

May 19, 2022



HACIENDAS 5

CITIZEN PARTICIPATION PLAN

SEC OF 139TH AVE (ALIGNMENT)
& DIXILETA DRIVE (ALIGNMENT)

PEORIA, ARIZONA

PREPARED FOR:

SILVER SKY PROPERTIES LLC/PENCISO TRUST CO
4900 NORTH SCOTTSDALE ROAD, SUITE 3000
SCOTTSDALE, ARIZONA 85251



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

Exhibit 9

Development Team

Property Owner:

Silver Sky Properties LLC/Pensco Trust Co
c/o Mike Schwab
4900 North Scottsdale Road, Suite 3000
Scottsdale, Arizona 85251
mschwab@landadvisors.com
Office: (480) 874-4330

Civil Engineer:

HILGARTWILSON, LLC
Ty Wilson, PE
2141 E. Highland Avenue, Suite 250
Phoenix, Arizona 85016
twilson@hilgartwilson.com
Office: (602) 490-0535

Landscape Architect:

Collaborative V Design Studio Inc.
Paul Vecchia/Matt Drager
7116 East 1st Ave., Suite 103
Scottsdale, Arizona 85251
paulv@collaborativev.com
matt@collaborativev.com
Office: 480-347-0590

Table of Contents

Project Description.....	1
Notification Technique.....	1
Notification List	1
Parties Affected by Proposal	1
Inquiries.....	2
Response Procedures.....	2
Status Procedures.....	2

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Notification Letter

Exhibit 3 – Neighborhood Meeting Report

Exhibit 4 – Notification Area Map and Mailing List

Project Description

HILGARTWILSON, on behalf of Silver Sky Properties/Pensco Trust Co (the “Applicant”) has submitted an application to the City of Peoria (“the City”) for a rezoning of 5 acres from SR-43 (Suburban Ranch District) to Planned Area Development (PAD) with a base zoning district of R1-8. The rezone will allow for the development of 12 single-family lots. This plan will ensure those affected by this application will have an adequate opportunity to learn about and comment on the proposal. This site is located at the southeast corner of 139th Avenue (alignment) and Dixileta Drive (alignment). See **Exhibit 1, Vicinity Map**.

Notification Technique

A neighborhood meeting and notification letter, and sign postings were determined to be the appropriate public notification techniques for this project. A notification letter providing background information pertinent to the Project was mailed out to 25 surrounding property owners and other parties within the City-prescribed 600-foot notification radius out on April 14th, 2022 (see **Exhibit 2, Notification Letter**). A Neighborhood meeting detailing the Project entitlements and development plans was held on May 9th, 2022. A neighborhood meeting report summary is attached as **Exhibit 3, Haciendas 5 Neighborhood Meeting Report**. Signs will be posted on the property as required by the City.

Notification List

The notification area includes property owners within a 600-foot radius of the property. Additionally, notice letters will go out to a list of Homeowner’s Associations, Registered Neighborhoods, “Interested Properties” and “Additional Notification” addresses provided by the City. The notification letter will be mailed to:

- a) All property owners identified within the notification area map.
- b) All relevant Homeowners Associations and Registered Neighborhood Groups and their representatives as provided by the City.
- c) All those noted as Interested Parties provided by the City.
- d) All those noted on the Additional Notification list as provided by the City.

A notification area map showing parcels within the City-prescribed 600-foot radius and the corresponding mailing list is provided in **Exhibit 4, Notification Area Map and List**.

Parties Affected by Proposal

The parties affected by the rezoning application may include property owners within 600-feet of the Property as identified by the Maricopa County Assessor’s Map, and homeowners’ associations, registered neighborhood organizations and other interested individuals/companies as identified by the City of Peoria. The land to the north and west is vacant State Land, and the land to the south is undeveloped property. Directly east of the Project is the Haciendas at White Peaks PAD which Haciendas 5 will be developed closely with and depend on for access and utilities.

Being that this Project is an additional 12 lots planned to develop in accordance with the adjacent approved Haciendas at White Peaks, it is anticipated that surrounding property owners will be minimally affected.

Inquiries

Inquiries have been documented in the neighborhood meeting report summary.

Response Procedures

The Applicant shall respond to any citizens that express interest or concern. Individual meetings will be conducted upon specific request. Surrounding property owners will be notified via a second notification letter following any major changes to the development plan.

The City of Peoria will be available to answer questions regarding the review and public hearing process. Parties affected by the proposal may also make their feelings known by writing to the City of Peoria Planning and Zoning Department, 9875 N. 85th Avenue, 1st Floor Peoria, AZ 85345; the letter will be made part of the case file.

Status Procedures

The Applicant shall keep the City of Peoria informed of the status of its citizen participation efforts. A copy of the rezoning application and annexation containing the complete details of the requests shall be kept on file with the City of Peoria. Appropriate affidavits sign posting(s) concerning the future public hearings will be filed with the City of Peoria.

