

LONE MOUNTAIN AND 135TH AVENUE

PLANNED AREA DEVELOPMENT (PAD) DEVELOPMENT STANDARDS



PREPARED: JANUARY 2026

CASE #
Z25-04

PURPOSE
ESTABLISHING PAD

ORDINANCE #

APPROVAL DATE

Submitted to:
City of Peoria Planning and Community
Development Department
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Exhibit 4

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1. INTRODUCTION

This document establishes the development standards for the Lone Mountain and 135th Avenue Planned Area Development (“PAD”). The project is an approximately 279.68 gross acre (259.98 net acres) planned residential community located south of Lone Mountain Road at the 135th Avenue alignment within the City of Peoria (hereafter referred to as the “Site”). These standards are adopted pursuant to the City of Peoria Zoning Ordinance (“Ordinance”) and in conformance with the Peoria General Plan.

1.1 Conceptual Master Plan

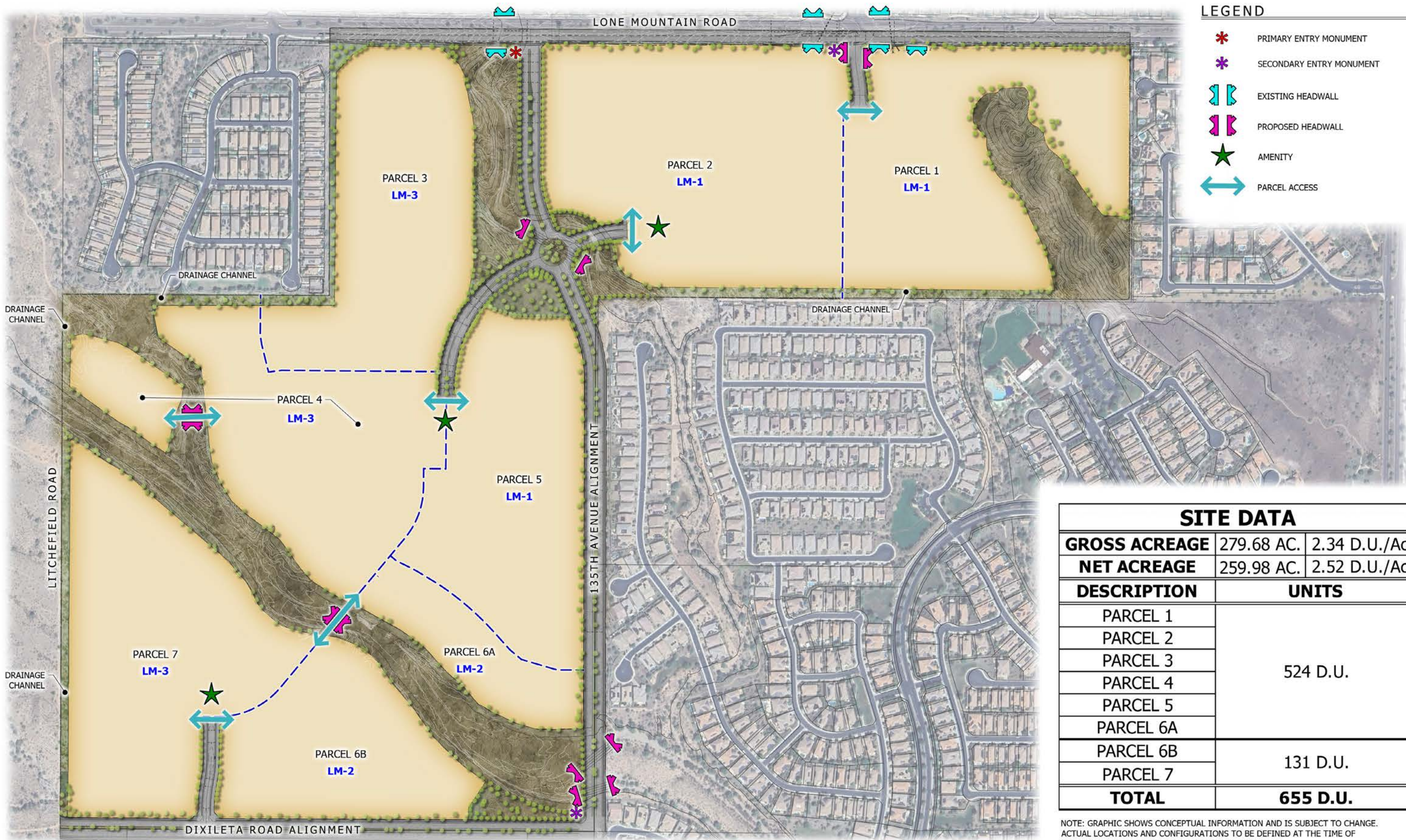
The Site will accommodate a maximum of six hundred fifty-five (655) dwelling units, with a mix of lot sizes to provide variation in housing types. Higher-density lots generally located near primary roadways and community amenities, while larger estate-style lots are positioned along the southwestern portion of the Site to align with the adjacent development pattern. The overall layout prioritizes connectivity, walkability, and access to recreational amenities, ensuring a well-balanced and thoughtfully planned community. Refer to **Exhibit 1: Conceptual Master Plan**.

