

# LONE MOUNTAIN AND 135TH AVENUE

## PLANNED AREA DEVELOPMENT (PAD) NARRATIVE



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CASE #  
Z25-04

PURPOSE  
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:  
City of Peoria Planning and Community  
Development Department  
9875 N. 85th Ave,  
Peoria, AZ 85345

# Development Team

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## Prepared For:

Matt Telban  
8800 North Gainey Center Drive, Suite 350  
Scottsdale, AZ 85258  
P:(602) 616-3257  
[Matt.Telban@sheahomes.com](mailto:Matt.Telban@sheahomes.com)



## Prepared For:

Matt Werner  
1665 West Alameda Drive, Suite 125, 130 & 130-A  
Tempe, AZ 85282  
P:(702) 768-6512  
[matthew.werner@lennar.com](mailto:matthew.werner@lennar.com)



## Prepared For:

Collin Phipps  
8767 East Via de Ventura, Suite 390  
Scottsdale, AZ 85258  
P:(480) 596-5815  
[cphipps@tollbrothers.com](mailto:cphipps@tollbrothers.com)



## Legal:

William E. Lally  
2525 East Camelback Road, Seventh Floor  
Phoenix, AZ 85016  
P: (602) 255-6000  
[wel@tblaw.com](mailto:wel@tblaw.com)



## Planning/ Landscape Architecture:

Andy Baron, Alex Fish  
310 East Rio Salado Parkway  
Tempe, AZ 85281  
P: (480) 530-0077  
[andy.baron@ablastudio.com](mailto:andy.baron@ablastudio.com)  
[alex.fish@ablastudio.com](mailto:alex.fish@ablastudio.com)



## Civil Engineering:

Nguyen Lam  
2141 East Highland Avenue, Suite 250  
Phoenix, AZ 85016  
P: (602) 490-0535  
[Nguyen.Lam@collierseng.com](mailto:Nguyen.Lam@collierseng.com)



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## 1. Introduction

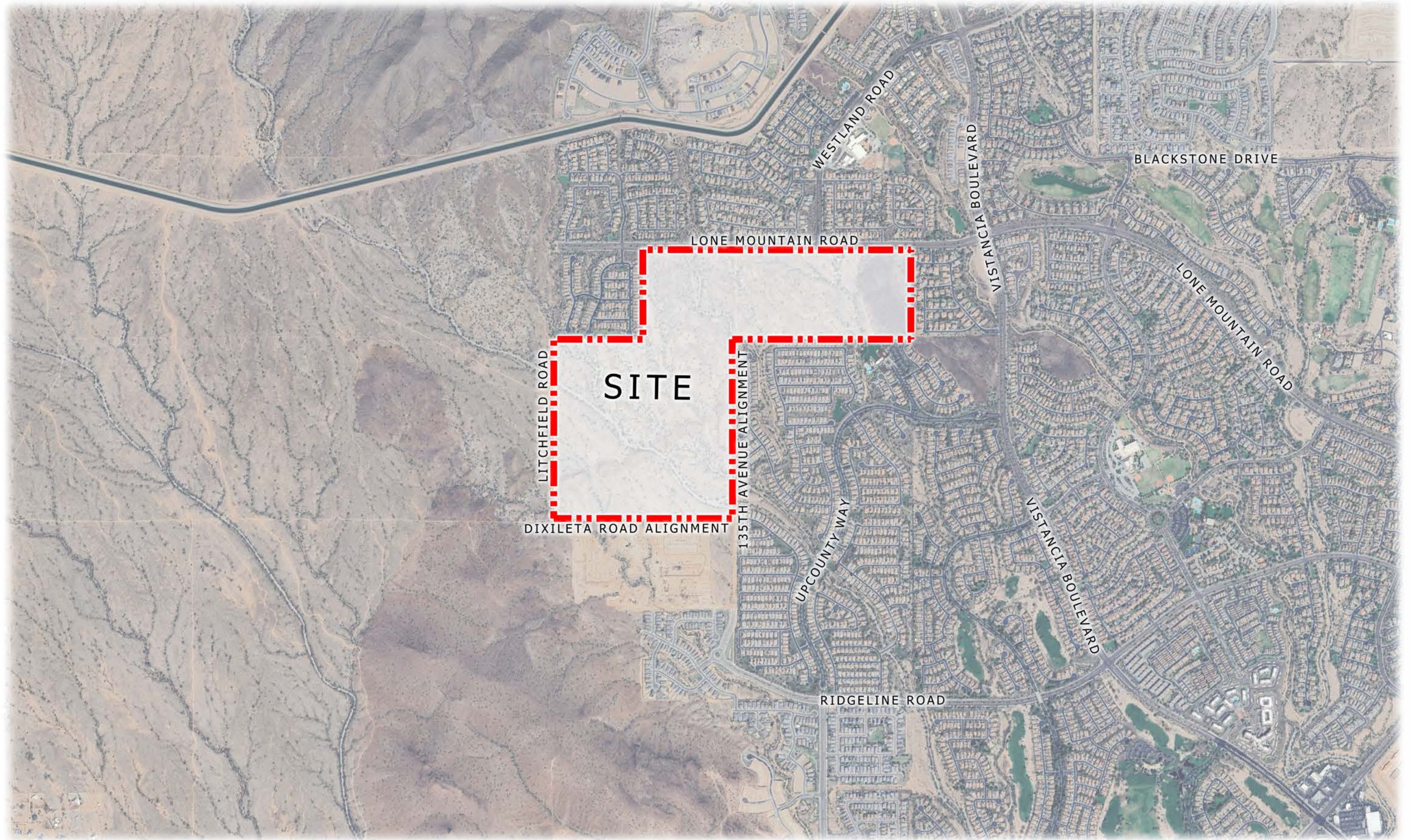
The Lone Mountain and 135th Avenue Planned Area Development (PAD) is a master-planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria. The Site encompasses approximately 279.68 gross acres (259.98 net acres) and is designed to provide a variety of single-family housing options, integrated open space, and supporting infrastructure. Refer to **Exhibit 1: Vicinity Map** for the general location of the Site.

