

# The Ville

## Planned Area Development (PAD) Zoning Standards and Guidelines Report

Northeast Corner of 73rd Avenue and Thunderbird Road  
Parcel 200-68-020G, M, N, Q, R, T & U



### Case History:

<b>Z2022068</b> Maricopa County Rezoning (Prior to Annexation)	Approved 02-28-2024
<b>Z24-05</b> Initial City Zoning (Subsequent to Annexation)	Approved 10-01-2024

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**Exhibit 6**

## DEVELOPMENT TEAM

### Owner

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7228 W Thunderbird Road  
Peoria, AZ 85381  
Steven R Gregory & Gary L. Gregory

### Developer

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600 W. 1ST ST, # 109  
Tempe, AZ 85251  
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### Zoning & Planning

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## 1.0 INTRODUCTION

### 1.1 Property

The real property which is the subject of this application is located in Section 12, Township 3 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona and shown in Exhibit A. The project consists of approximately 5.2 acres generally bounded by 73th Avenue on the west, Cemetery Road to the north, single family residences to the East and a West Thunderbird Road to the south.

### 1.2 Planning & Development History

The subject site is zoned Maricopa County R1-6 RUPD, as approved by under rezoning case Z2022068. The subject property was annexed into the City of Peoria on October 1, 2024 from Maricopa County. Pursuant to ARS §9-462.04E and ARS §9-471.L, the City must assign compatible City zoning to the annexed property within six (6) months following the effective date of adoption of the annexation. Given the characteristics of the property and the existing zoning within Maricopa County, the most analogous City of Peoria zoning category is a Planned Area Development.

### 1.3 Purpose

The information contained in this Standards and Guidelines Report shall serve to establish the design standards and guidelines for the future development of The Ville single family development.

## 2.0 PROPOSED DEVELOPMENT

### 2.1 General Description of the Proposed Single Family Development

The proposed development is an 19-unit single family residential development on the approximately 6 acres. The single family development proposed for the Property is intended to be developed and constructed as a single phase.

## 3.0 ALLOWED USES

Uses shall comply with the Principally Permitted uses as identified within the Single Family Residential (R1-6) Zoning District within the City of Peoria Zoning Ordinance as well as any Accessory Uses customarily incidental to the Principally Permitted uses.

## 4.0 DEVELOPMENT STANDARDS

Except as modified herein, the Development Standards for The Ville shall comply with the Development Standards within the R1-6 Zoning District within the City of Peoria Zoning Ordinance and the applicable sections of the City of Peoria Community Design Guidelines.

### 4.1 Property Development Standards

<u>Development Standards</u>	<u>The Ville PAD</u>
Building Height (Feet)	30'
Side Setback (Feet)	Minimum/ Total 5' / 10'
Front Setback (Feet)	Front Facing Garage 20' ● Side Facing Garage/Livable Space 10'
Rear Setback (Feet)	15'
Lot Width (Feet)	50' Δ
Lot Coverage (Percentage)	55%

- Minimum of eighteen (18') feet between face of garage and sidewalk

Δ Lots with narrow throats containing a driveway extending from street knuckles or cul-de-sacs shall have the actual building envelope begin back where the throat widens into the lot proper meeting the 50' minimum required lot width. The lot's area behind the throat shall contain the building envelope that must be a minimum of 50' wide and contain a minimum lot size of 6,000SF. The lot throat shall be no longer than 100' along its greatest dimension and shall be a minimum of 20' wide.

### 4.2 General Landscape Requirements

Refer to Section 21-818 of the Peoria Zoning Ordinance except as modified herein:

1. A minimum of 15% of the Net Site Area shall contain common open space. Common Open Space areas include both active and passive open space.

### 4.3 Walls and Fences

Refer to Section 21-805 of the Peoria Zoning Ordinance.

## 5.0 DESIGN REVIEW STANDARDS

The proposed development shall comply with the Peoria Community Design Guidelines.

## EXHIBIT A LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 89°07'37" EAST, A DISTANCE OF 2657.47 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°07'37" EAST, A DISTANCE OF 1328.34 FEET TO THE MONUMENT LINE OF 73RD AVENUE;

THENCE ALONG SAID MONUMENT LINE, NORTH 00°24'46" EAST, A DISTANCE OF 70.47 FEET;

THENCE LEAVING SAID MONUMENT LINE, SOUTH 89°35'14" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 73RD AVENUE AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00°24'46" EAST, A DISTANCE OF 588.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CEMETERY ROAD;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°02'52" EAST, A DISTANCE OF 312.37 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°25'12" WEST, A DISTANCE OF 395.29 FEET;

THENCE NORTH 89°05'43" EAST, A DISTANCE OF 174.27 FEET;

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	KES	CWH	05/10/2024	291203009	1 OF 3

## EXHIBIT A LEGAL DESCRIPTION

THENCE SOUTH 00°25'39" WEST, A DISTANCE OF 223.61 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THUNDERBIRD ROAD;

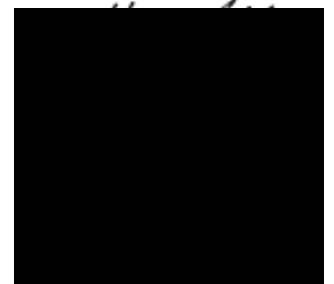
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°07'37" WEST, A DISTANCE OF 456.52 FEET;

THENCE NORTH 45°13'48" WEST, A DISTANCE OF 41.95 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 10.00 FEET OF THE SOUTH 25.00 FEET THEREOF.