2. Zoning

2.1 Zoning

The PAD is separated into seven (7) parcels based on product theme or general location within the community. Refer to **Exhibit 1: Conceptual Master Plan** and **Table 2: Land Use and Sub-Zoning** for details on the land use, parcel gross acreage, and lot count for each development parcel within the PAD.

TABLE 2: LAND USE AND SUB-ZONING				
PARCEL #	GROSS ACREAGE	DENSITY	MAX LOT	SUB-ZONING DISTRICT
PARCEL 1	203.15 AC	2.58 DU/AC	524 DU	LM-1
PARCEL 2				LM-1
PARCEL 3				LM-3
PARCEL 4				LM-3
PARCEL 5				LM-1
PARCEL 6A				LM-2
PARCEL 6B	76.53 AC	1.71 DU/AC	131 DU	LM-2
PARCEL 7				LM-3
TOTAL	279.68 AC	2.34 DU/AC	655 DU	



SITE DATA		
GROSS ACREAGE	279.68 AC.	2.34 D.U./Ac.
NET ACREAGE	259.98 AC.	2.52 D.U./Ac.
DESCRIPTION	UNITS	
PARCEL 1	524 D.U.	
PARCEL 2		
PARCEL 3		
PARCEL 4		
PARCEL 5		
PARCEL 6A	131 D.U.	
PARCEL 6B		
PARCEL 7		
TOTAL	655 D.U.	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION FINAL PLAT ACREAGE SUB-ZONE SUBMITTAL.

2.2 Permitted Uses

The permitted uses within the Site shall be in alignment with the Single-Family Residential Zoning District within the Peoria Zoning Ordinance, specifically Sections 21-416 (Permitted Principal Uses), 21-417 (Permitted Conditional Uses), and 21-418 (Permitted Accessory Uses), except as modified by this PAD.

3. Development Standards

The development standards established within this PAD regulate lot sizes, setbacks, building heights, lot coverage, and other dimensional criteria to ensure a cohesive and high-quality residential community. Development within the Site shall comply with the applicable City of Peoria standards and relevant sections of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines, except as modified by this PAD. All references to the Ordinance herein shall refer to the City of Peoria Zoning Ordinance and Community Design Guidelines, as amended. The development standards outlined in this document provide modified development standards from the Single-Family Residential Zoning Districts to provide flexibility while maintaining compatibility with the surrounding residential developments.

The PAD allows for a range of residential lot sizes to accommodate varying housing products, supporting a diverse and well-integrated community design. **Table 3: PAD Development Standards** outlines the specific lot and development regulations applicable to the Site.

