

PRESTIGE HOMES ON LAKE PLEASANT PARKWAY

Z21-08

Northeast Corner of
Lake Pleasant Parkway and
Jomax Road

Planned Area Development
Standards and Guidelines
Report

Latest Revision: April 1, 2024

Exhibit 7

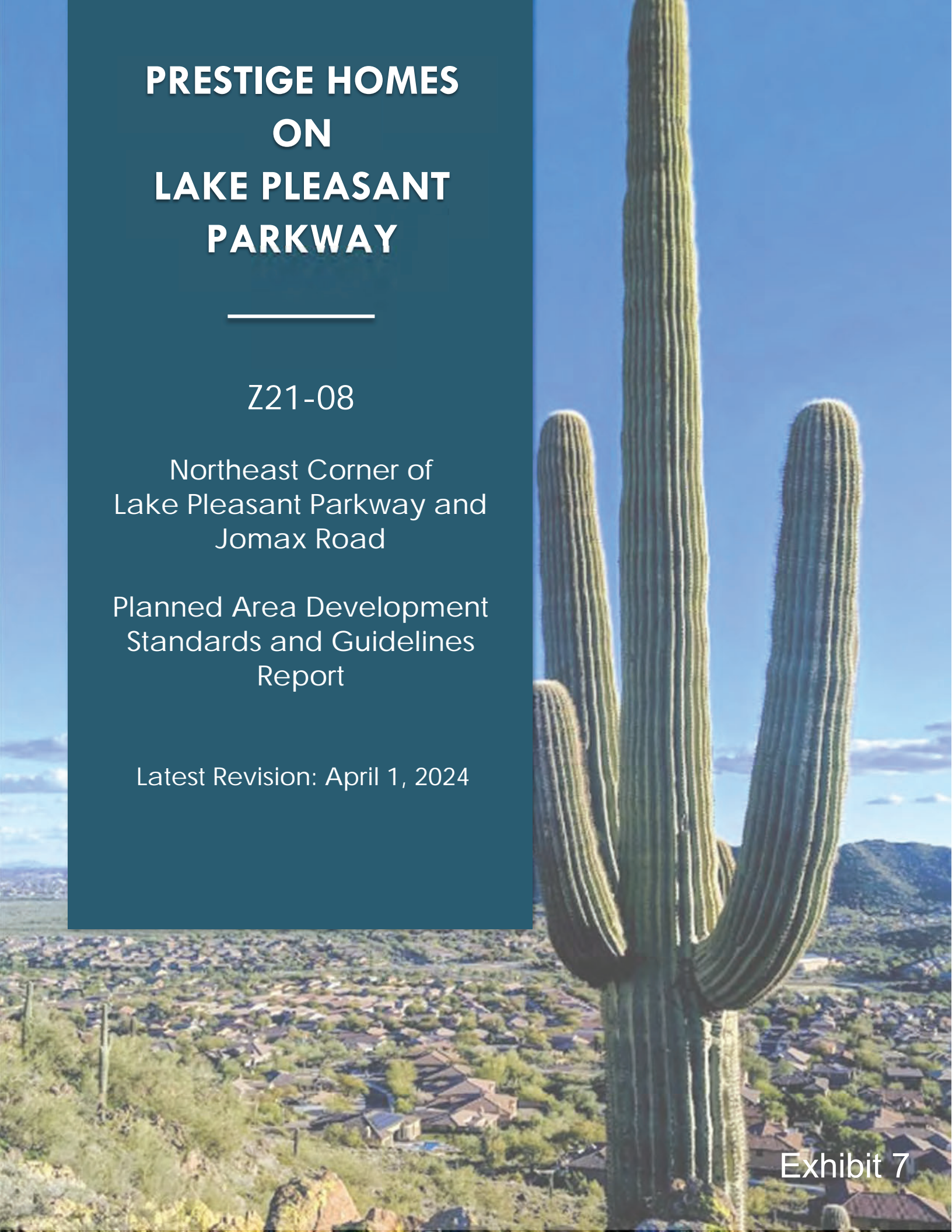


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- Exhibit A: Legal Description
- Exhibit B: Preliminary Development Plan
- Exhibit C: Landscape Plan
- Exhibit D: Open Space Plan

I. Development Team

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II. Introduction and Purpose of Request

Prestige Development Enterprises (the “Applicant” or “Prestige”) is proposing to rezone approximately 17.96 net (21.03 gross) acres of property (“Property”) located at the northeast corner of Lake Pleasant Parkway and Jomax Road from Agricultural (AG) to Planned Area Development (PAD). The purpose of the Prestige Homes on Lake Pleasant Parkway PAD Standards and Guidelines Report is to create a high-quality residential community that will provide new and diverse housing options in this area of the City and along the Lake Pleasant Parkway corridor.