## 2. Site Conditions and Location

The Site is currently undeveloped and consists of native desert terrain. Two (2) existing washes direct drainage flows across the Site from north to south and will be incorporated as part of the drainage system. A mounded landform on the eastern portion of the Site and a small hill located in the southern portion will largely remain as open space, with some portions affected by development to accommodate necessary site improvements.

The Site is bordered by existing single-family residential uses to the north and east, while the southern and western boundaries include a mix of undeveloped land and planned residential communities. Refer to **Table 2: Relationship to Surrounding Properties**.

<b>Table 2: Relationship to Surrounding Properties</b>			
<b>Direction</b>	<b>Existing General Plan Land Use Category</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
Site	Traditional Residential, Estate Residential, Park/Open Space	SR-43	Undeveloped land
North	Master Planned Area	PCD	Single-Family Residential
South	Traditional Residential, Park/Open Space	SR-43, PAD	Platted but undeveloped Single-Family Residential
East	Master Planned Area, Traditional Residential, Park/Open Space	PAD, PCD	Single-Family Residential
West	Master Planned Area, Traditional Residential, Park/Open Space	SR-43, PCD	Undeveloped land



## Exhibit 1: Vicinity Map

LONE MOUNTAIN AND 135TH AVENUE - PAD NARRATIVE

### 3. Land Use and Zoning

#### 3.1 Land Use

The Site's existing land use is designated under the General Plan as Traditional Residential, Estate Residential, and Parks/Open Space. Refer to **Exhibit 2: Existing Land Use Map** for a depiction of the Site's current land use classifications.

#### 3.2 General Plan Conformance

The Lone Mountain and 135th Avenue PAD aligns with the goals, policies, and vision of the PlanPeoriaAZ 2040 General Plan, ensuring that the proposed development supports responsible growth, infrastructure planning, and environmental stewardship. The proposed rezoning and land use modifications are consistent with the City's long-term objectives for balanced, sustainable development.

A. General Plan Goal: Smart Growth – Encourage development that is compatible with surrounding land uses and promotes efficient land use patterns.

