

Travesio

Case No. Z25-10

1st Submittal: May 23, 2025

2nd Submittal: August 28, 2025

3rd Submittal: October 24, 2025

4th Submittal: December 30, 2025



WITHEY
MORRIS
BAUGH

Exhibit 5

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Development Team

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Landscape Architect:	CVL Consultants Contact: Colin Hanson, PLA 4550 N 12th St Phoenix, Arizona 85014 Phone. 602 / 285.4766 Email: Chanson@cvlci.com

I. Introduction

This application requests Planned Area Development (PAD) zoning for the approximate 56.1 gross acre (54.2 net acres) property located east of the northeast corner of Happy Valley Road and N. Lake Pleasant Parkway, which was recently auctioned by the Arizona State Land Department. The parcel is known as Maricopa County Assessor's Parcel Numbers (APNs) 201-08-429 (the "Property"). The site is within Section 4, Township 4 South, and Range 1 East. See Site Aerial Map at **Tab 1**. The Property is an odd shape and is encumbered by several significant easements and washes which transect the Property; including a 60'-wide natural gas easement which traverses the site. These easements and washes impact the site and create intentional design considerations that influence the lotting plan and site layout.

Given the location between larger homes to the east and a regional shopping center to the west, good transitional land use is needed at this location. Our proposal aims to be the proper transition which facilitates reasonable development of the property given its location between these diverse existing land uses.

K Hovnanian proposes to develop a 139-lot residential subdivision called Travieso. At only 2.48 du/ac, Travieso is the ideal land use to transition from commercial to the larger homes to the east. Given the type of higher density housing product typically located next to shopping centers, Travieso is rather low in density compared to other similarly situated developments. This context-appropriate residential use is consistent with the city's expectations for this area. In order to promote development of the Property as envisioned, this request is to amend the zoning for the Property from Suburban Ranch (SR-43) to PAD for single-family home uses. This request provides a framework for development of the Property as a high quality 139-lot community with ample open space (the "Project"), as detailed herein.

This PAD establishes site specific development standards and design criteria for the Travesio gated residential community.

II. Context / Location

The Property is currently vacant land. It is bound by homes to the east, Happy Valley Road to the south, Lake Pleasant Crossing Shopping Center to the west, and the Querencia subdivision to the north. The western part of the site is vacant land planned for future development (but is not a part of this application at this time). The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)

East: Single Family Homes (SR-43)

South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)

West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

See Context Map at **Tab 2**.

III. General Plan Conformity

The proposed development is consistent with Peoria General Plan Land use map which recommends Traditional Residential land uses on a majority of the Property. A minor general plan amendment is requested for the compact area (approximately 8.9 acres) south of the wash and west of the gas line easement, which makes sense because it is physically separated from the west side of the future development area along Lake Pleasant Road. To that end, a concurrent Minor General Plan Amendment is requested to amend the

Land Use Map designation for the 8.9-acre Property from Mixed Use Neighborhood Village to Traditional Residential. See General Plan Map at **Tab 3**.

IV. Development Proposal

a. Project Vision

A future mixture of uses could be supported for the land fronting Lake Pleasant Pkwy, west of the wash. At this time, no development plan is proposed for that western portion, and it will be subject to a future, separate application.

Site Layout

The site will contain a gated residential community that will transition between the existing commercial shopping center to the west and the residential homes to the east. The conceptual site plan shows 139 homes of four different lot sizes including lot sizes including 60'x120', 60'x125', 73'x125', 83'x125'. The eastern lots abutting 95th Ave offer twenty-two (22) larger lots. These 22 lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at **Tab 4**.

Housing Product

Proposed home designs within Travesio will incorporate a unifying elevational character appropriate to the region. Unique architectural detailing using high quality materials will be specific to each architectural style, including exterior features, recesses, patios, porches, varying roof lines, window accents, and exterior finish materials will add significant articulation to the elevations of the homes and the street scene. These various treatments will add to the unique architectural styles proposed for this project. Garage door locations, style specific garage doors and coach lights further diversify the designs and deemphasize front facing garages. Exact architectural elevations, floor plans and color schemes will be submitted for approval at the time of design review.

