan. The roadways within Aloravita will consist of local residential streets. The City's roadway cross-sections will be used for the arterial roads. The collector and local roads will be slightly modified by the City's cross-sections to enhance the aesthetics of the community, yet remain compatible with the City's standards.

8.2 Grading and Drainage

Aloravita Development will be graded to provide storm water storage for the runoff produced by the 100-year rainfall event for the developed portions of the property. These storm water basins and drainage conveyance systems will be integrated into the development of parks and open spaces, both active and passive and the roadways of the community. Corridors for New River and Rock Springs Wash will be maintained as open spaces, retention areas and drainage.

8.3 Utilities

Aloravita will be developed to provide "dry" utility services from various utility companies. Arizona Public Service (APS) will provide electrical services, Cox Communication will provide cable, internet and telephone service, and Southwest Gas will provide natural gas. More detail is included in the Hydrology Study, Drainage Study, and Traffic Study all of which are being submitted in conjunction with this PCD.