In addition, **Exhibit 3: Landscape Buffer and Single-Story Restriction** identifies the locations within Parcels 1, 2, and 3 within the Site where existing residential lots back toward the Site and where future residential lots may be proposed. In these locations, a landscape buffer is included with the single-story restriction and is included not only to provide a visual separation and buffer between neighborhoods, but to accommodate the movement of wildlife through the area. **Exhibit 3: Landscape Buffer and Single-Story Restriction** illustrates the minimum required landscape buffer dimensions in these areas.

Table 3: PAD Development Standards


Sub-Zoning District Standards:	LM-1	LM-2	LM-3
Lot Area (Square Feet):	5,000 SF	6,000 SF	9,000 SF
Minimum Lot Width (Feet):	45	55	70
Maximum Building Height (Feet): ²	30	30	30
Maximum Lot Coverage:	50%	50%	45%
Minimum Collector and Local Street End Tract Width (Feet):	10	10	10
Minimum Building Setbacks			
Front Setbacks:			
Side Entry Garage or Livable Component (Feet) ¹:	10	10	10
Front facing garage (Feet):	20	20	20
Rear Setbacks (Feet):	15	15	15
Side Minimum/ Total Setback (Feet):	5/10	5/10	5/10
Corner Setback (Feet):	10	10	10
Accessory Structures:	Shall be constructed in accordance with the Peoria Zoning Ordinance.		

1. No more that 50% of the total front-facing elevation shall occur at the 10-foot setback.

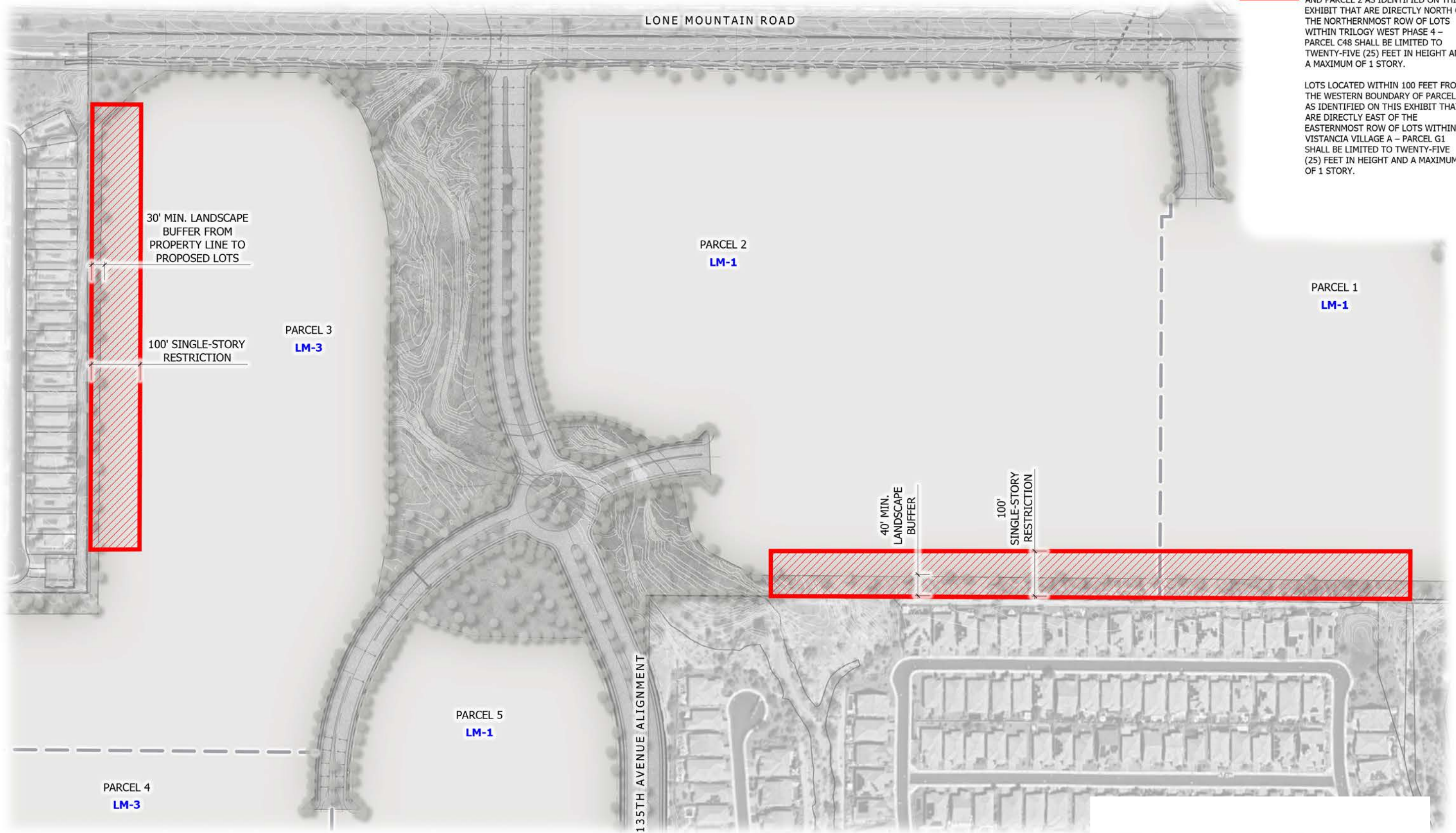
2. Building height shall be limited except as modified below:

