

APRIL 2023



HACIENDAS 5

PLANNED AREA DEVELOPMENT
NARRATIVE STATEMENT & JUSTIFICATION

SEC OF LITCHFIELD ROAD (ALIGNMENT)
& DIXILETA DRIVE (ALIGNMENT)

PEORIA, ARIZONA

PREPARED FOR:

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Exhibit 6

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HACIENDAS 5 PAD
NARRATIVE STATEMENT/PROJECT JUSTIFICATION

A. PAD NARRATIVE STATEMENT

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

Approval of the requested PAD rezoning for Haciendas 5 (the "Project") will permit development of a 12-lot single-family residential subdivision on 5-gross acres. Based on the City's Single-family Residential (R1-8) zoning district with modified development standards, the minimum lot size of 8,000 square feet ("SF") will result in a Project density of 2.4 du/ac. The Project will provide 30% total open space with 11% of it activated. Nineteen percent of the total open space is natural open space, both undisturbed and re-vegetated to match the plant density and material of the adjacent undisturbed areas. Strategic planning of lot sizes, project theming and uniform design standards will result in Haciendas 5 mirroring the proposed development of Haciendas at White Peak ("Haciendas @ WP") that abuts the Project to the east.

2. *State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives (list each goal, policy and objective and how they are met) of the Peoria General Plan.*

The PlanPeoriaAZ 2040 General Plan Land Use designation for the Project is Traditional Residential, which allows for moderate sized lots with detached single-family homes. The density range is 2.0 to 5.0 dwelling units per acre with lot sizes typically ranging between 7,000 SF and 18,000 SF and supports R1-8 and PAD zoning districts. In accordance with the Traditional Residential land use designation, Haciendas 5 supports a suburban lifestyle while maintaining a detached single-family home character with a proposed density of 2.4 du/acre and a minimum lot area of 8,000 SF.

The Project is in conformance with the PlanPeoriaAZ 2040 General Plan goals and policies through focused attention on sustainability, integration and preservation of the natural environment, and quality of life as they impact land use decisions. The Project addresses the themes encompassing these goals and policies as follows:

Policy LUC-1 Promote sustainable planning concepts for growth, new development, areas in transition through active citizen participation.

Response – *In order to accommodate active citizen participation, the Developer mailed notice letters containing details of the proposed Project and hosted a neighborhood meeting to receive input from adjacent property owners and other interested parties.*

Policy LUC-3 Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.

Response – *The Project lot sizes, density and development standards are generally consistent with other suburban developments in the area, which are primarily part of the large master planned project Vistancia. This area is experiencing new development activity amidst established neighborhoods.*

Policy GS-7 Accommodate land use proposals that target growth in the area of existing or planned infrastructure and services.

and

Policy OSN-7 Ensure private developments provide cross-access opportunities to prevent isolated unconnected neighborhoods or commercial centers.

Response - *Haciendas 5 has been designed to utilize the adjacent planned infrastructure in Hacienda WP and the nearby region. Project access is proposed from the local streets in Hacienda WP which will connect to the regional road network planned to serve the area via 135th Avenue, Vistancia Boulevard and Lone Mountain Parkway as shown on the General Plan Circulation Plan. A joint development agreement established responsibility for future construction of 135th Avenue, Dixileta Road and other arterials to serve this area. Peoria Capital Improvement Program project number EN00757, will disperse funds to developers constructing the west half street of 135th Avenue from Dixileta Road to Lone Mountain Road to concurrently construct the east half street improvements,*

Policy RE-12 Increase opportunities for contact with nature on a smaller scale by designing urban parks and play areas to incorporate natural features.

Response - *The Project open space and recreation amenities are designed to transition seamlessly from a play structure accessible from the street to revegetated natural open space to preserved, undisturbed natural open space which offers an opportunity to experience nature within the neighborhood and appreciate it on a daily basis.*

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

Haciendas 5 has been designed with compatibility to the surrounding area as a primary focus. The Haciendas 5 PAD is a separate development that has an interdependent relationship with Haciendas @ WP for infrastructure and access needs. Ultimately, both projects are anticipated to function as one unified development, sharing streets, design elements, infrastructure, and amenities.