The housing product will be reviewed by the city as part of a future application. The housing product will be compatible with the surrounding development. The architecture of the project is complimented by the connectivity of the community's open space areas, providing residents with an appealing, active environment to play, relax, and socialize with each other.

Open Space

Open space is provided throughout (33% or 18.36 gross acres). The overall natural open space is 8.44 acres (15.1%). Open space is expected to include retention, active, and passive areas. As part of the open space area is a gas line easement which has limitations on landscaping and uses under the existing easement. The gas line easement will be landscaped to the extent permitted by the easement. The open space also provides a pedestrian connectivity to the commercial shopping center.

Landscape & Amenities

Open space areas are proposed throughout the site and will include five amenity areas along with trails and open passive amenity areas. These amenity areas will include playgrounds, turf areas, grills, shade structures, and ramadas with benches and picnic tables. All amenities will be private and maintained by the community homeowner association.

Access

Access to the site will be from two (2) local roads connecting to 95th Ave which connects to Happy Valley Road.

Trail Connectivity

Pedestrian access to the commercial shopping center is funneled to the north end of the Fry's site so that pedestrians are not directed to the backs of buildings. Pedestrian connectivity extends along the gas line easement area and connects to trails north of the Property. A pedestrian access is stubbed adjacent to the wash as a part of trail improvements and will connect to the west to Lake Pleasant Parkway.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan indicates that a Secondary Multi-Use Trail is to follow along the south side of the wash that generally runs east-west through the Property, and is to connect to the existing trail at the Lake Pleasant Parkway underpass and also to the sidewalk along Lake Pleasant Parkway and extend eastward along the wash to the 95th Avenue alignment, either via the existing wash alignment or the Yearling Road alignment. This is provided along the entire length of the wash.

The PROST (Parks, Recreation, Open Space & Trails) Master Plan also indicates that a Secondary Multi-Use Trail shall be within/adjacent to the gas line easement that generally runs north-south through the central portion of the Property. This is provided along the entire length of the gas line easement.

The secondary Multi-Use Trails have a minimum 25-foot-wide corridor with a 4-foot to 6-foot-wide soft surface trail and with 2-foot-wide safety shoulders along both sides of the trail. The surfacing of the trail and soft shoulders are to consist of compacted decomposed granite (1/4" minus), compacted native soil or crushed gravel (1/4" minus), along with dust inhibitors and soil stabilizers, and cleared of obstacles.

Additional soft surface trail and concrete/paved path connections (minimum 6-foot-wide) are provided from the Secondary Multi-Use Trails to provide connections to the Lake Pleasant Crossing commercial center (along the northern side, generally near the northwest corner of Fry's/not the rear of the center), along the proposed drainage channel to provide non-vehicular connectivity to 95th Avenue, to Happy Valley Road and within the development itself to provide non-vehicular connectivity to the proposed open space and amenity areas.

See Trails Exhibit at **Tab 5**.

b. PAD Development Standards Table

Residential Development Standards		
REGULATION	60'x100'	73'x100'
Min. Lot Area (sf)	6,600	7,300
Min. Lot Width (ft)	50	70
Min. Lot Depth (ft)	100	100
Max. Lot Coverage (%)	55	55
Max. Building Height (ft)	30	Single-story 25*
	*Single-story height restriction only for homes along 95 th Avenue	
Front Setback (ft.)		
Side-entry garage	10	10
Front-facing garage	20	20
Interior Side (min/total)	5/10	5/13
Rear	15	15
Corner	10	10

c. PAD Deviations

Development of the Property will be consistent with the R1-6 and R1-8 development standards. Travieso complies with the vast majority of the development standards of the R1-6 & R1-8 district and requests only a minor deviation related to the lot coverage.