The Prestige Homes on Lake Pleasant Parkway PAD combines elements of both multi-family and single-family residences to offer a unique multi-family rental housing product that will support the goals and policies of the Peoria General Plan for the Property while also blending with the character of the existing single-family homes in the area. The proposed residential community will feature 179 rental homes, each with their own private, fenced backyard, alongside resort-inspired community amenities for residents to enjoy (the “Project”). The Project will offer future residents the privacy and low profile of a traditional single-family home coupled with an array of community amenities and the convenience of a low maintenance, rental residence.

III. Legal Description

Legal description attached as [Exhibit A](#) within the Appendix.



IV. General Plan and Zoning

The Property is currently zoned AG (General Agricultural). The Land Use Map in the City's General Plan ("General Plan") designates the Property for Urban Residential, Park/Open Space and Waterways land uses. Specifically, the Happy Valley Wash that bifurcates the Property is designated as Park/Open Space and Waterways and the remaining approximate 14.6 net acres are designated Urban Residential.

The Project will be consistent with the General Plan's existing 'Urban Residential' land use designation for the Property. As stated in the General Plan, Urban Residential land use areas are intended for multi-family residential development, including apartments, condominiums, and townhomes, "with a range of ownership and rental housing options."

The Project will activate the Property with a multi-family (single-family for rent) housing product that meets the intent of the General Plan's existing Urban Residential land use designation for the Property and will provide new and diverse high-quality housing options in this area of the City. But rather than a typical multiple-story, multi-family development, the Project will be a one and two-story housing product that is more consistent with the character of and better respects the surrounding single-family neighborhoods.

Unless otherwise specified herein, the development shall comply with all requirements and development standards applicable to a multi-family development within the Multi-Family Residential (RM-1) Zoning District.

V. Preliminary Development Plan

Prestige is developing the Property with approximately 179 high-quality residences and resort-inspired resident amenities, such as a fitness center, swimming pool and spa (featuring lounge chairs, ramada with flat screen TV and fireplace), community barbeque, leasing office, and substantial active and passive open space areas. See [Exhibit B](#) for a copy of the Preliminary Development Plan.

Exhibit 7



VI. Land Uses

Permitted land uses within the Prestige Homes on Lake Pleasant Parkway PAD shall be attached and detached multi-family dwelling units in accordance with the RM-1 Zoning District.

Accessory Uses

Permitted land uses also include accessory uses customary and incidental to the principally permitted use.

Conditional Uses

No Conditional Uses are permitted within this PAD.

VII. Development Standards and Design Guidelines

a. Development Standards

Except as modified within this PAD, development of the Property will comply with the RM-1 standards of the Peoria Zoning Ordinance as may be amended from time to time.

Development Standard	PAD Standard
Lot Standards	
Max. Density (DU/AC)	10.5
Min. Active Open Space	185 SF per bedroom
Min. Passive Open Space ¹	315,000 SF
Min. Required Yard Area per Unit	190 square feet
Building Standards	
Max. Height	2 Stories / 30 Feet All buildings within 60 feet of the east property line shall be limited to 1 Story / 20 Feet
Min. Building Setbacks	

Exhibit 7



Front (South)	45 FT
Front (North)	18 FT ²
Street Side (West)	Minimum 38 FT / 5 FT stagger required for non-attached buildings adjacent to Lake Pleasant Parkway ²
Side(East)	20 FT

Notes

¹ Passive open space includes: (i) non-usable/non-active common open space; (ii) perimeter landscape open space; and (iii) undisturbed open space. See Open Space Plan in Exhibit D.

