

# **PAD Standards and Guidelines Report for Travesio**

## **Z25-10**

East of the Northeast Corner of  
Lake Pleasant Parkway and Happy Valley Road  
Peoria, Arizona

**Submitted By: Withey Morris Baugh PLC**

Submittal #1: May 23, 2025

Submittal #2: August 28, 2025

Submittal #3: October 24, 2025

Submittal #4: December 24, 2025



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## Development Team

<b>Property Owner:</b>	<b>HVLP ASLD 2025 LLC CP # 53-123198</b> 8800 E Raintree Drive, Suite 300 Scottsdale AZ 85260
<b>Developer:</b>	<b>K Hovnanian</b> Contact: Chuck Chisholm 8800 E Raintree Dr., Suite 300 Scottsdale, AZ 85260 Phone. 480 / 824.4175 Email: Cchisholm@khov.com
<b>Engineering:</b>	<b>CVL Consultants</b> 4550 N 12th St Phoenix, Arizona 85014
<b>Applicant / Legal Representative:</b>	<b>Withey Morris Baugh PLC</b> Attorney: Adam Baugh 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, Arizona 85016 Phone. 602 / 230.0600 Email. Hannah@wmbattorneys.com

**A. Introduction**

This Standards and Guidelines Report has been prepared to support the rezoning of the approximately 56.1 gross acre (54.2 net acres) property located east of the northeast corner of Lake Pleasant Parkway and Happy Valley Road (the "Property"). The site is within Section 4, Township 4 South, and Range 1 East. The proposal is to rezone the Property from Suburban Ranch (SR-43) to PAD for single-family home uses (the "Project").

K Hovnanian proposes to develop a 139-lot (2.48 du/ac) residential subdivision called Travieso.

**B. Legal Description**

See **Exhibit A** for a full legal description.

**C. Conceptual Development Plan**

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 (22) larger lots. These 22lots are intentionally larger and serve as a good transition from the acre lots to the east. See proposed site plan at **Exhibit B**.

The project will provide approximately 18.36 acres of open space, comprising natural open space (8.44 acres), active open space (6.51 acres), and passive open space (3.41 acres). This constitutes approximately 33% of the project, dedicated to open space. Open space areas will provide a total of 5 amenity areas, in addition to trails and open passive areas. See proposed trails in **Exhibit C** and open space areas on **Exhibit D**.

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

**D. Permitted Uses**

All Permitted Uses, Permitted Conditional Uses, and Accessory uses within the Single Family Zoning Districts, of Sec 21-415 of the Peoria Zoning Ordinance

**E. Development Standards**

Development of the Project will be in accordance with the applicable City of Peoria standards associated with Single Family Residential development, including but not limited to the City of Peoria Zoning Ordinance, Community Design Guidelines and all other relevant criteria, except as modified by this section:

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

<b>Landscape and Open Space</b>	
<i>Open Space Standards</i>	<p>Open space and landscape standards provided on the site will conform to the requirements identified in Sections 21-818 of the Peoria Zoning Ordinance. Open space is provided throughout (33% or 18.36 acres). The overall natural open space is 8.44 acres (15.1%).</p> <p>Amenities in the useable open space areas will include a minimum of 4</p>

	<p>(four) amenities from the list below:</p> <ul style="list-style-type: none"> <li>• Ramadas</li> <li>• Passive Seating</li> <li>• Open Play Lawn</li> <li>• BBQ Grills</li> <li>• Benches</li> <li>• Oversized Shade Trees</li> <li>• Play areas</li> <li>• Picnic tables</li> </ul>
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<b>Paths and Trails</b>	
<i>Trail Standards</i>	<p>Paths and trails shall comply with the Parks, Recreation, Open Space &amp; Trails Master Plan. There will be a minimum of 3 access points through the wash, within a 10' wide public access easement with a minimum 6' wide improved trail. The improved trail in the wash will be decomposed granite. The final location and level of improvement will be determined as part of the Preliminary Plat process. Low-level bollard lighting shall be provided along trail and amenity area walkways. See Trail Plan at <b>Exhibit C.</b></p>

**F. Phasing**

The project is anticipated to be completed in a single stage.