- Lots located within 100 feet from the southern boundary of Parcel 1 and Parcel 2 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly north of the northernmost row of lots within Trilogy West Phase 4 - Parcel C48 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.
- Lots located within 100 feet from the western boundary of Parcel 3 as identified on **Exhibit 3: Landscape Buffer and Single-Story Restriction** of this PAD that are directly east of the easternmost row of lots within Vistancia Village A - Parcel G1 shall be limited to twenty-five (25) feet in height and a maximum of 1 story.

LEGEND

 LOTS LOCATED WITHIN 100 FEET FROM THE SOUTHERN BOUNDARY OF PARCEL 1 AND PARCEL 2 AS IDENTIFIED ON THIS EXHIBIT THAT ARE DIRECTLY NORTH OF THE NORTHERNMOST ROW OF LOTS WITHIN TRILOGY WEST PHASE 4 – PARCEL C48 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.

LOTS LOCATED WITHIN 100 FEET FROM THE WESTERN BOUNDARY OF PARCEL 3 AS IDENTIFIED ON THIS EXHIBIT THAT ARE DIRECTLY EAST OF THE EASTERNMOST ROW OF LOTS WITHIN VISTANCIA VILLAGE A – PARCEL G1 SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT AND A MAXIMUM OF 1 STORY.