²The minimum 5-foot stagger shall include the perimeter wall and building.

b. Landscape Standards

Unless modified by the below table, all landscaping within the Prestige Peoria PAD shall conform to the applicable landscape sections of the City of Peoria Zoning Ordinance:

Development Standard	PAD Standard
Minimum Landscape	
Street Side (Lake Pleasant Pkwy.)	25 FT minimum to occupy no more than a maximum of 20% of street frontage. Overall street frontage landscaping average minimum width of 85 FT.
Side (East Property Line)	5 FT

c. Open Space and Amenities

There shall be a minimum of four (4) amenities within the Project. Amenities may include, but are not limited to:

Exhibit 7



- Pool with ramada
- Spa
- Fitness center
- Public pedestrian connection along the south side of the Happy Valley Wash

Active outdoor amenities will be located within a centralized location to mitigate the potential for any noise spillover on the single-family residences to the east. Active open space areas will be distributed throughout the site to provide each residence with convenient access to open space.

See [Exhibit C](#) for a copy of the Project's Landscape Plan and [Exhibit D](#) for a copy of the Project's Open Space Plan.

d. Architectural Design Guidelines

The development shall comply with the City of Peoria Design Principals and Guidelines unless otherwise modifies within this document.

e. Lighting

All light fixtures will meet minimum requirements pursuant to the prevailing Peoria Dark Sky Ordinance.

f. Walls and Fences

All walls shall comply with the City of Peoria Zoning Ordinance. Walls abutting the north and east property lines may be up to a maximum of 11 feet of overall exposed face wall height with no exterior wall face measuring more than 7 feet in height.

g. Signage

All signage will be approved under separate permit and meet the requirements pursuant to Section 21-827 to 21-836 of the City of Peoria Zoning Ordinance.

Exhibit 7



h. Parking

Parking for Prestige Homes on Lake Pleasant Parkway shall comply with Sections 21-823 et. seq. of the Peoria Municipal Code.

VIII. Infrastructure

a. Access

The Project will have two access points. These access points are described in more detail below and will be evaluated through a final approved TIA at the time of Site Plan Review.

Lake Pleasant Parkway / Shared Drive Entry: The main entry for the Project will be provided from a shared drive extending east from Lake Pleasant Parkway. The access drive will be shared with a proposed development to the north and may also be shared with a future development to the east. The median break will be constructed in a 'Florida T' configuration to provide full access to and from Lake Pleasant Parkway. Subject to the construction of the Florida T median break, the resulting access will provide a full access drive with a median break and a southbound acceleration lane on Lake Pleasant Parkway.

Jomax Road Entry: Secondary access is located along Jomax Road. This is a full access point, allowing all movements into and out of the Property.

b. Drainage

The City of Peoria requires that all new developments provide on-site stormwater retention for a 100-year 2-hour storm event. The Project will comply with City's on-site stormwater retention requirements for a 100-year 2-hour storm event.

Exhibit 7



c. Utilities

Water: Water service will be provided by the City of Peoria.

Sewer: Sanitary sewer service will be provided by the City of Peoria.

Electricity: Electricity will be provided by Salt River Project (SRP).

Natural Gas: Natural gas will be provided by Southwest Gas.

Telephone / Internet: Telephone and internet service will be provided by Qwest.

Exhibit 7



Appendix

Exhibit A

Legal Description

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING NORTH 285.07 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, 754.89 FEET TO THE EASTERLY RIGHT- OF-WAY LINE OF LAKE PLEASANT ROAD, AS SHOWN ON PLAT RECORDED IN BOOK 21 OF ROAD MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 480.56 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 12030, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN DOCKET 12030, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 606.23 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE SOUTH ALONG SAID EAST LINE, 503.03 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PEORIA IN DOCUMENT RECORDED SEPTEMBER 18, 2006 AS 2006-1235690 OF OFFICIAL RECORDS.

PARCEL NO. 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 879.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD, AS SHOWN ON THE PLAT RECORDED IN BOOK 21 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 534.14 FEET TO A POINT WHICH IS NORTH 285.07 FEET AND NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST 754.89 FEET OF THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS EAST, 754.89 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;
THENCE SOUTH ALONG SAID EAST LINE, 285.07 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PEORIA IN DEDICATION OF PUBLIC ROADWAY RECORDED JANUARY 14, 2004 AS 2004-39948 OF OFFICIAL RECORDS; AND
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PEORIA IN DOCUMENT RECORDED SEPTEMBER 18, 2006 AS 2006-1235690 OF OFFICIAL RECORDS.