1. Response: The proposed PAD achieves densities that align with the General Plan land use designations. The portion of the Site designated as Traditional Residential allows for a density range of two (2) to five (5) dwelling units per acre, and the PAD proposes an approximate density of two and fifty-eight hundredths (2.58) dwelling units per acre. The Estate Residential designation permits a range of zero (0) to two (2) dwelling units per acre, and the PAD proposes approximately one and seventy-one hundredths (1.71) dwelling units per acre in this area. The overall average density across the Site is approximately two and thirty-four hundredths (2.34) dwelling units per acre, demonstrating conformance with the PlanPeoriaAZ 2040 General Plan and consistency with surrounding developed subdivisions. Refer to **Exhibit 2: Existing Land Use Map**, **Exhibit 3: Existing and Proposed Zoning Map**, and **Table 3: Density Analysis** for land use designations and zoning consistency.

B. General Plan Goal: Superior Public Services – Ensure the provision of adequate infrastructure and services to support current and future residents.

1. Response: The PAD ties into existing water, wastewater, and road networks, with modifications outlined in the Master Technical Reports. Infrastructure improvements, including water, sewer, and transportation upgrades, will be constructed as part of the project to ensure adequate service capacity for future residents.

C. General Plan Goal: Healthy Neighborhoods – Promote the development of neighborhoods that offer a high quality of life and access to recreational opportunities.

1. Response: The PAD incorporates a comprehensive open space network with parks, trails, and natural conservation areas. The Parks and Trails Master Plan ensures that all parks are connected via multi-use paths and trails, enhancing walkability and accessibility for residents.

D. General Plan Goal: Environmental Stewardship – Protect and enhance the natural environment, including significant geological formations and drainage ways.

1. Response: The PAD preserves significant natural features, including a large wash in the lower western quadrant of the Site, which will be integrated into the trail system. Another smaller wash north of the traffic circle will also include a trail connection. A geological landform in the northeastern portion of the Site will remain undisturbed to ensure long-term preservation.

E. General Plan Goal: Economic Prosperity – Support land use decisions that contribute to the economic well-being of the community.

1. Response: The PAD introduces new housing on previously undeveloped land, expanding Peoria’s resident population and contributing to the local economy by increasing demand for businesses, services, and infrastructure investments. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for planned land use changes.

F. General Plan Goal: Balanced Growth – Ensure that development integrates residential, recreational, and infrastructure needs to create a well-rounded community.

1. Response: The PAD integrates a mix of residential uses, parks, trails, and open space, ensuring a balanced and sustainable community that enhances quality of life while providing critical infrastructure and services.

G. General Plan Goal: Infrastructure and Public Facilities – Plan for efficient and adequate infrastructure to support future growth.

1. Response: The PAD's impact on water, wastewater, and transportation systems has been evaluated in the Master Technical Reports. The project will comply with all City infrastructure requirements to ensure long-term serviceability and capacity.

H. General Plan Goal: Educational Facilities – Coordinate with school districts to plan for future school capacity needs.

1. Response: The Site is located within the Peoria Unified School District, and the anticipated student enrollment impact will be coordinated with the school district to assess capacity needs and mitigation strategies.

I. General Plan Goal: Transportation Connectivity – Enhance transportation networks to ensure safe and efficient mobility.

1. Response: The PAD includes a well-connected, pedestrian-friendly street network, including a roundabout to improve traffic flow and paseos that connect paths to trails. The project prioritizes safe and efficient mobility for vehicles, pedestrians, and cyclists, ensuring compatibility with the regional transportation network.