4. Open Space, Parks, and Trails

4.1 Open Space

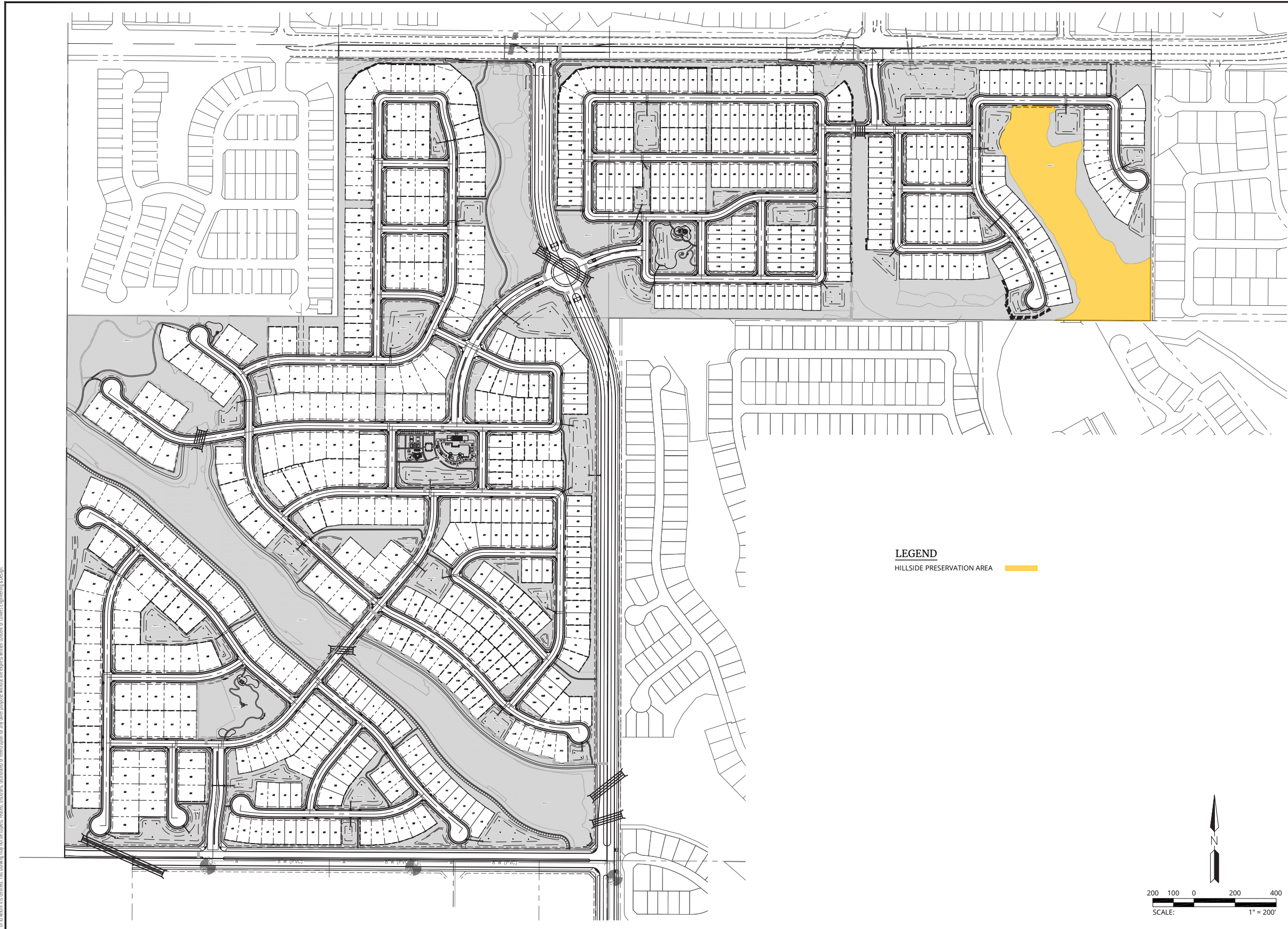
Open space within the Site is composed of NOS which may include both undisturbed areas and disturbed areas that have been re-created to resemble native desert conditions; active open space; passive open space; landscape buffers, and retention areas. The PAD establishes a cohesive open space system designed to support recreation, drainage, and community connectivity through the integration of parks, trails, and natural features. The Site provides a minimum of thirty-five (35) percent of open space based on the net site area. This includes natural washes, active and passive recreation areas, and pedestrian corridors that promote both environmental sensitivity and community accessibility.

Within the overall open space allocation, a minimum of ten (10) percent of the net site area is designated as activated/usable open space. A minimum of fifteen (15) percent of the net site area is designated as NOS. The remaining open space area may consist of passive open space. For the purposes of this PAD, the NOS requirement is calculated as a single aggregate amount across the entire Site, without segmentation or categorization based on slope ranges. This provision replaces the slope-based NOS calculation methodology outlined in Section 21-653 of the Ordinance. Distributed areas that are re-created to transition to undisturbed desert conditions, as defined within this PAD, shall be eligible to count toward the required NOS acreage.