EXHIBIT 1

VICINITY MAP



HACIENDAS 5
PEORIA, AZ
VICINITY MAP

300 150 0 300

SCALE: 1" = 300'



1866
MAY 2022 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

EXHIBIT 2
NOTIFICATION LETTER

April 14, 2022

Subject: Haciendas 5 Rezoning

Dear Neighbor and/or Interested Party:

This letter is to inform you that our firm has applied for a Planned Area Development (PAD) zone change with the City of Peoria in order to develop Haciendas 5, a 5-acre, 12-lot single-family subdivision located ½ mile to the west of the Vistancia Master Planned Community, at the southwest corner of the Dixileta Drive alignment and 135th Avenue alignment. See the attached **Vicinity Map**.

Haciendas 5 (“Project”) is a proposed 12-lot single-family residential development located directly adjacent on the west of a proposed 147-lot single-family development known as Haciendas at White Peak (“Haciendas WP”). The Project relies on the development of Haciendas WP for infrastructure and access needs. Based on this interdependent relationship, Haciendas 5 is intended to develop subsequently or simultaneously with Haciendas WP. The Project development standards will allow for cohesive construction between the two communities.

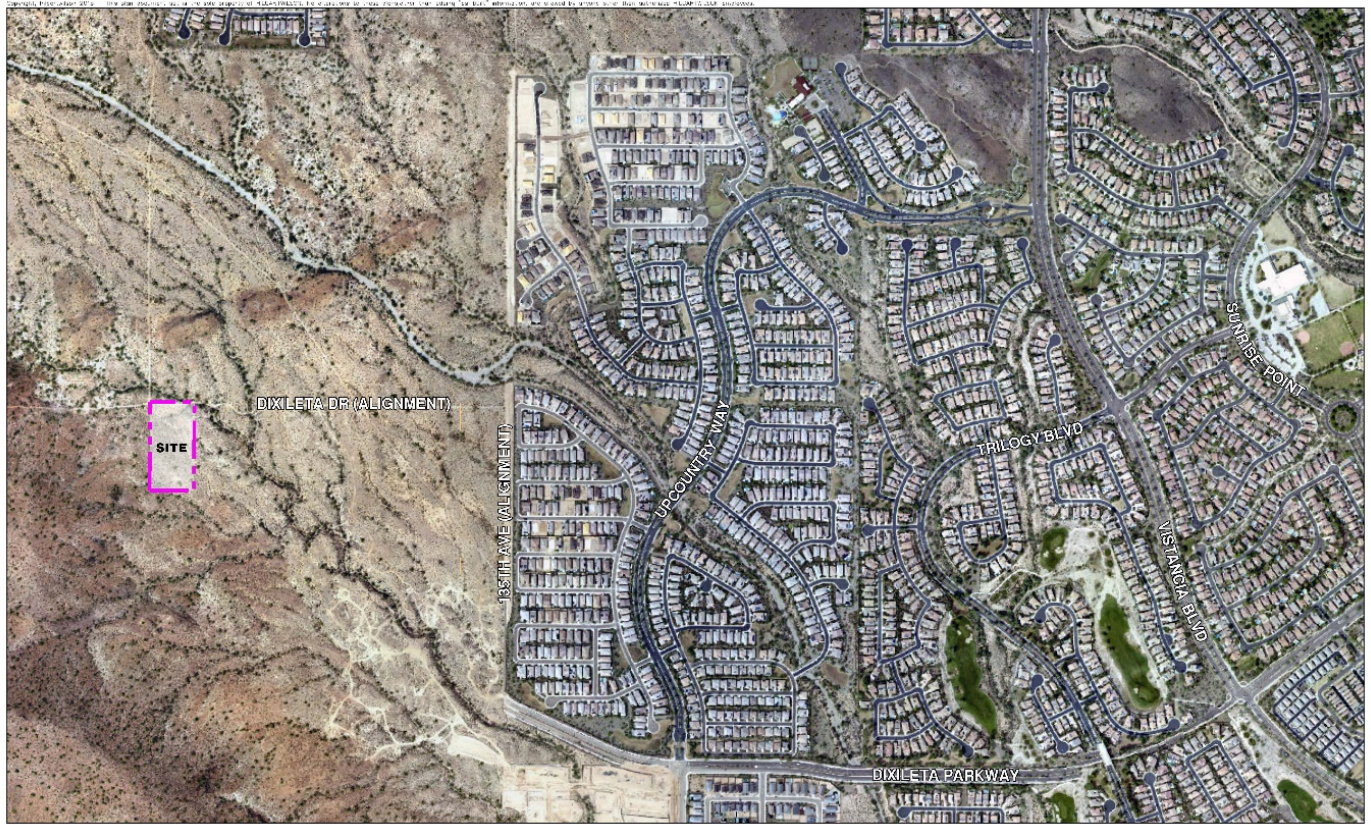
I have attached a **Conceptual Site Plan** of the Project with this letter for your review. If you would like to learn more about the project we will be hosting a neighborhood open house meeting at Lake Pleasant Elementary School located at 31501 N Westland Rd Peoria, AZ 85383 on May 9th at 6:00 pm. You are invited to attend this meeting. At this time, we will be available to assist in answering your questions and be accepting comments regarding the proposed applications. If you are unable to attend please write, email, or call me at the contact information below. You may also contact Dan Symer with the City of Peoria at (623) 773.7200.