The PAD includes a request to:

- 1) Modify the lot coverage to 55% (45% normally required) for the PAD R1-6, and 55% (45% normally required) for the PAD R1-8.

d. PAD Application Justification

The City of Peoria's Rezoning Process Guide application requires detailed justifications for amendment requests, as outlined below.

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

The development proposes a low density, gated, single-family community with ample open space and pedestrian connections to the adjacent retail corridor.

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 Peoria General Plan Future Land Use Map designation for the majority of the Property is currently "Traditional Residential", which is a designation intended to provide "a diversity of neighborhood types, from older subdivisions to newer master planned areas". The General Plan notes that "these areas feature moderately sized lots with detached single-family homes". This designation is consistent with the proposal as presented.

A smaller portion of the site (8.9 acres) (west of the gas line easement) is designated as Mixed-Use Neighborhood Village. That designation makes sense for the land fronting Lake Pleasant Parkway. However, because there is a bisecting wash in that area, it makes sense that this portion east of the wash be changed to a general plan category to match the Traditional Residential designation. Accordingly, a concurrent General Plan Amendment request has been filed to amend the Land Use Map designation to "Traditional Residential".

Ultimately, the General Plan seeks to establish and maintain resiliency and community stability within new and older neighborhoods (Section 5.6). The proposed Project will help the area achieve these fundamentals by removing uncertainty with a quality development that creates a positive synergy with the existing area. Further, the General Plan seeks to provide "complete neighborhoods," which includes the provision for access to services, such as the proposed use.

This proposal meets the recommendations of the following Goals/Policies:

Smart Growth Goal 1: "Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural and entertainment spaces."

Smart Growth Goal 3.8: "Array of Housing Options: Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community."

Smart Growth Goal 5: "Complete Neighborhoods: Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. The Community furthers the above Land Use Goals by adding another type of land use to the area's land use mix which will serve as a transition from Lake Pleasant Parkway toward traditional single-family neighborhoods to the east. The proposed Community, which is consistent in scale with the residential communities north and south of it, will provide compatible housing options for a range of lifestyle choices that will be well served with a competitive amenity package. Given the State's housing shortage and increased demand for the immediate area, the proposal will provide meaningful options to support those who wish to move to the area.

Balanced Land Uses Policy LUC-4: "Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling and transit opportunities."

Complete Neighborhoods Policy CN-3: "Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features."

This infill Community satisfies these Policies by providing an appropriate transition from an arterial roadway, and more intensive contemplated uses to the west, in a manner which is sensitive to the existing surrounding residential. This is achieved by a density transition and meaningful buffers including a 20- foot wide setback on the east perimeter. The Community also promotes efficient use of land and infrastructure while providing new housing opportunities within an area close to existing retail and employment opportunities.

Healthy Neighborhoods 5.8 Goal: "A diversity of housing types and prices that are high quality, built in a sustainable manner, and meet the varied housing needs of residents for all stages of life."

The proposed residential development provides different sizes that will be at different price points and add variety within the neighborhood. In addition, a mix of one- and two-story homes will provide varied housing options for all stages of life.

To summarize, the requested PAD rezoning is consistent with the General Plan and other adopted plans, codes and ordinances.

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

As noted in Section II, the Property is an infill site that is well-positioned to support the desired use, as it includes extensive buffers and scaling. The surrounding uses include:

North: Single Family Homes - Querencia Subdivision (Residential PAD)

East: Single Family Homes (SR-43)

South: Single Family Homes - Tierra Del Sol Subdivision (Residential PAD)

West: Lake Pleasant Crossing Shopping Center (Commercial PAD)

The proposed development will activate a vacant parcel with a quality development which will support the nearby existing commercial and employment uses in a manner which is compatible with the existing

residential in the area. It also serves as the ideal transition to the larger lots to east. Lastly, our lower density and product type is superior to the single-family home subdivisions to the north and south.

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.

The current zoning is SR-43 which is mostly a holding pattern until future development is planned. This rezone request provides precisely what the City's General Plan has encouraged for this site. The city has long expected new residential development to occur here, with a transitional density, because this site is sandwiched between commercial and residential uses. However, until a new development proposal is submitted, the city has been patient in waiting for the future developer to guide the land plan for the property. The Project as designed incorporates land use and design principles that complement the character of the area.