**G. Infrastructure/Utilities**

1. Grading / Drainage / Retention

Typical grading, drainage, stormwater retention, and erosion protection are required and will meet all of the requirements of the City of Peoria.

2. Water / Wastewater

There is an existing 12" water line and an existing 8" sewer line stub outs at the intersection of 95th Ave and Happy Valley Road that will be extended on 95th Avenue across the subject parcel's frontage.

3. Electric Power / Natural Gas / Telephone Service

Dry utilities will all be connected to existing lines in Happy Valley Road and 95th Avenue. Electric power service to be provided by APS. Natural gas service will be provided by Southwest Gas.

August 20, 2025

LEGAL DESCRIPTION FOR  
TRAVESIO  
REZONING

That part of the Southwest Quarter of Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the City of Peoria Aluminum Cap flush marking the Center of said Section 4, from which the Brass Cap flush Stamped "S5 S4 2016 43994" marking the West Quarter Corner of said Section 4 bears South 89°33'42" West, a distance of 2677.33 feet;

Thence South 01°38'49" East, along the East line of the Southwest Quarter of said Section 4, a distance of 2585.62 feet to the South Quarter Corner thereof;

Thence South 89°15'05" West, along the South line of said Southwest Quarter, a distance of 987.93 feet;

Thence North 08°28'44" East, departing said South line, a distance of 1652.29 feet;

Thence North 81°39'33" West, a distance of 383.91 feet;  
Thence South 76°36'15" West, a distance of 253.76 feet;  
Thence South 50°30'40" West, a distance of 250.62 feet;  
Thence South 66°41'53" West, a distance of 253.92 feet;  
Thence North 87°43'53" West, a distance of 122.26 feet;  
Thence North 69°28'53" West, a distance of 210.96 feet;  
Thence North 25°12'17" East, a distance of 87.34 feet;  
Thence South 72°55'31" East, a distance of 80.00 feet;  
Thence North 17°04'29" East, a distance of 73.10 feet;  
Thence South 56°51'48" East, a distance of 61.19 feet;  
Thence South 84°19'44" East, a distance of 114.30 feet;  
Thence North 65°37'19" East, a distance of 92.68 feet;  
Thence North 47°58'14" East, a distance of 156.19 feet;  
Thence North 47°23'15" East, a distance of 78.56 feet;  
Thence North 34°29'48" East, a distance of 46.49 feet;  
Thence North 32°21'16" East, a distance of 47.12 feet;  
Thence North 48°27'55" East, a distance of 68.25 feet;  
Thence North 43°27'34" East, a distance of 135.29 feet;  
Thence North 43°57'09" East, a distance of 72.67 feet;  
Thence North 49°19'21" East, a distance of 78.23 feet;  
Thence North 64°11'10" East, a distance of 79.49 feet;  
Thence North 70°33'49" East, a distance of 78.16 feet;  
Thence North 74°37'05" East, a distance of 77.19 feet;  
Thence North 81°54'13" East, a distance of 79.52 feet;  
Thence North 87°15'15" East, a distance of 42.20 feet;  
Thence North 87°38'11" East, a distance of 145.99 feet;

Thence North 08°04'56" East, a distance of 445.06 feet; to a point on the North line of said Southwest Quarter;

Thence North 89°33'41" East, along said North line, a distance of 630.16 feet to the Point of Beginning.

Containing 2443765 Square Feet or 56.101 Acres, more or less

Section corners described in this legal description are depicted on an ALTA/ACSM Land Title Survey of Arizona State Land Lake Pleasant Parkway & Happy Valley Road prepared by Hess-Rountree, Inc, Job No. 2207-01, dated 10-16-2024, by John W. Marshall, R.L.S. 53151. No field work was performed on this project by Coe & Van Loo Consultants as a basis for the preparation of this legal description.