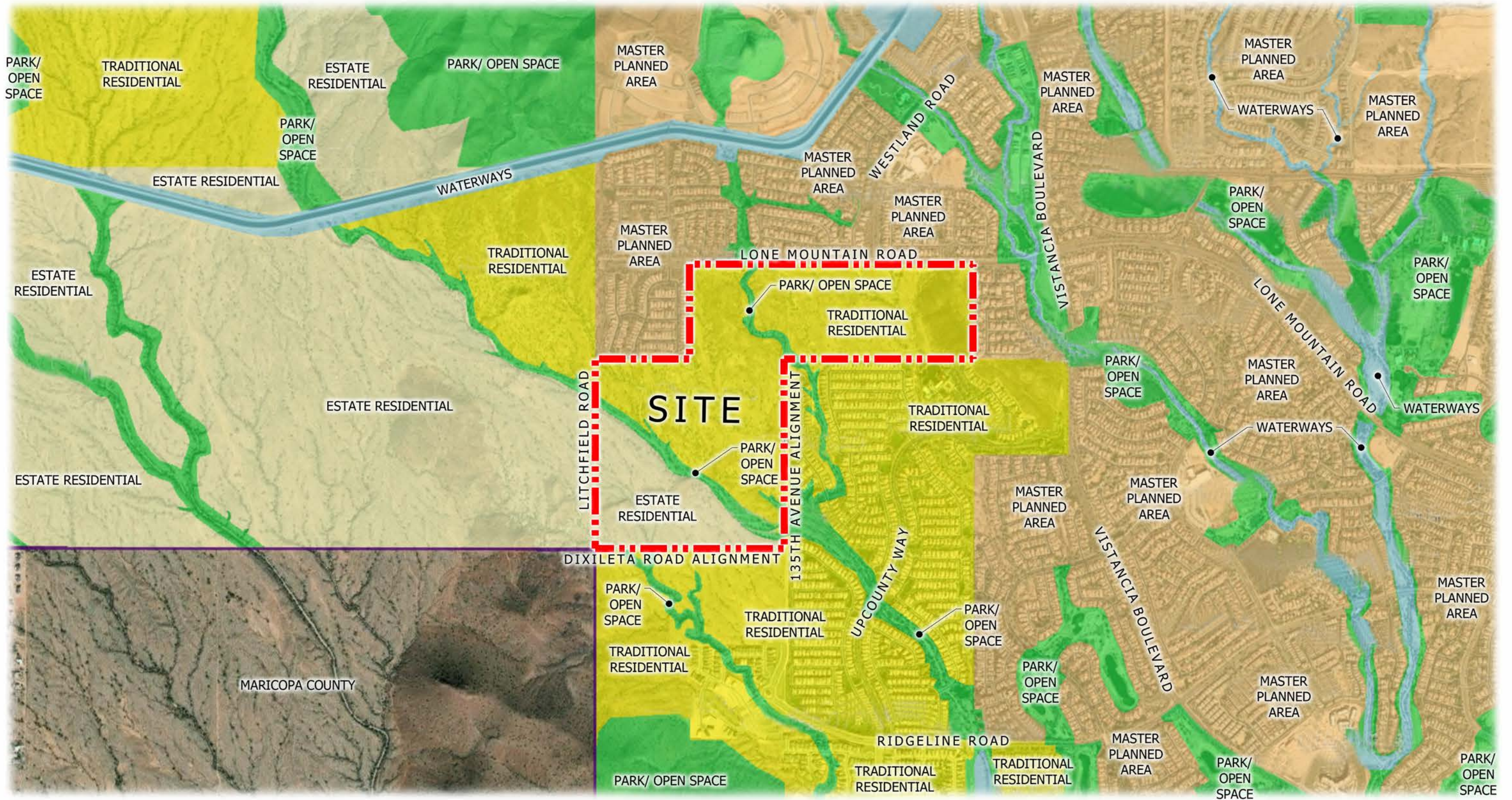
J. General Plan Goal: Public Safety – Foster a safe and secure community through thoughtful design.

1. Response: The PAD incorporates Crime Prevention Through Environmental Design (CPTED) principles, including view fences for residential yards abutting open space and parks to enhance visibility and safety. The parks are located in high-visibility areas to promote community engagement and security.