The extent of the hillside preservation requirements for the Site is limited to the one (1) prominent hillside landform, located within Parcel 1 of the Site is identified for preservation and is shown on **Exhibit 4.1A: Hillside Preservation**. Final area of preservation will be coordinated with Staff during the Final Plat process.

Retention areas are designed as dual-use amenities where feasible, integrating stormwater management with landscape and pedestrian connections. Refer to **Exhibit 4.1B: Open Space and Parks Master Plan** for the spatial configuration of the open space network.

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135TH AVENUE & LONE MOUNTAIN ROAD 135TH & LONE MOUNTAIN ROAD PEORIA, ARIZONA		Engineering & Design	
HILLSIDE PRESERVATION EXHIBIT		PROJECT NO.: 2478 DATE: NOV 2025 SCALE: 1" = 200' DRAWN: MR DESIGNED: JAF APPROVED: DO	
DWG. NO. 1		SHT. 1 OF 1	


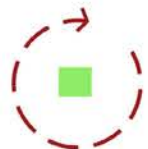

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NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT SUBMITTAL.



SITE DATA		
GROSS ACREAGE	279.68 AC.	
NET ACREAGE	259.98 AC.	
DESCRIPTION	ACREAGE	MINIMUM % OF SITE NET
ACTIVE OPEN SPACE	26.00 AC.	10.00%
PASSIVE OPEN SPACE	65.00 AC.	25.00%
TOTAL OPEN SPACE	90.99 AC.	35.00%

LEGEND

-  PARK LOCATION/ ACTIVE OPEN SPACE ¹
-  PARCEL OPEN SPACE ²
-  PATHS AND TRAILS/ ACTIVE OPEN SPACE

1. ACTIVE OPEN SPACE LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS AND PROGRAMMING TO BE DETERMINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

2. PARCEL OPEN SPACE WILL BE DISTRIBUTED WITHIN EACH PARCEL AND IS SUBJECT TO CHANGE. FINAL DESIGN AND LOCATIONS TO BE ESTABLISHED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

NOTE: EACH PRELIMINARY PLAT SHALL PROVIDE A RUNNING TOTAL OF THE OVERALL OPEN SPACE REQUIREMENTS FOR THE ENTIRE SITE. OPEN SPACE OBLIGATIONS ARE TO BE MET CUMULATIVELY ACROSS ALL PLATS WITHIN THE SITE, AND ARE NOT REQUIRED ON A PER-PARCEL BASIS.

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4.2 Paths and Trails

To highlight the NOS network, a continuous trail will be provided along the north side of the primary wash with a path on the south side to create an activated, accessible open space area that serves users of all ages and abilities. The overall path and trail system is designed to provide multimodal connectivity between residential neighborhood, park areas, preserved washes, and adjacent developments.

All paths and trails shall contain public access easements, be privately maintained, and will conform to the City's adopted Parks, Recreation Open Space, and Trails ("PROST") Master Plan and Peoria Engineering and Design Standards Manual ("PESM"), except as modified by this PAD. The paths and trails shall be publicly accessible, providing a benefit for both the 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).

The PAD establishes a minimum twenty-five (25) foot trail corridor width to support integrated connectivity, wash enhancement and open space design. Refer to **Exhibit 4.2A: Path and Trails Master Plan** for the planning trail system and connectivity framework, and **Exhibit 4.2B: Trail Sections** for design specifications.

The twenty-five (25) foot trail corridor may overlap with the twenty-five (25) foot undisturbed buffer adjacent to the wash; however, the physical path or trail along with the associated soft shoulder shall be located entirely outside of the undisturbed buffer. This provision allows flexibility in trail alignment while maintaining the integrity of the environmental buffer and ensuring continued wash protection.