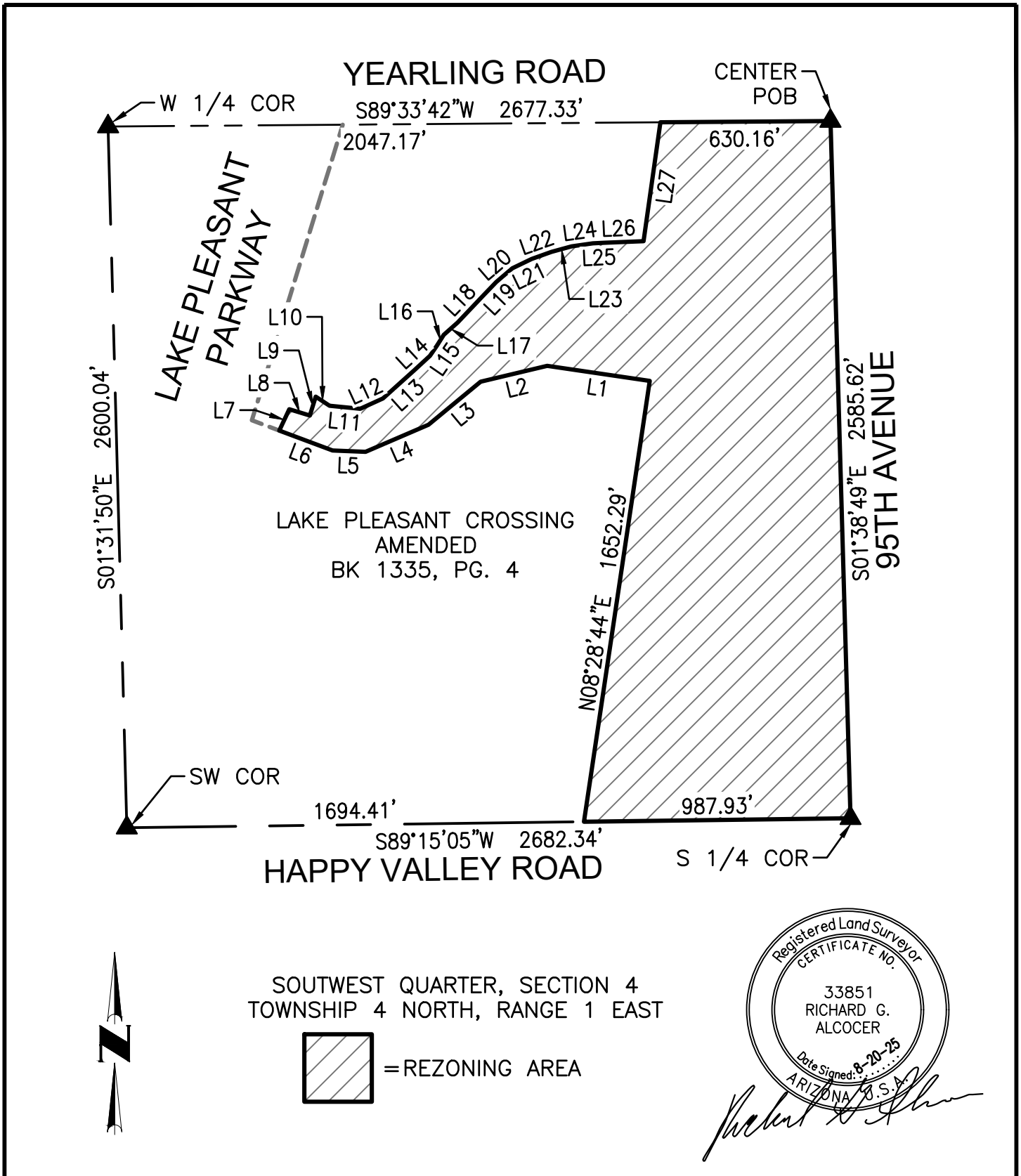


TRAVESIO  
REZONING

BOUNDARY

S01°38'49.00" E	2585.62	N49°19'21.07" E	78.23
S89°15'05.00" W	987.93	N64°11'10.36" E	79.49
N08°28'44.00" E	1652.29	N70°33'49.34" E	78.16
N81°39'33.00" W	383.91	N74°37'04.70" E	77.19
S76°36'15.00" W	253.76	N81°54'12.52" E	79.52
S50°30'40.00" W	250.62	N87°15'15.30" E	42.20
S66°41'53.00" W	253.92	N87°38'10.54" E	145.99
N87°43'53.00" W	122.26	N08°04'55.72" E	445.06
N69°28'53.00" W	210.96	N89°33'40.69" E	630.16
N25°12'17.00" E	87.34	to	
S72°55'31.00" E	80.00	Area = 2443765	56.101 AC
N17°04'29.00" E	73.10	Closing course: 99°23'24.61"	0.012105
S56°51'47.54" E	61.19	Misclosure: 1/782,372	
S84°19'43.68" E	114.30	North Error: 0.001975	
N65°37'18.89" E	92.68	East Error: 0.011943	
N47°58'14.32" E	156.19		
N47°23'15.43" E	78.56		
N34°29'47.74" E	46.49		
N32°21'16.36" E	47.12		
N48°27'55.44" E	68.25		
N43°27'33.65" E	135.29		