K. General Plan Goal: Environmental Sustainability – Promote resource conservation and water-efficient practices.

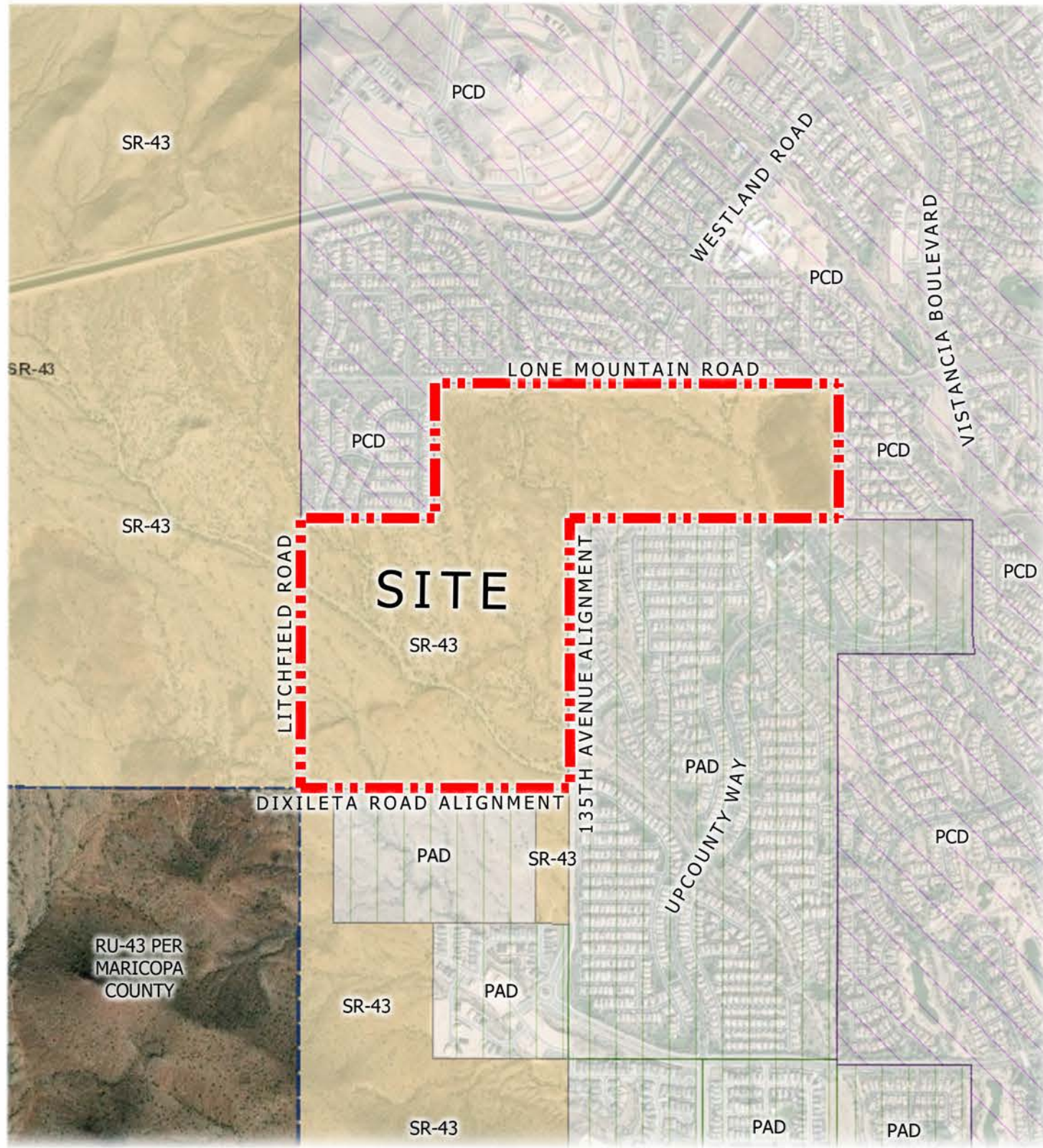
1. Response: The PAD incorporates drought-tolerant native landscaping, drip irrigation systems, and minimal turf areas limited to active recreation spaces. Wash corridors will be preserved as natural drainageways, integrating stormwater management with open space.

<b>TABLE 3: DENSITY ANALYSIS</b>						
<b>GROSS ACREAGE</b>	279.68 AC					
<b>DESCRIPTION</b>	<b>GROSS ACREAGE</b>	<b>LAND USE</b>	<b>PERMITTED</b>		<b>PROPOSED</b>	
			<b>UNITS</b>	<b>DENSITY</b>	<b>UNITS</b>	<b>DENSITY</b>
PARCEL 1	203.15 AC	TRAD RES 2-5 DU/AC	1,016 DU	5.00 DU/AC	524 DU	2.58 DU/AC
PARCEL 2						
PARCEL 3						
PARCEL 4						
PARCEL 5						
PARCEL 6A						
PARCEL 6B						
PARCEL 7	76.53 AC	ESTATE RES 2 DU/AC	153 DU	2.00 DU/AC	131 DU	1.71 DU/AC
TOTAL	279.68 AC		1,169 DU	4.18 DU/AC	655 DU	2.34 DU/AC