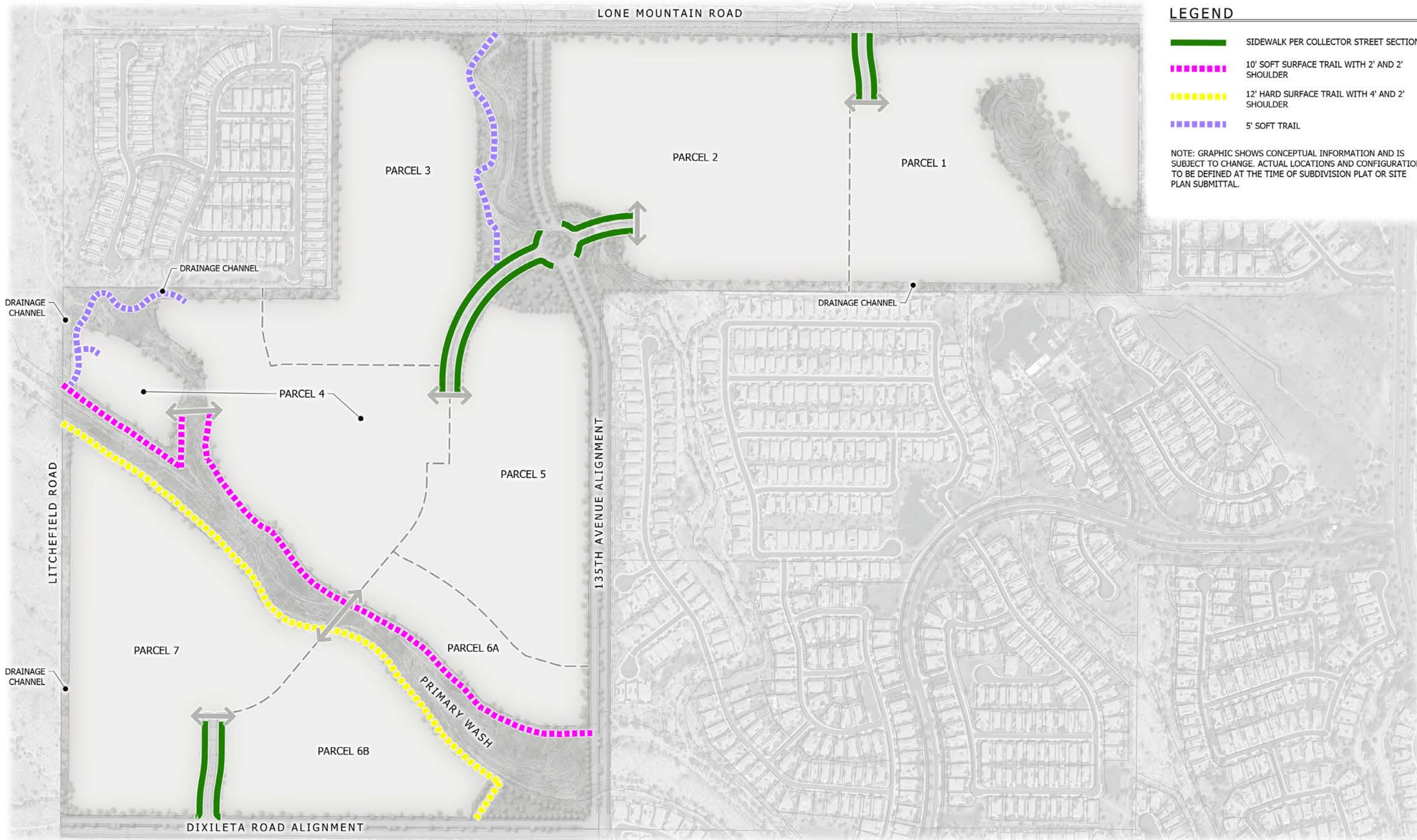
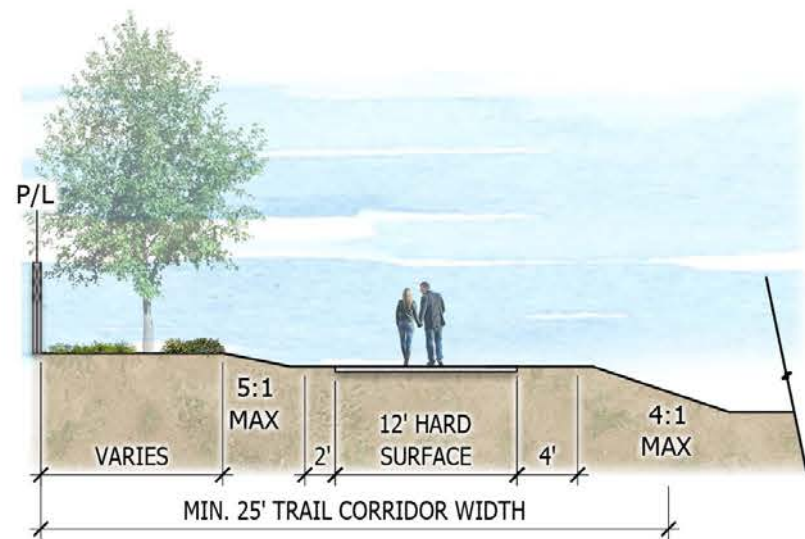