Sincerely,



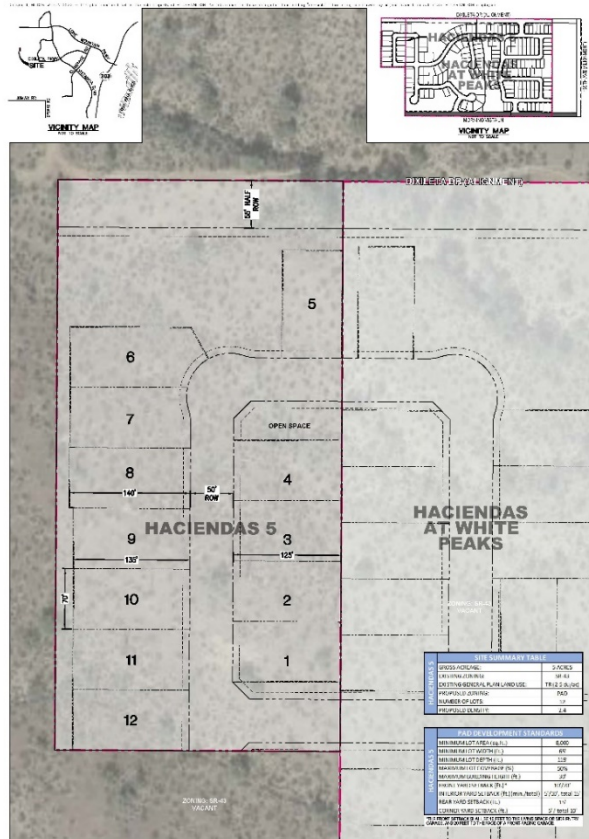
Cindy Paddock
HilgartWilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
602.490.0535
cpaddock@hilgartwilson.com

Enclosure: Vicinity Map
Conceptual Site Plan



HACIENDAS 5
PEORIA, AZ
VICINITY MAP

1866
HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGE
 APRIL 2022 NORTH



SITE SUMMARY TABLE	
GROSS ACRES	3.4633
NET DEVELOPABLE	2.849
EXISTING RESIDENTIAL PLANNED USE	TRIGLY BLYD
PROPOSED ZONING	R60
NUMBER OF LOTS	12
DEVELOPABLE DENSITY	4.6

PAD DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (SQ FT)	6,000
MINIMUM LOT WIDTH (FT)	60
MINIMUM LOT DEPTH (FT)	120
MINIMUM FRONT YARD SETBACK (FT)	30
MINIMUM SIDE/REAR YARD SETBACK (FT)	20
MINIMUM FRONT YARD SETBACK (FT)	20
MINIMUM SIDE/REAR YARD SETBACK (FT)	10
MINIMUM FRONT YARD SETBACK (FT)	10
MINIMUM SIDE/REAR YARD SETBACK (FT)	10
MINIMUM FRONT YARD SETBACK (FT)	10
MINIMUM SIDE/REAR YARD SETBACK (FT)	10

HACIENDAS 5
 PEORIA, AZ
CONCEPTUAL SITE PLAN

HILGARTWILSON
 ENGINEER | PLANNING | SURVEY | MANAGE
 APRIL 2022 NORTH

EXHIBIT 3

NEIGHBORHOOD MEETING

REPORT

HACIENDAS 5 NEIGHBORHOOD MEETING REPORT

Report Date: 5/10/2022

Attendees: 3

The Haciendas 5 (Project) Neighborhood Meeting commenced at 6:00 PM on May 9th, 2022 with 3 participants in attendance. Cindy Paddock and Joseph Vance from HILGARTWILSON represented the development team for the Project. Attendees included Councilmember Brad Shafer, District Aide Penny Parrella, and Planner Dan Symer with the City of Peoria.

Ms. Paddock with HILGARTWILSON presented a high-level overview of the project and entitlement efforts including the proposed rezoning to R1-8 PAD and proposed preliminary plat. The presentation included current and proposed zoning, site circulation, and landscaping pertinent to the Project.

Ms. Parrella asked questions regarding the Project's relationship to the adjacent Haciendas at White Peaks (HWP), surrounding properties, access to the Project and communication with the City Planning Staff regarding concurrent project timelines for Haciendas 5 and Haciendas at White Peak. Ms. Paddock responded that the Project will rely on HWP being developed first as Haciendas 5 is dependent on them for access and utilities. Haciendas 5 is anticipated to be developed concurrent with Haciendas at White Peak.