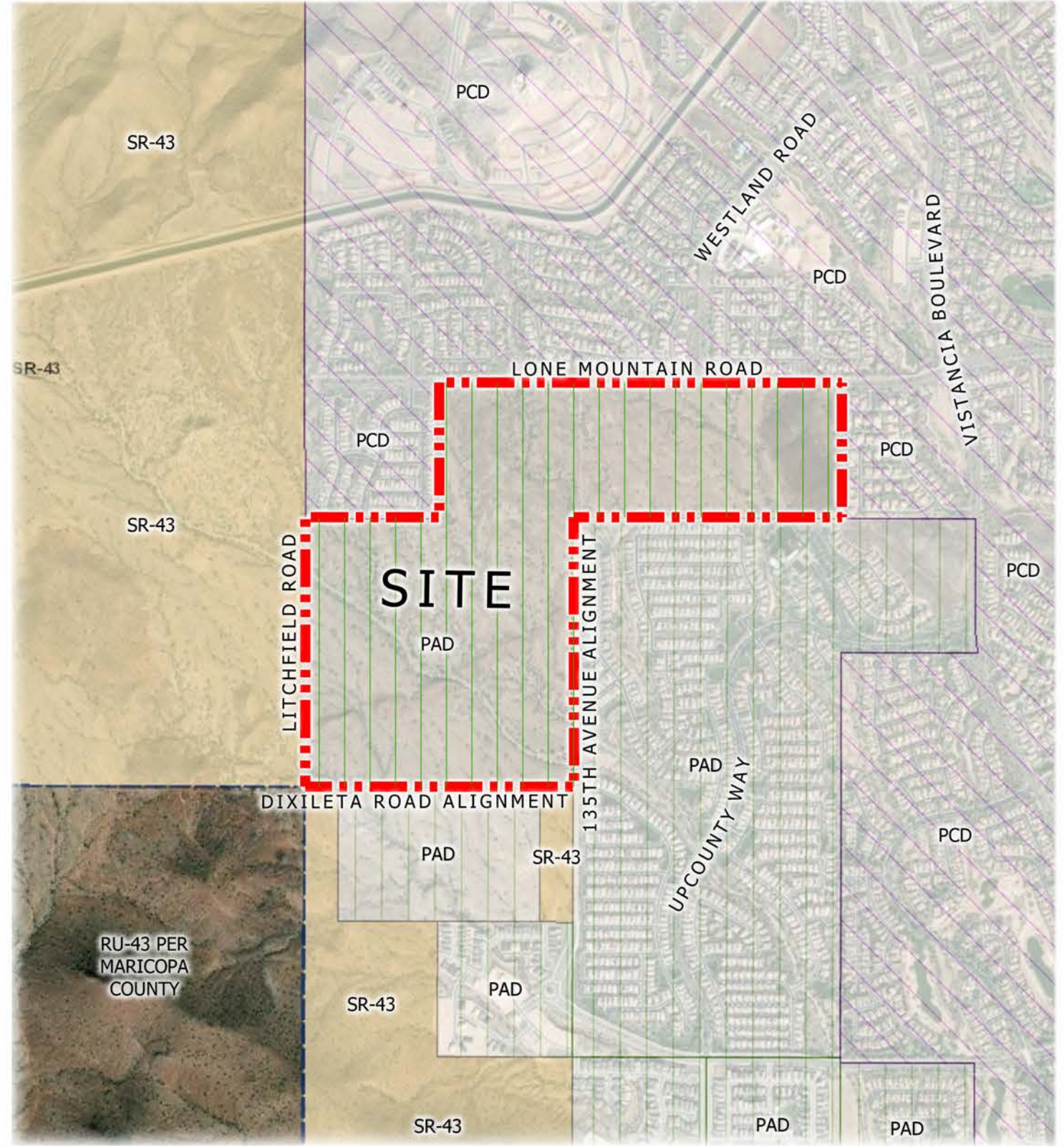


EXISTING GENERAL PLAN LAND USE

- ESTATE RESIDENTIAL
- TRADITIONAL RESIDENTIAL
- PARK/ OPEN SPACE



**EXISTING ZONING**  
 SR-43 SUBURBAN RANCH



**PROPOSED ZONING**  
 PAD PLANNED AREA DEVELOPMENT

### 3.3 Zoning

The existing zoning designation is SR-43 (Single-Family Residential, 1-acre minimum lot size), which reflects its prior status as undeveloped land under State Land ownership. To better align with the surrounding development pattern and provide a mix of residential lot sizes, the Site is proposed to be rezoned from SR-43 to Planned Area Development. The PAD framework allows for tailored development standards that ensure flexibility while maintaining compatibility with adjacent land uses. Refer to **Exhibit 3: Existing and Proposed Zoning Map** for the proposed zoning designation and boundaries.