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

As detailed in the PAD's Standards and Guidelines Report, the Project elevations provide four-sided architecture and the community will feature meaningful landscaping and buffers, including a 75-foot-wide wash. The proposed development standards exceed the amount of required open space as compared to the City of Peoria's base requirements. These features increase a sense of place and pride within the neighborhood and ultimately encourage more community interaction.

In an effort to respond to neighbor concerns and reduce trips on 95th Ave, we intentionally kept the overall density low. The development features a surplus of connected open space, 33% of the gross area, in exchange to modify the proposed maximum lot coverage from 45% to 55% so that larger common useable open spaces are a feature of the development rather than isolated within private open space.

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

The Property consists of an irregular geometry, and it is encumbered by several significant easements, including a 60-foot-wide natural gas easement which runs along the west boundary and a natural wash that bisects the site. These factors considered together affect the development potential of the Property and require creative site planning to address the lot layout next to the gas line. Additionally, mitigation of development area is required to avoid encroachment into the wash and required buffer for the wash.

7. Other than the requested rezoning approval, what other approval processes are required to accomplish the development proposal, i.e., site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

In addition to the rezoning, a Preliminary Plat and Single-Family Design Review will be pursued prior to building permits.

V. Summary

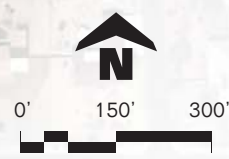
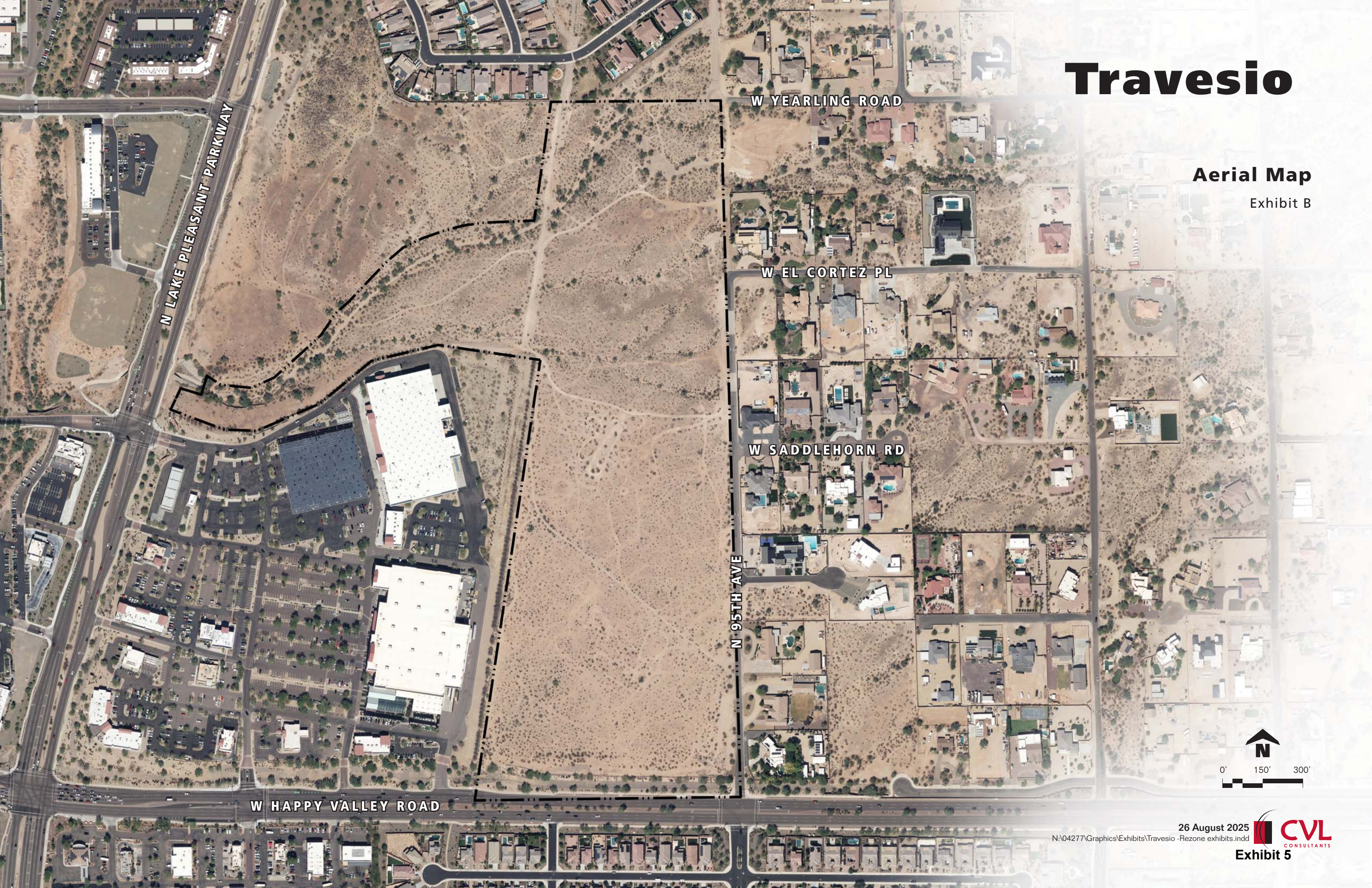
The application should be supported because it brings a new single-family subdivision that is consistent with the general plan. It demonstrates good planning principles by creating compatible land uses, smart transitions, good use of existing roadway infrastructure, and smart buffers to screen out the commercial uses from the existing residents to the east. The overall density is much less than would be expected with this parcel and area context. In short, the applicant has been thoughtful in considering this land plan and hope staff can likewise appreciate its intentional design.