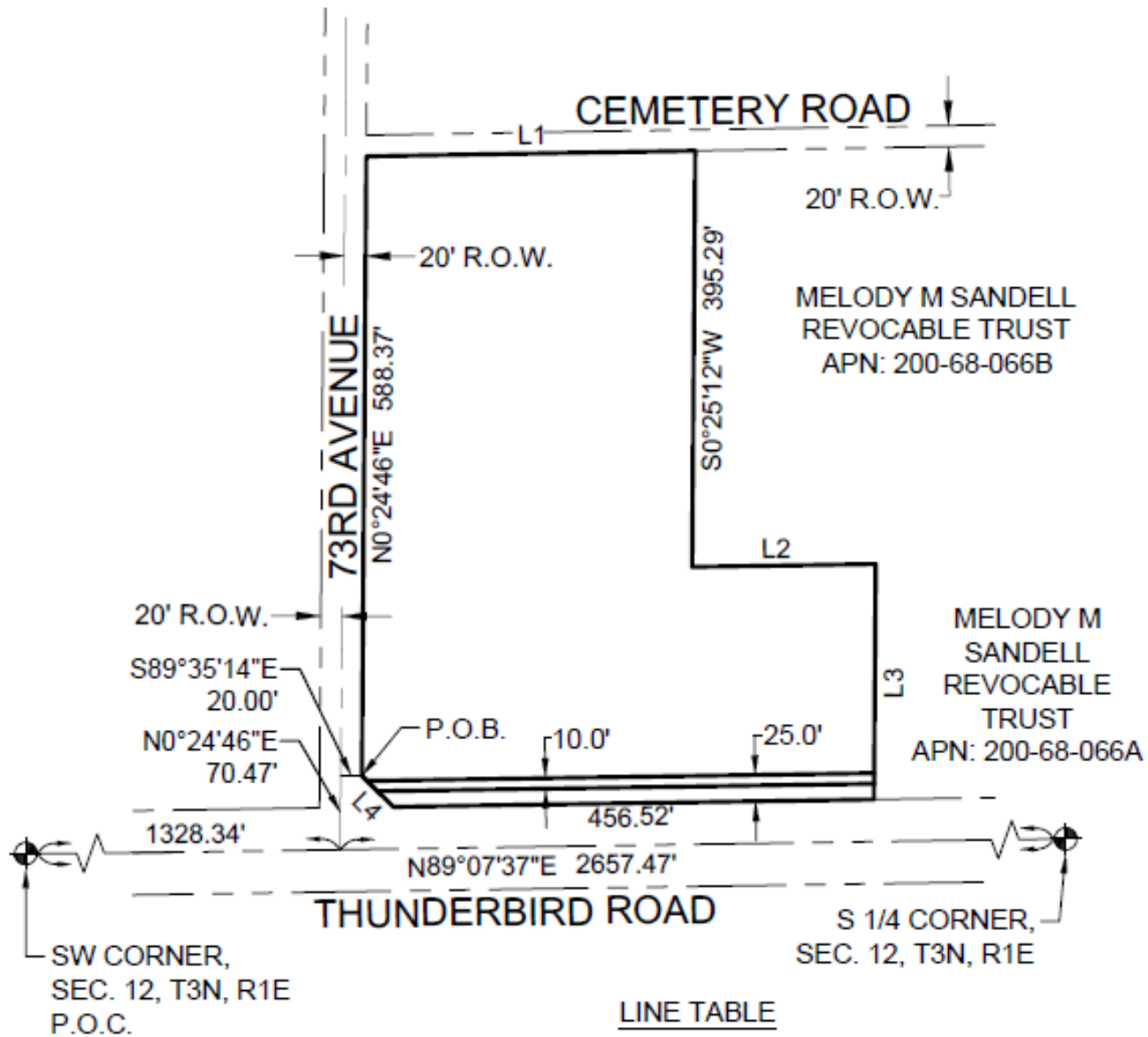
CONTAINING 226,880 SQ. FT. OR 5.208 ACRES, MORE OR LESS.

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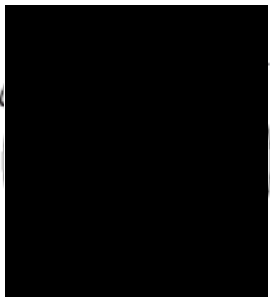
# EXHIBIT A



### LINE TABLE

L1	= N89°02'52"E	312.37'
L2	= N89°05'43"E	174.27'
L3	= S00°25'39"W	223.61'
L4	= N45°13'48"W	41.95'

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