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING NORTH 957.82 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE CONTINUING NORTH 217.53 FEET TO A POINT;
THENCE NORTH 65 DEGREES 46 MINUTES 55 SECONDS WEST, 495.51 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE ON LAKE PLEASANT ROAD;
THENCE SOUTH 17 DEGREES 11 MINUTES 20 SECONDS WEST 215.29 FEET TO A POINT;
THENCE SOUTH 67 DEGREES 21 MINUTES 03 SECONDS EAST 558.61 FEET TO A POINT OF BEGINNING.

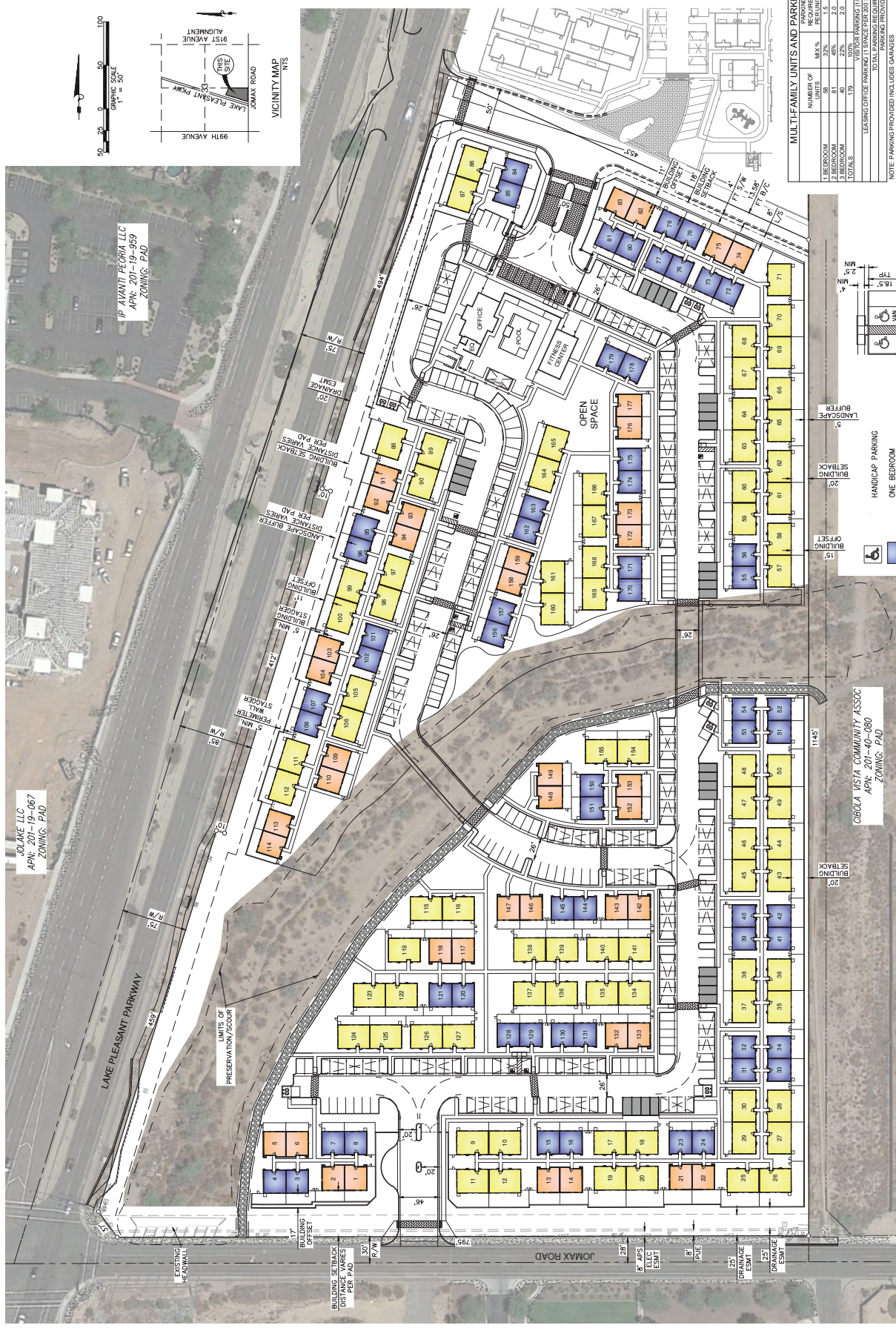
PARCEL NO. 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SAID POINT BEING NORTH 788.10 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE CONTINUING NORTH, A DISTANCE OF 169.72 FEET;
THENCE NORTH 67 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 558.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE PLEASANT ROAD, AS SHOWN IN BOOK 21 OF ROAD MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 17 DEGREES 11 MINUTES 20 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON LAKE PLEASANT ROAD, A DISTANCE OF 215.29 FEET;
THENCE SOUTH 72 DEGREES 48 MINUTES 40 SECONDS EAST, A DISTANCE OF 606.23 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PART OF PARCELS 1 AND 2 ABOVE DESCRIBED CONVEYED TO THE CITY OF PEORIA BY SPECIAL WARRANTY DEED RECORDED JANUARY 4, 2004 IN DOCUMENT NO. 2004-76770.