N43°57'09.28" E	72.67		





SCALE 1" = 500'

EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

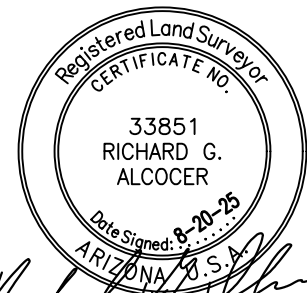
TRAVESIO

REZONING

1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N81°39'33"W	383.91'
L2	S76°36'15"W	253.76'
L3	S50°30'40"W	250.62'
L4	S66°41'53"W	253.92'
L5	N87°43'53"W	122.26'
L6	N69°28'53"W	210.96'
L7	N25°12'17"E	87.34'
L8	S72°55'31"E	80.00'
L9	N17°04'29"E	73.10'
L10	S56°51'48"E	61.19'
L11	S84°19'44"E	114.30'
L12	N65°37'19"E	92.68'
L13	N47°58'14"E	156.19'
L14	N47°23'15"E	78.56'
L15	N34°29'48"E	46.49'
L16	N32°21'16"E	47.12'
L17	N48°27'55"E	68.25'
L18	N43°27'34"E	135.29'
L19	N43°57'09"E	72.67'
L20	N49°19'21"E	78.23'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N64°11'10"E	79.49'
L22	N70°33'49"E	78.16'
L23	N74°37'05"E	77.19'
L24	N81°54'13"E	79.52'
L25	N87°15'15"E	42.20'
L26	N87°38'11"E	145.99'
L27	N08°04'56"E	445.06'