Councilmember Shafer asked if this Project was part of HWP and if not, how the 12 lots would obtain access. Ms. Paddock responded that it would have access from HWP and that the neighboring land owners have drafted a development agreement to provide access to the area that will also serve the Project. Access will be provided from the south. Eventually, Dixileta Drive will extend west across the northern boundary of the Site. The HWP developer will pay an in-lieu fee and dedicate ROW for Dixileta Drive. Ms. Parrella asked if the Project was receiving access in coordination with Cowley to the south via Morning Vista Lane. Ms. Paddock confirmed.

Mr. Symer discussed the location of the Project in relation to Trilogy and the surrounding topography. Ms. Paddock stated that the surrounding topography made development difficult, but that the Project site itself was fairly flat and contained no washes or major constraints to development. Councilmember Shafer asked if the landscape plans account for retention and amenities. Ms. Paddock confirmed that the landscape plans included retention basins with amenities to serve the 12 lots.

Councilmember Shafer asked if the adjacent HWP had already been entitled. Mr. Symer stated that it was zoned and that the preliminary plat had been approved two weeks ago. Ms. Parrella stated that the City would be taking a summer recess and Mr. Symer said that the Project could be heard at Planning Commission in August, given a May resubmittal.

The meeting concluded at 6:43 PM.



HACIENDAS 5
 PEORIA, AZ
VICINITY MAP

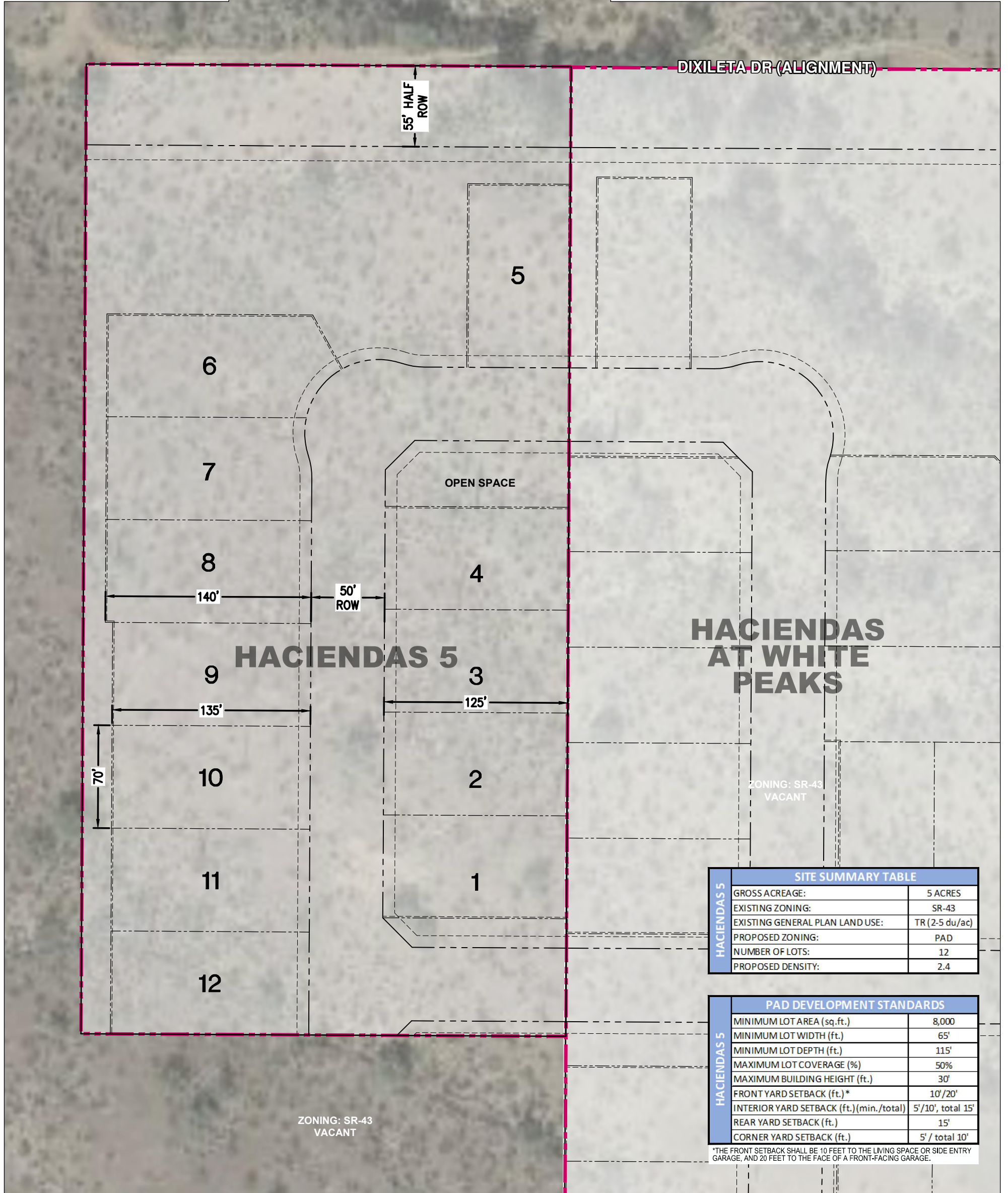
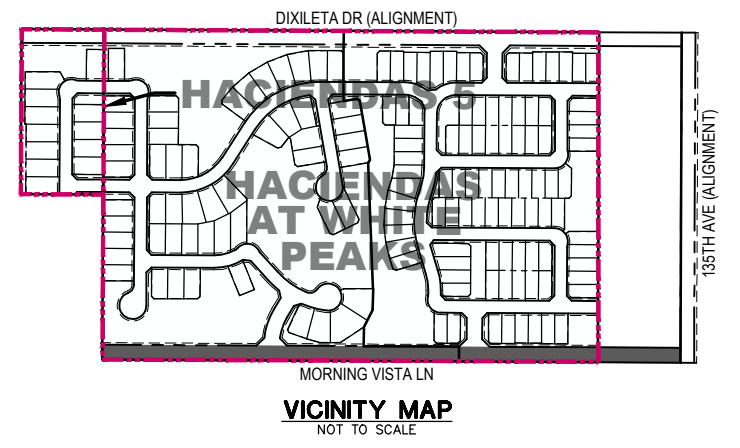
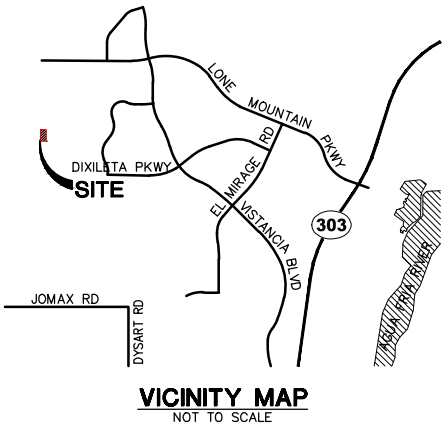
300 150 0 300