Exhibit B

Preliminary Development Plan

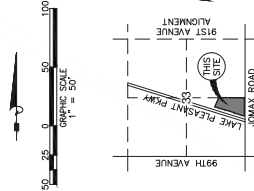
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12/28/2024				
JOB No.	002044-01			
SCALE	1" = 10'			



JOLAKE LLC
 APN: 201-19-067
 ZONING: PAD

IP AVANT PEORIA LLC
 APN: 201-19-959
 ZONING: PAD

CECILA VISTA COMMUNITY ASSOC
 APN: 201-49-080
 ZONING: PAD



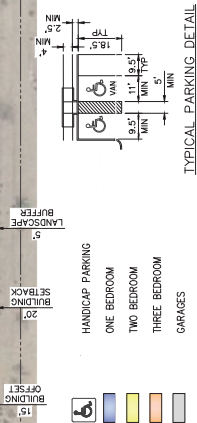
MULTI-FAMILY UNITS AND PARKING

TYPE	NUMBER OF UNITS	AVG. SQ. FT. PER UNIT	TOTAL SQ. FT. REQUIRED
1 BEDROOM	98	1,150	112,700
2 BEDROOM	40	1,500	60,000
3 BEDROOM	40	2,000	80,000
TOTAL S	178		252,700

NOTE: PARKING PROVIDED INCLUDES GARAGES.
 BUILDING HEIGHT: 15'6"

SITE DATA

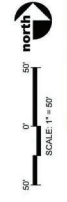
GROSS A.C.S.	71.03
NET A.C.S.	17.96
GROSS D.U.M.A.C.	8.91
NET D.U.M.A.C.	9.97