*Richard G. Alcocer*

NO SCALE  
EXHIBIT  
4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

TRAVESIO  
REZONING

2 OF 2

# Travesio

## Rendered Site Plan On Aerial

Exhibit B

N LAKE PLEASANT PARKWAY






W YEARLING ROAD

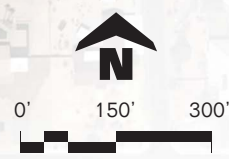
W EL CORTEZ PL

W SADDLEHORN RD

N 95TH AVE

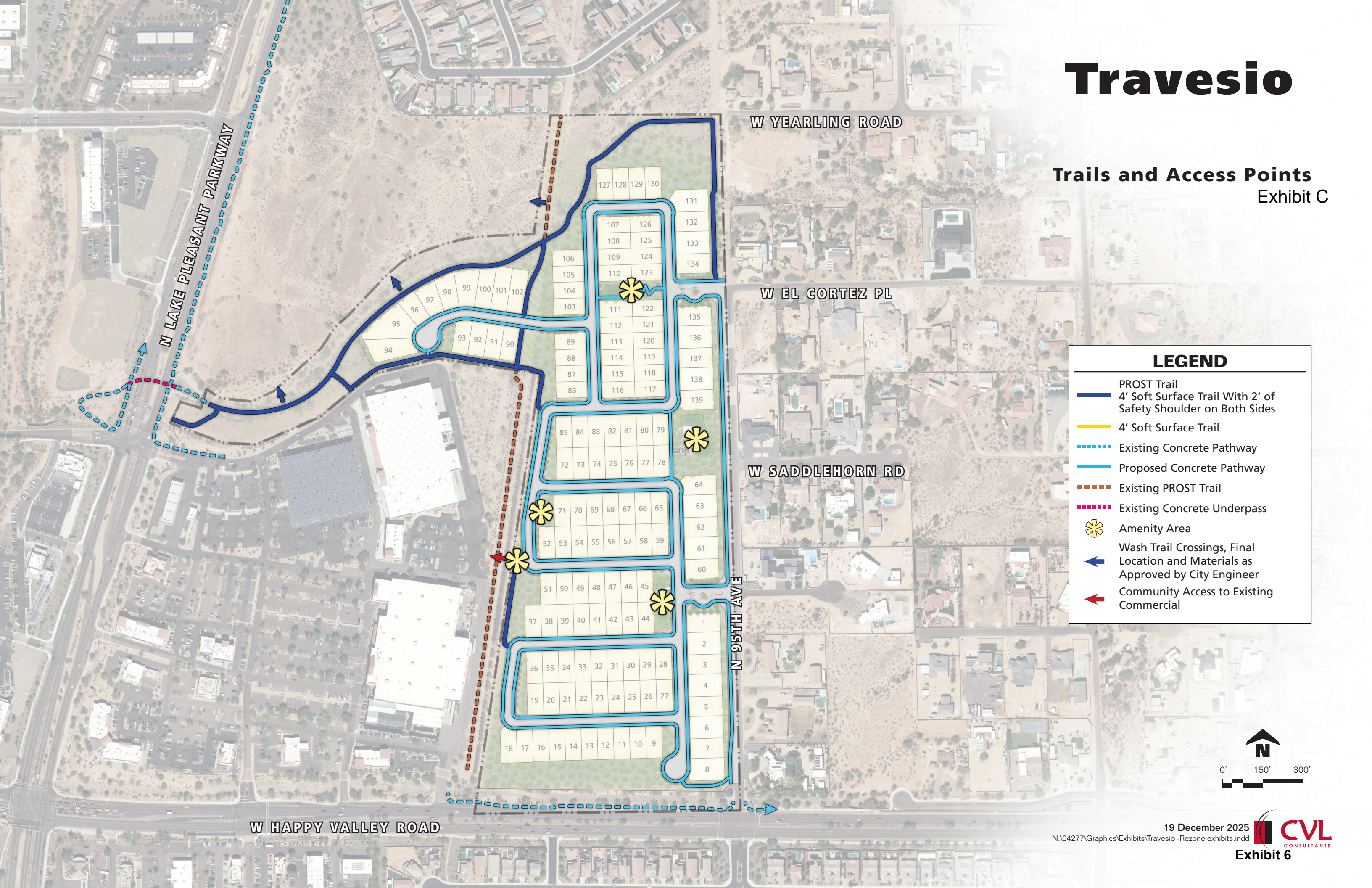
W HAPPY VALLEY ROAD

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%



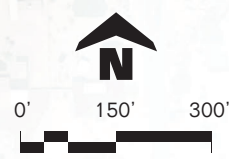
# Travesio

## 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

# Travesio

DESERT LANDS CONSERVATION REPORT

## Natural Open Space Plan Exhibit D

N LAKE PLEASANT PARKWAY

W YEARLING ROAD





W EL CORTEZ PL

W SADDLEHORN RD


W HAPPY VALLEY ROAD

N 95TH AVE

### LEGEND

	Provided NOS / Revegetated Area Open Space	8.44 acres
	Active Open Space	6.51 acres
	Passive Open Space	1.30 acres
	Streetscape / Passive Open Space	2.11 acres
<b>Total</b>		<b>18.36 acres</b>

### PROPOSED DESIGN

	Travesio Gross Area	56.10 ac	
	Total Required NOS	8.42 ac	15.0%
	Total Provided NOS	8.44 ac	15.04%