Tab 1

Travesio

Aerial Map

Exhibit B



W HAPPY VALLEY ROAD

W YEARLING ROAD

W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

N LAKE PLEASANT PARKWAY

Tab 2

Travesio

Rendered Site Plan On Aerial

Exhibit B

N LAKE PLEASANT PARKWAY






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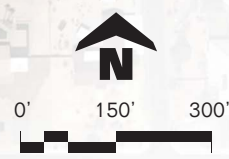
W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

W HAPPY VALLEY ROAD

TRAVESIO Happy Valley & Lake Pleasant			
GROSS AREA		56.10 AC	
LOT SIZE		LOT YIELD	LOT MIX %
	73' X 100'	12	9%
	83' X 100'	10	7%
	60' X 100'	117	84.17%
YIELD TOTAL		139	100%
GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%

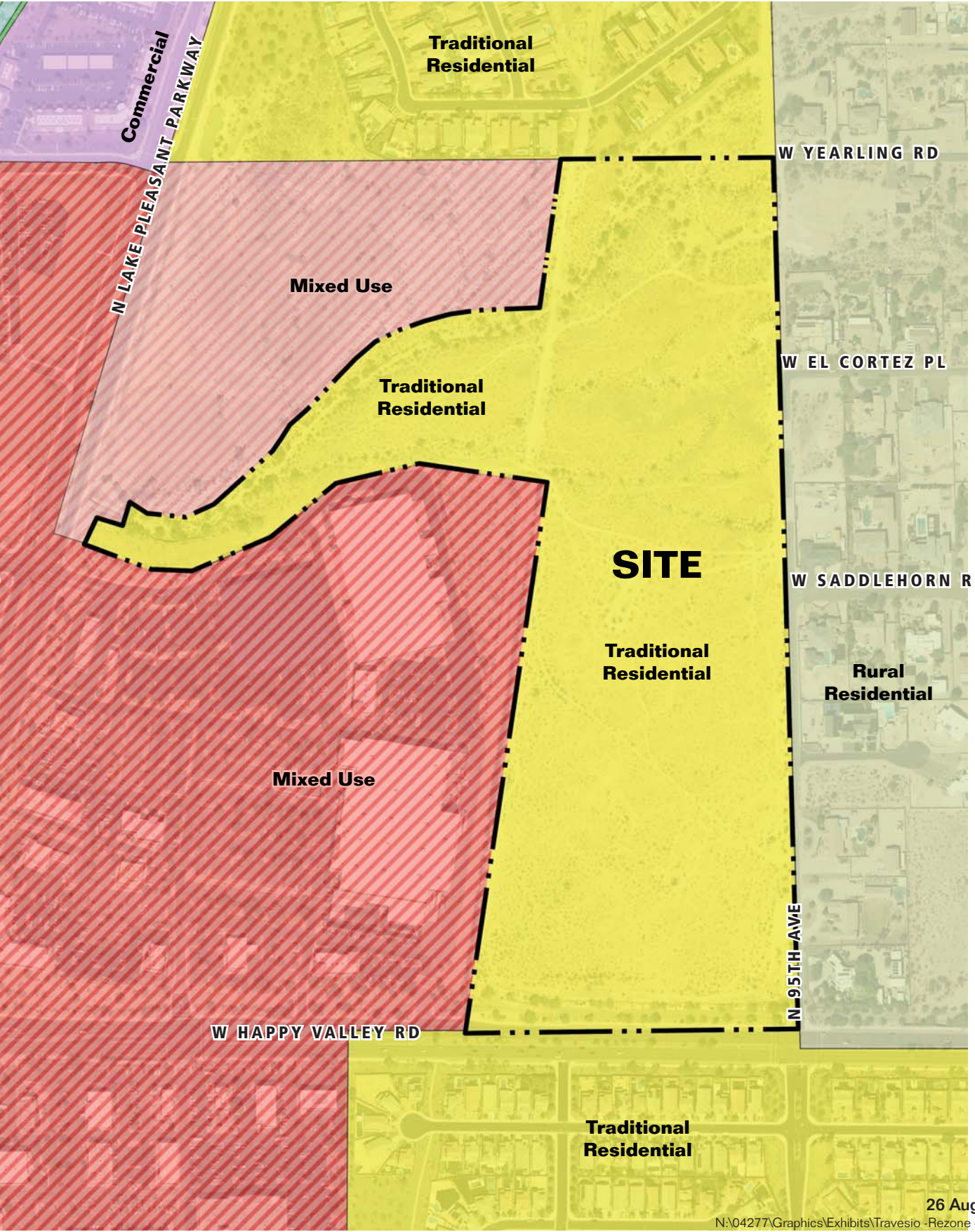
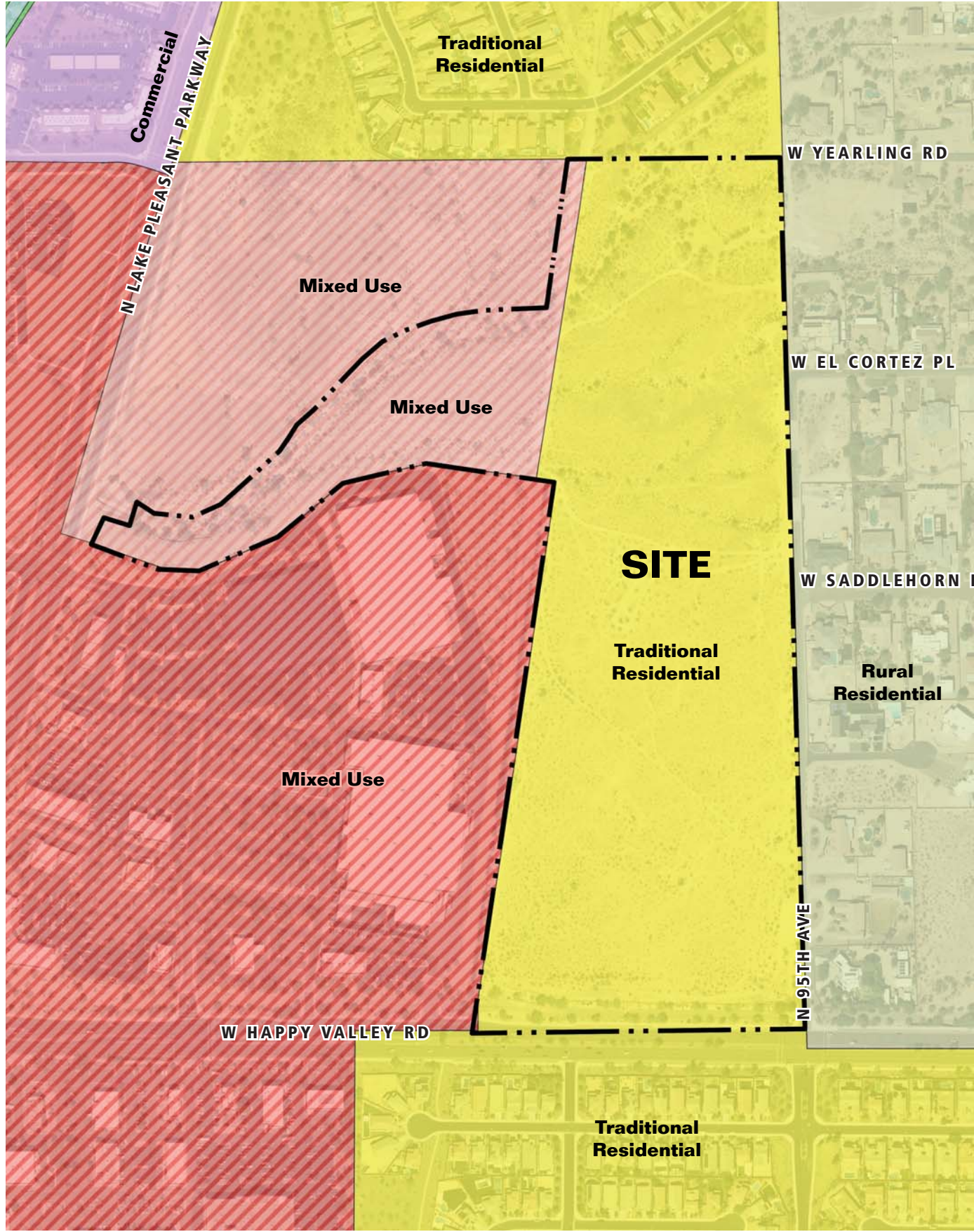