TYPICAL PARKING DETAIL

Exhibit C

Landscape Plan

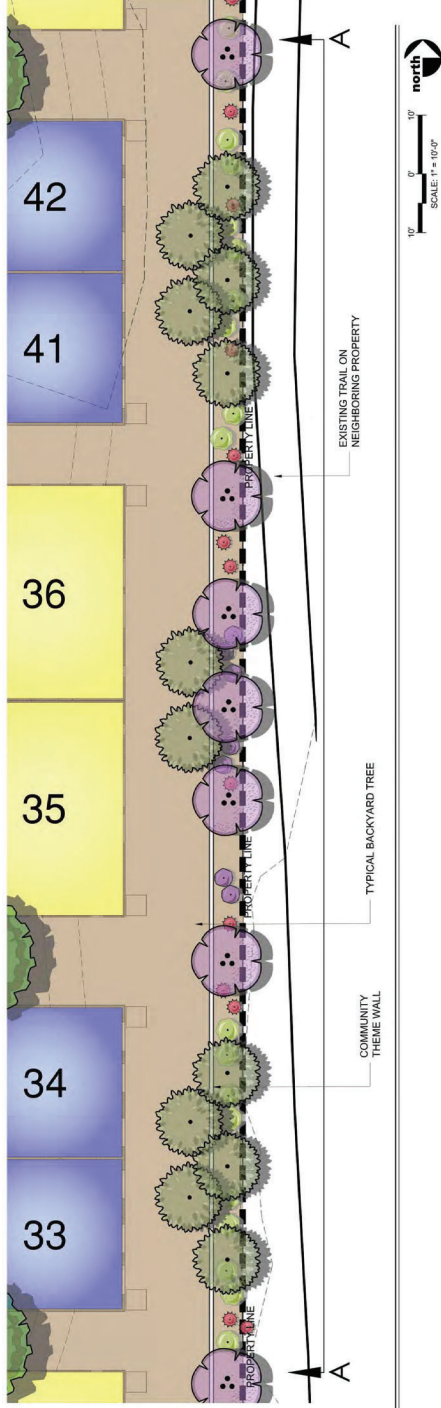




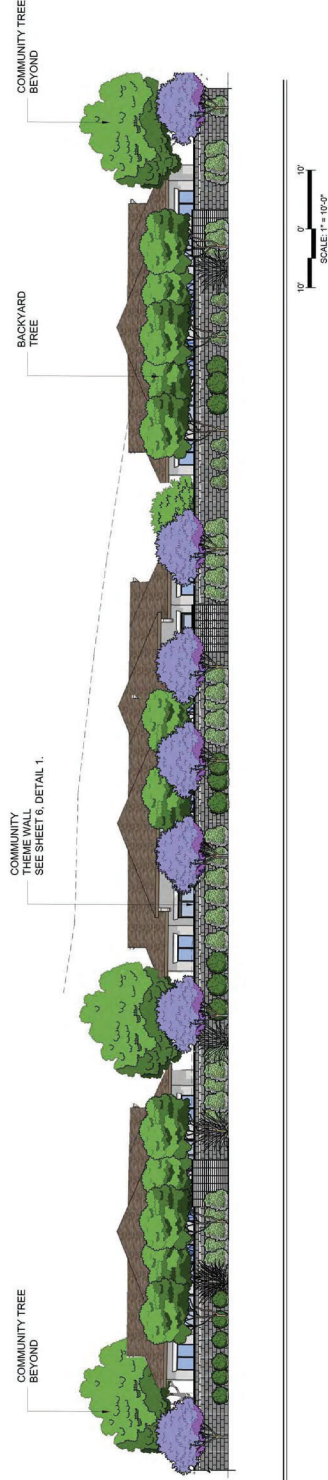
PRESTIGE HOMES AT LAKE PLEASANT PARKWAY
 PEORIA, AZ

POOL AMENITY AND ENTRY DRIVE ENLARGEMENT





1 PLAN VIEW



2 ELEVATION A

PRESTIGE HOMES AT LAKE PLEASANT PARKWAY PEORIA, AZ

VIEW TO EAST PERIMETER OF PROPERTY

Exhibit D

Open Space Plan

PLAN STATUS	DATE	DESCRIPTION
1	07/29/24	1ST SUBMITTAL
2	08/29/24	2ND SUBMITTAL
3	09/23/24	3RD SUBMITTAL
4	10/23/24	4TH SUBMITTAL
5	11/20/24	5TH SUBMITTAL
6	12/20/24	6TH SUBMITTAL
7	01/20/25	7TH SUBMITTAL
8	02/20/25	8TH SUBMITTAL
9	03/20/25	9TH SUBMITTAL
10	04/20/25	10TH SUBMITTAL
11	05/20/25	11TH SUBMITTAL
12	06/20/25	12TH SUBMITTAL

OPEN SPACE REQUIRED:
20% OF TOTAL OPEN SPACE: (17.96 X 0.20 = 3.59)
150 SF PER BEDROOM ACTIVE OPEN SPACE = (150 X 336 / 43,560) = 1.16 AC.

PROPOSED OPEN SPACE	
PASSIVE OPEN SPACE	3.47 AC / 19.3%
COMMON OPEN SPACE	1.73 AC / 9.6%
PERIMETER LANDSCAPE OPEN SPACE	2.14 AC / 11.9%
UNDISTURBED OPEN SPACE	1.46 AC / 8.1%
COMMON USABLE/ACTIVE OPEN SPACE	1.70 AC / 9.3%
PRIVATE OPEN SPACE	1.03 AC / 5.63%
TOTAL OPEN SPACE/LANDSCAPE AREA*	10.51 AC / 58.3%

* INCLUDES COMMON USABLE/ACTIVE OPEN SPACE, PRIVATE OPEN SPACE, AND PASSIVE OPEN SPACE