SCALE: 1" = 300'



1866
 MAY 2022 NORTH

HILGARTWILSON
 ENGINEER | PLAN | SURVEY | MANAGE



HACIENDAS 5		SITE SUMMARY TABLE	
GROSS ACREAGE:	5 ACRES		
EXISTING ZONING:	SR-43		
EXISTING GENERAL PLAN LAND USE:	TR (2-5 du/ac)		
PROPOSED ZONING:	PAD		
NUMBER OF LOTS:	12		
PROPOSED DENSITY:	2.4		

HACIENDAS 5		PAD DEVELOPMENT STANDARDS	
MINIMUM LOT AREA (sq.ft.)	8,000		
MINIMUM LOT WIDTH (ft.)	65'		
MINIMUM LOT DEPTH (ft.)	115'		
MAXIMUM LOT COVERAGE (%)	50%		
MAXIMUM BUILDING HEIGHT (ft.)	30'		
FRONT YARD SETBACK (ft.)*	10'/20'		
INTERIOR YARD SETBACK (ft.) (min./total)	5'/10', total 15'		
REAR YARD SETBACK (ft.)	15'		
CORNER YARD SETBACK (ft.)	5' / total 10'		

*THE FRONT SETBACK SHALL BE 10 FEET TO THE LIVING SPACE OR SIDE ENTRY GARAGE, AND 20 FEET TO THE FACE OF A FRONT-FACING GARAGE.

HACIENDAS 5
PEORIA, AZ

EXHIBIT 3
CONCEPTUAL SITE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
APRIL 1, 2022
24X36

Scale: 1" = 30'