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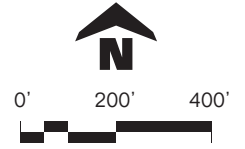
Travesio

EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN



General
Plan
Exhibit
Exhibit E



Tab 4

Travesio

Rendered Site Plan On Aerial

Exhibit B

N LAKE PLEASANT PARKWAY






W YEARLING ROAD

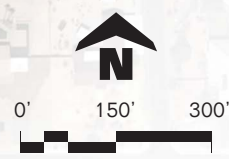
W EL CORTEZ PL

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W HAPPY VALLEY ROAD

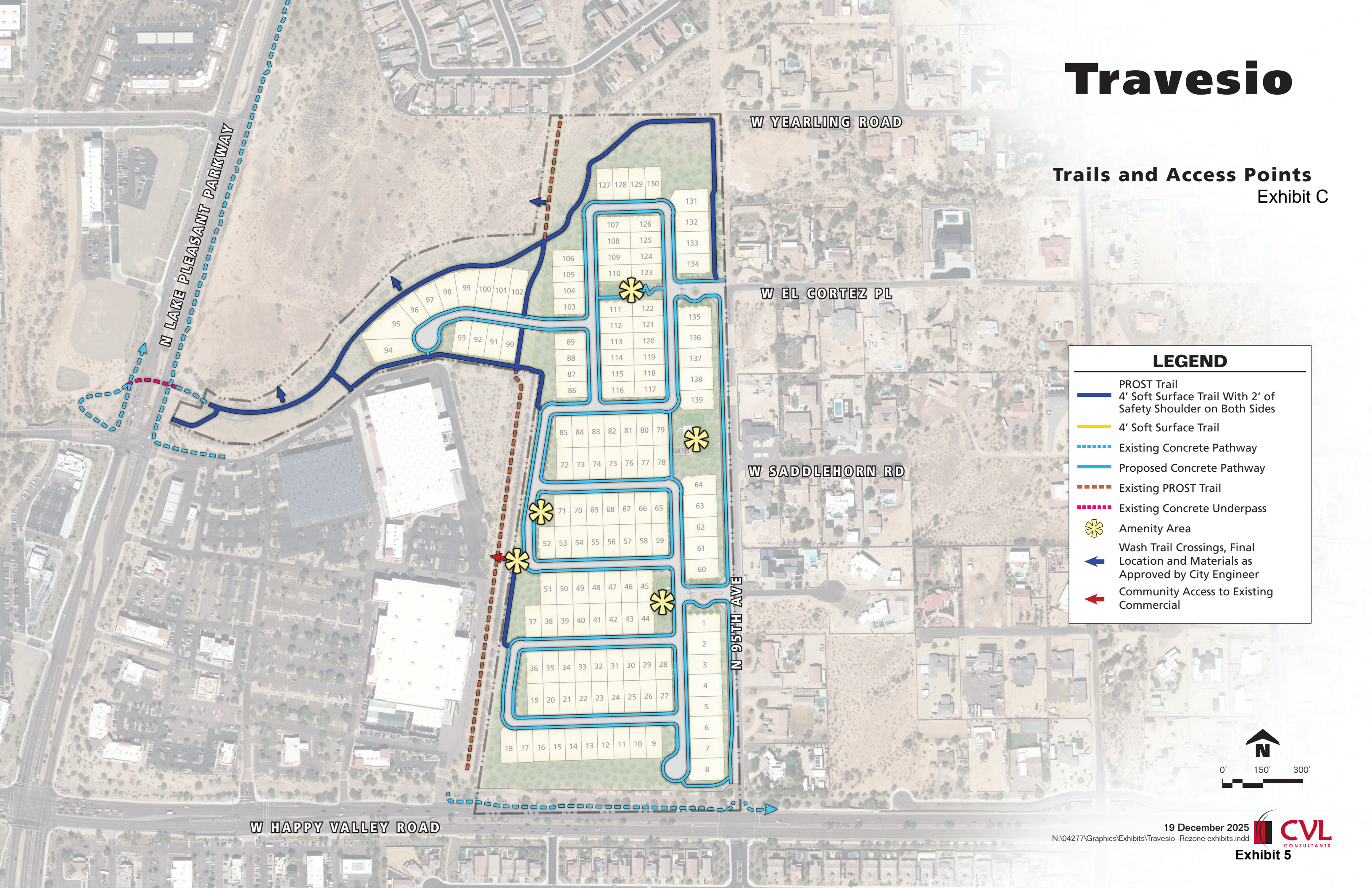
TRAVESIO Happy Valley & Lake Pleasant			
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GROSS DENSITY		2.48 DU/AC	
TRACT AREA		ACREAGE	%
	O.S.	17.11	30.49%
	GAS EASEMENT	1.25	2.23%
TOTAL TRACT AREA		18.36	32.72%



Tab 5

Travesio

Trails and Access Points Exhibit C



LEGEND

- PROST Trail
- 4' Soft Surface Trail With 2' of Safety Shoulder on Both Sides
- 4' Soft Surface Trail
- Existing Concrete Pathway
- Proposed Concrete Pathway
- Existing PROST Trail
- Existing Concrete Underpass
- Amenity Area
- Wash Trail Crossings, Final Location and Materials as Approved by City Engineer
- Community Access to Existing Commercial



W HAPPY VALLEY ROAD

W YEARLING ROAD

W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

N LAKE PLEASANT PARKWAY