Consistent with adjacent and previously approved PADs, the proposed PAD provides a more creative and efficient approach to planning that supports aesthetically cohesive and desirable residential development.

## 4. Conceptual Master Plan

The Conceptual Master Plan provides a framework for the development of the Site, establishing lot mix, circulation, open space, and overall community character. The plan integrates a variety of single-family lot sizes, supporting diverse housing opportunities while maintaining a cohesive neighborhood design. The layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community.

The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. The lot mix includes 45' x 120' lots, 50' x 120' lots, 55' x 125' lots, 60' x 120' lots, 70' x 135' lots, and 80' x 135' lots. The distribution of these lots is designed to create logical transitions between densities, with higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern.

## 5. Open Space, Parks, and Trails

The PAD includes a well-connected open space system that integrates parks, trails, and natural features to support recreation, drainage, and community connectivity. Open space makes up approximately thirty-five (35) percent of the net site area. This network includes natural washes, active and passive recreation areas, and pedestrian pathways designed to enhance neighborhood character and accessibility. Of the total open space, approximately ten (10) percent is designated as active open space, which encompasses recreational amenities and the trail system that connects neighborhoods throughout the Site. The remaining twenty-five (25) percent is passive open space consisting of natural desert areas, drainage corridors, and landscape tracts that preserve the site's character and provide visual and environmental benefits.

### 5.1 Parks

The Site will feature a series of parks distributed throughout the community to support recreation, gathering, and connectivity. These parks will be integrated with the broader trail and open space system to ensure walkable access and community cohesion. Parks may include a mix of shaded seating areas, open turf, playgrounds, sports courts, fitness and walking paths, and other passive or active amenities, with final designs determined at the Preliminary Plat stage.

All parks will utilize native and regionally appropriate landscape materials and be designed to reflect the character and needs of the community. The parks will be privately maintained by the homeowners association (HOA), ensuring long-term care and community stewardship of these shared amenities.

### 5.2 Paths and Trails

The path and trail system within the Site is designed to promote pedestrian and bicycle connectivity by linking residential areas with parks, open spaces, and surrounding development. Street-adjacent paths support safe and convenient neighborhood circulation, while trails provide recreational access and preserve key natural corridors. Dual-sided trails along the primary washes further enhance connectivity and integrate the open space network.

The community is not gated, and all paths and trails will be publicly accessible, providing a benefit to both residents and the broader surrounding area. Although access is public, the entire path and trails system will be privately maintained by the community's homeowners association (HOA).

## 6. Streets

The street network for the Lone Mountain and 135th Avenue PAD is designed to support safe and efficient mobility for vehicles, pedestrians, and cyclists while connecting seamlessly with the surrounding infrastructure. The network includes arterial, collector, and local streets, with Lone Mountain Road serving as the primary arterial adjacent to the Site. A well-connected internal layout, including a roundabout and enhanced pedestrian crossings, ensures neighborhood accessibility and safety. The alignment of 135th Avenue has been adjusted to improve circulation and avoid isolated segments within the community.

## 7. Fences, Walls, and Screening

Walls and fences will be strategically placed throughout the development to define property boundaries, screen utility and service areas, and maintain a cohesive neighborhood aesthetic.

## 8. Landscape

The landscape design for the Site supports the overall aesthetic and environmental quality of the community by incorporating native and low-water-use plant materials, functional open spaces, and water-efficient irrigation methods. The design emphasizes visual cohesion, pedestrian comfort, and integration with the parks, trails, and natural drainage corridors throughout the community. Plant selection and placement will be used to reinforce neighborhood character, stabilize slopes, and manage stormwater runoff. Where feasible, native plant materials will be salvaged and reintegrated into the landscape per the approved salvage plan.