1866

CONCEPTUAL LANDSCAPE PLAN HACIENDAS 5

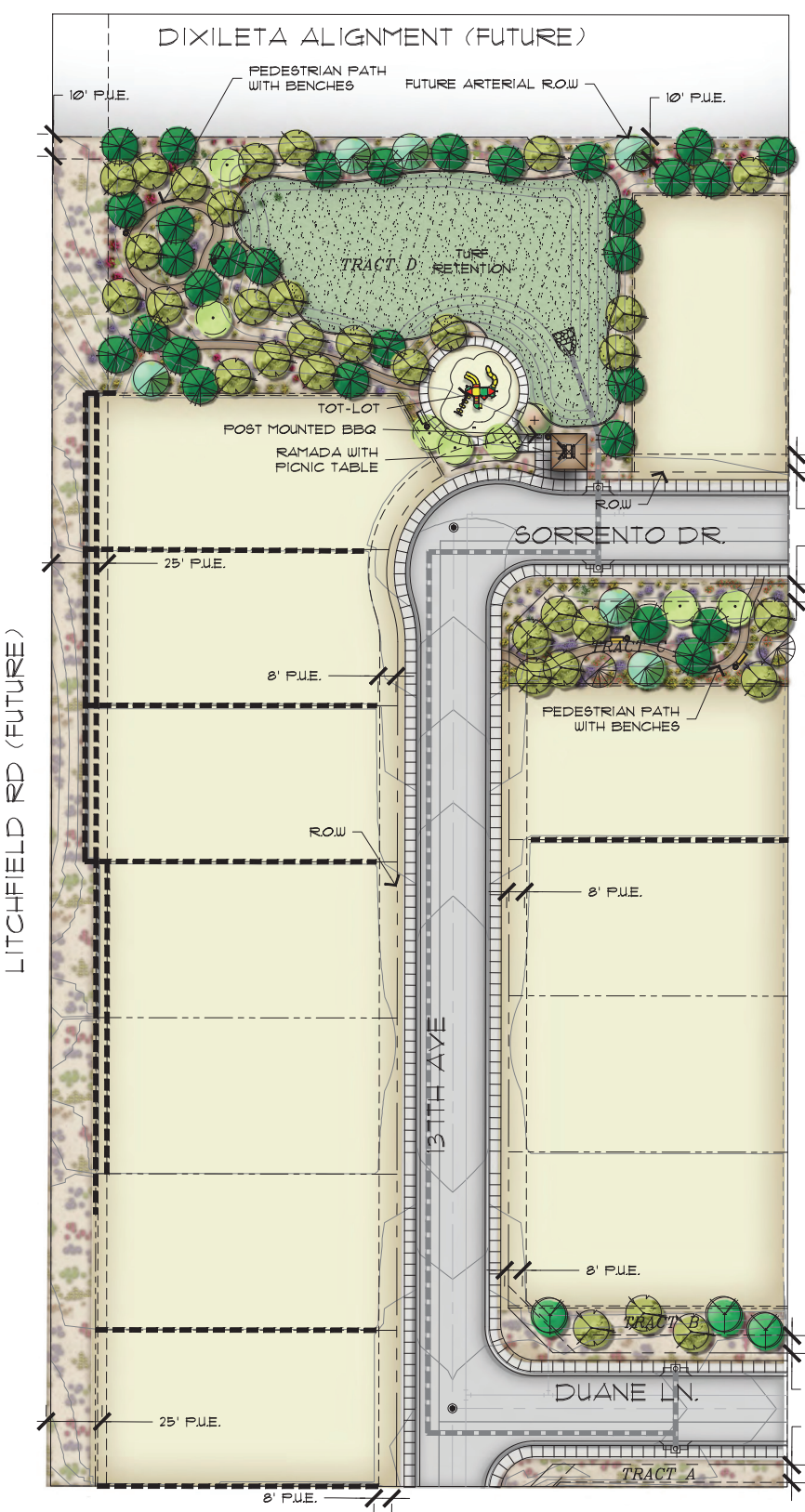
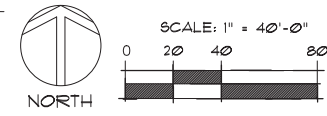
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	QTY	COMMENTS
TREES/PALMS					
	Acacia aneura	Mulga	24" Box/1.5" Cal.	30	Standard Trunk Dense Canopy
	Caesalpinia cacalaco	Cascalote	24" Box/1.5" Cal.	3	Multi Trunk Dense Canopy
	Fraxinus velutina	Arizona Ash	24" Box/1.5" Cal.	32	Standard Trunk Dense Canopy
	Tipuana tipu	Tipu Tree	24" Box/1.5" Cal.	8	Standard Trunk Dense Canopy
	Parkinsonia microphylla	FootHills Palo Verde	Salvaged	7	Standard Trunk Dense Canopy
	Oleaya tesota	Ironwood	Salvaged	1	Standard Trunk Dense Canopy
ACCENTS					
	Hesperaloe parviflora	Giant Hesperaloe	5-Gal	6	5 Pad Min.
	Carnegiea gigantea	Saguaro	Salvaged	19	No Scars or Boreds
	Dasyllirion quadrangulatum	Toothless Spoon	5-Gal	41	As Per Plan
	Dasyllirion wheeleri	Desert Spoon	5-Gal	38	As Per Plan
	Ferocactus wislizeni	Fishhook Barrel Cactus	Salvaged	2	Size Per Plan
	Fouquieria splendens	Ocotillo	Salvaged	1	Per Inventory Plan
	Muhlenbergia capillaris 'Regal Mist'	Pink Muhly Grass	5-Gal	15	As Per Plan
SHRUBS					
	Calliandra californica	Baja Fairy Duster	5-Gal	21	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	28	As Per Plan
	Eremophylla hygrophana	Bluebells	5-Gal	63	As Per Plan
	Leucophyllum frutescens 'Heavenly Cloud'	Heavenly Cloud Sage	5-Gal	31	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	28	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	63	As Per Plan
	Tecoma stans 'Orange Jubilee'	Orange Jubilee	5-Gal	12	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	30	As Per Plan
	Eremophila glabra 'Mingensu Gold'	Outback Sunrise	1-Gal	81	As Per Plan
GROUND COVERS					
	Lantana hybrid 'Dallas Red'	Dallas Red Lantana	1-Gal	45	As Per Plan
	Lantana hybrid 'New Gold'	New Gold Lantana	1-Gal	89	As Per Plan
	Lantana montevidensis	Purple Trailing Lantana	1-Gal	33	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	36	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - Size: 3/4" Color: 'Express Brown' or Approved Equal 2" depth in all planting areas (Typ.) - ±31404 SQ. FT.				
	TURF Hybrid Mid Iron Bermuda Sod - ±12551 SQ. FT. with Concrete Header - ±484 L.F.				