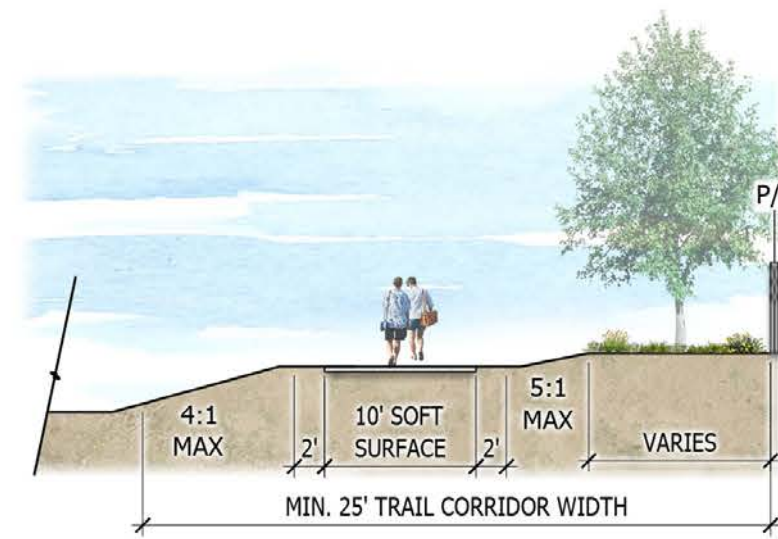
Exhibit 4.2A: Path and Trails Master Plan

LONE MOUNTAIN AND 135TH AVENUE - DEVELOPMENT STANDARDS



12' HARD SURFACE TRAIL WITH 4' AND 2' SHOULDER

SCALE: NTS



10' SOFT SURFACE TRAIL WITH 2' AND 2' SHOULDER

SCALE: NTS

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4.3 Parks

The Site will feature a minimum of three (3) pocket parks at a minimum size of one (1) acre each which shall be 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.

A minimum of ten (10) percent of the project area is dedicated as activated (or usable) open space. All activated open space will provide a mix of shaded seating areas. Activated open space areas may include pool, 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. **Fences, Walls, and Screening**

The Site will incorporate four (4) primary wall types: Theme Wall, Secondary Wall, and Partial View Fence.

- A. Walls within or abounding the side or rear yard of a single-family residential lot adjacent to a tract may be approved up to 12 feet tall when measuring the tallest exposed wall height. This approval may be done through the preliminary plat process. The approval through the preliminary plat is dependent on visual mitigation utilized to the extent possible (e.g. tiered walls, view fencing, landscaping, grading, etc.) as determined by the Zoning Administrator during the preliminary plat review. All other walls shall comply with the City of Peoria Zoning Ordinance standards at the time of development.
- B. The grading plan will incorporate appropriate drainage design and erosion control measures in conformance with the Master Drainage Report and City of Peoria grading requirements.