Residential development in the surrounding area, existing and planned, is consistent with the proposed Project. Surrounding development is also suburban style, single-family detached subdivisions zoned PAD or PCD with typical lot sizes of 7,000 to 9,000 SF. Local streets are both public and private. These family-oriented communities offer a similar lifestyle with common recreational amenities and integrated trail systems within preserved open space and drainage areas. Preserved open space and washes are a signature element common to this area. East and north of the Project is the 7,100-acre Vistancia master planned community. With multiple neighborhoods, Vistancia provides a broad range of housing opportunities and lifestyles offering housing choices consistent with what the Project will provide. The property to the west and south of the Project is primarily undeveloped State Trust Land and zoned for 1-acre lots, being zoned SR-43 in Peoria and RU-43 in the County. As State Trust Land it may be sold and developed in the future.

Haciendas 5 Surrounding Properties

Location	Municipal Planning Area	Zoning	General/Comprehensive Plan Land Use Designation	Current Land Use
North	Peoria	SR-43	Estate Residential Residential	Undeveloped (State Trust Land)
East	Peoria	PAD	Traditional Residential	Undeveloped (future single-family residential)
South	Peoria	SR-43	Traditional Residential	Undeveloped
West	Surprise	RU-43 ¹	Neighborhood ²	Undeveloped (State Trust Land)

¹Maricopa County zoning

²City of Surprise General Plan designation

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

Current and planned development in the area is suburban-style residential development zoned PAD and Suburban Ranch (SR-43) rural zoning is no longer appropriate. Vistancia and surrounding projects to the east, north and south are extending urban services to the area. Given the small size of this parcel, PAD zoning to match the neighboring PAD, Haciendas @ WP, is the most appropriate.

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

Compatibility between the proposed Project and the adjoining development on the east, Haciendas @ WP, comes in the form of shared architecture and theming design standards; a common landscape palette; consistent perimeter wall design including offsets and retaining wall heights; and it is anticipated that the housing product and driveway design standards will be the same. These consistent design elements will allow the two properties to be developed as a single community.

The Project is also designed to be compatible with the abutting undeveloped State Trust Land to the west by creating a re-vegetated natural open space area as a buffer between the natural desert environment and the homes.

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

The Project and surrounding area are currently natural desert rangeland that generally drains to the southwest at approximately 0.7%. Since the infrastructure for the Project is being obtained and accessed from abutting Haciendas @ WP the Project grading must tie into it at similar elevations in order to meet City of Peoria Engineering Design Standards. The Zoning Ordinance designates this area as part of the Desert Lands Conservation Overlay (DLCO) which requires preserved natural open space. Given the Project's small parcel size and existing topography, preserving undisturbed open space while meeting required grading constrained the ability to provide sufficient undisturbed natural open space area. The City staff provided flexibility in meeting the required natural open space through re-vegetation of open space area combined with preserved undisturbed open space in order to meet the DLCO requirements.

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

accomplish the development proposal, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

The requested Zoning Ordinance waiver to minimum PAD acreage is necessary to accomplish the Project as proposed as the property is less than 10-acres. Assuming the zoning change and PAD minimum size waiver are approved, the successful completion of preliminary plat, final plat, and improvement plans are required for the Project to be developed as proposed.

Requested Waiver from Section 21-602.B.1 - PAD Minimum Acreage Requirement

The Project is requesting a waiver to the PAD regulation to be a minimum ten (10) acres in size. Per **Section 21-602.B.2** of the **City of Peoria Zoning Ordinance**, the minimum acreage for all PADs shall be between ten (10) and six-hundred (600) acres in size unless the applicant can show that the minimum PAD requirements should be waived because the waiver would be in the public interest and that one or more of four conditions exist.

- a. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

Response: The abutting State Trust Land limits the ability to incorporate the 5-acre Project into other property to the west or north and increase its size. Approving a PAD on this property will enable it to be developed as an extension of the abutting PAD despite being separate projects and meet the intent of the PAD district.

- b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this Section and will contribute to the amenities of the area.

Response: The recently approved Haciendas @ WP PAD is immediately abutting the Project. Haciendas 5 is a separate development that has an interdependent relationship with Haciendas @ WP for infrastructure and access needs. All access and infrastructure serving Haciendas 5 will come from internal roadways, and water and sewer lines within Haciendas @ WP. The two projects are intended to function as one unified development, meeting the intent of the minimum PAD requirement.

- c. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

Response: The Project's size and location limits feasible development by itself. Its 5-acre size renders it undesirable for development under the existing SR-43 zoning. Its location at the current limits of planned development activity with undeveloped State Trust Land lying on the north and west provide significant constraints to develop a standalone project. The flexibility offered by PAD zoning will enable it to be developed as part of Haciendas @ WP. The two projects are anticipated to be developed as a single project and to do so both need similar development standards and design elements which are afforded through PAD zoning for the Project.