GENERAL NOTES

- Turf (lawn) is limited to a maximum of 20% of the site area.
- A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 15 trees for every required (15) gallon tree.
- All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
- Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use / Drought Tolerant Plant List.
- The Developer shall be responsible to install/maintain all landscaping within the Right-of-Way.
- A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.

NOTE:
ROOT BARRIERS TO BE PROVIDED FOR ALL TREES ADJACENT TO ANY P.U.E. ALONG 13TH AVE, DUANE LN, LITCHFIELD RD, SORRENTO DR AND DIXILETA.



PRELIMINARY PLAT PLANTING DATA SHEET

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. Street Frontage Areas (14-35-4.A.1)		
1. Adjacent to (Future) Arterial Streets (10 feet)	3,307 sq.ft	3,307 sq.ft
2. Adjacent to Collector Streets (8 feet)**	0 sq.ft	0 sq.ft
3. Adjacent to Local Streets (8 feet)**	4,208 sq.ft	7,892 sq.ft
**Requirement applied along lot side and rear frontage areas		
B. Required Drainage Retention/Detention Areas (14-35-4.A.6)	27,951 sq.ft	15,814 sq.ft (minus useable open space within basin)
C. Useable Open Space Areas (Design Review Manual 20-10-12.C)		
1. Lots less than 10,000 square feet (9% of gross project area)	20,190 sq.ft	25,372 sq.ft
PLANT QUANTITIES		
D. Street Frontage Landscape Areas (14-35-4.A.2)		
Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	33 trees	33 trees
Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	165 shrubs	165 shrubs
E. Drainage Retention / Detention + Useable Open Space Areas (14-35-4.A.1)		
Trees: 1 per 1,000 square feet	48 trees	48 trees
Shrubs: 5 per 1,000 square feet	240 shrubs	320 shrubs
Note: Useable Open Space areas may occupy the same areas as drainage (i.e. improved basins). Does not include undisturbed Natural Open Space square footage in plant calculations.		
TOTALS		
Total Landscape Areas (A + (B + C))	32,743 sq. ft	52,385 sq. ft
Total Useable Open Space Percent	9%	11.6%
Total Trees (D + F)	81 trees	81 trees
Total 24" Box Trees (50% of total required trees)	41 trees	73 trees
Total Shrubs (E + G)	340 shrubs	485 shrubs

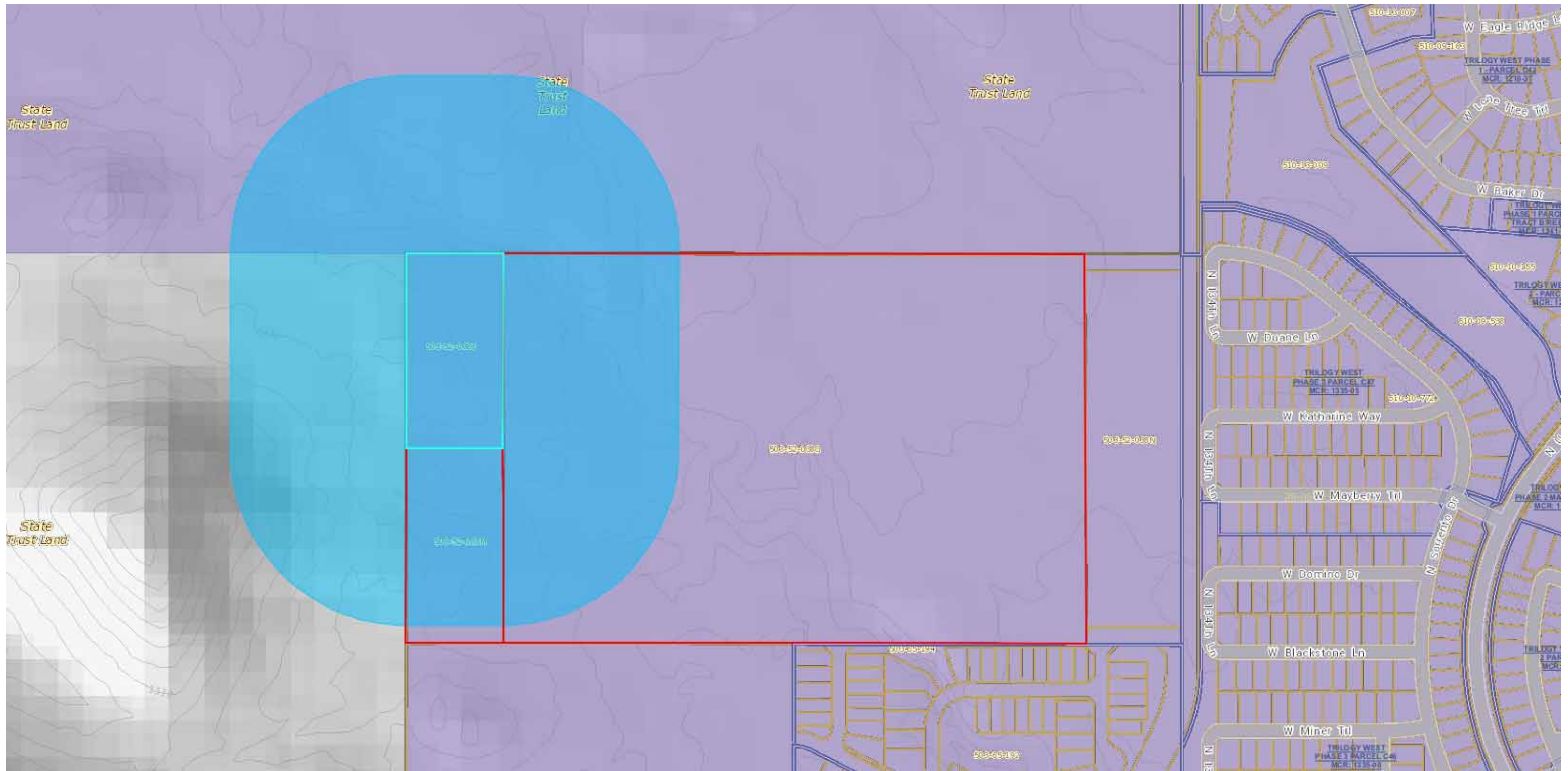
SITE SUMMARY TABLE

ZONING	PROPOSED: (R1-8) / EXISTING: SR43	
NUMBER LOTS	12	
AREA (GROSS)	217,781 SF	5.00 AC
OPEN SPACE	52,385 SF	1.20 AC
OPEN SPACE %	15%	
USABLE OPEN SPACE	25,372 SF	.58 AC
USABLE OPEN SPACE %	11.6% (9% REQUIRED)	
UNDISTURBED NATURAL OPEN SPACE	0 SF	0 AC
UNDISTURBED NATURAL OPEN SPACE %	0 (15% REQUIRED)* (REFER TO WAIVER FOR OPEN SPACE REQUIREMENT)	
RE-VEGETATED NATURAL OPEN SPACE	25,685 SF	.58 AC
RE-VEGETATED NATURAL OPEN SPACE %	11.8%	
ARTERIAL ROAD ROW	0 SF	0 AC
EXISTING ZONING	SR-43	
PROPOSED ZONING	R1-8	
DENSITY (GROSS)	2.4 DU/AC	
MIN LOT SIZE	8,750 SF	

*UNDISTURBED NATURAL OPEN SPACE TO BE CALCULATED IN ADJACENT HACIENDAS AT WHITE PEAK PER THE PROPOSED PAD VARIANCE.

EXHIBIT 4
NOTIFICATION AREA MAP AND
MAILING LIST

600-Foot Notification Map



April 2022

600 FT NOTIFICATION LIST

Parcel Number	Owner	Mailing Address
[REDACTED]	MPC WHITE PEAK L L C	[REDACTED]
[REDACTED]	SILVER SKY PROPERTIES LLC/PENSCO TRUST CO	[REDACTED]
[REDACTED]	SOUND PROPERTIES LLC	7014 W TONTO DR [REDACTED]
-	ARIZONA STATE LAND DEPARTMENT	[REDACTED]

HOA's and Interested Parties (Provided by City of Peoria on 4/8/2022)

Parcel Number	Owner	Mailing Address
-	COWLEY COMMUNITY ASSOCIATION	[REDACTED]
-	GRANITE HILLS COMMUNITY ASSOCIATION	[REDACTED]
-	SONORAN PLACE COMMUNITY ASSOCIATION	[REDACTED]
-	TRILOGY AT VISTANCIA COMMUNITY ASSOCIATION	[REDACTED]
-	TRILOGY WEST COMMUNITY ASSOCIATION	[REDACTED]
-	VILLAGE AT VISTANCIA COMMUNITY ASSOCIATION	[REDACTED]

HOA's and Interested Parties
(Provided by City of Peoria on 4/13/2022)

Parcel Number	Owner	Mailing Address
-	Arizona Department of Transportation - Maricopa	[REDACTED]
-	APS	[REDACTED]
-	City of Glendale Water Services Department	[REDACTED]
-	City of Peoria Utilities Department	[REDACTED]
-	City of Peoria Traffic Engineering Department	[REDACTED] 5345
-	Cox Communications	[REDACTED]
-	Crown Castle Solutions Corporation	[REDACTED]
-	CenturyLink	[REDACTED]
-	El Paso Natural Gas Company	[REDACTED]
-	MCI (Verizon Business)	[REDACTED] 6
-	Pauley Construction, LLC	[REDACTED]
-	Peoria Unified School District	[REDACTED]
-	SRP	[REDACTED]
-	Southwest Gas	[REDACTED]
-	Verizon Wireless	[REDACTED]