

# THE SHOPPES & THE COVE AT CAMINO Á LAGO

## PAD STANDARDS AND GUIDELINES REPORT

Z25-12

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PRESENTED BY:



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# 1. INTRODUCTION

RVi Planning + Landscape Architecture, on behalf of Lennar and the Barclay Group, in conjunction with Rose Law Group, is pleased to present The Shoppes and The Cove at Camino á Lago on an approximately 24.2-acre property located at the NEC of Deer Valley Road and Lake Pleasant Parkway.

See **Exhibit 1: Existing and Proposed General Plan Land Use Map and Exhibit 2: Existing and Proposed Zoning Map.**

## Legal Description of Property and Parcels

The Project consists of a 24.2 gross acre property. See **Appendix A: Legal Description.**

# 2. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan intends for The Shoppes and The Cove at Camino á Lago to provide a horizontal mixed use development plan that is compatible with today's market demands, aligns with long range goals established in the General Plan, and fits the context of the surrounding development while adding new housing options to this established area. As mentioned, the Project provides a mixed-use design offering both commercial and residential components, as shown on **Exhibit 3: Development Components.** The Site integrates a horizontal mix of uses, with planned vehicular and pedestrian connections intertwining the two, promoting walkability for existing and future residents and providing the right sized amount of neighborhood commercial to the area.

Unless otherwise specified herein all development shall comply with the applicable City of Peoria regulations relevant to the specified development component.

## The Shoppes at Camino á Lago (Commercial Component)

The development plan along Lake Pleasant Parkway dedicated for neighborhood commercial uses and is displayed as approximately +/- 8.0 gross acres of commercial pad sites for The Shoppes at Camino á Lago. A 'main street' arrival from Lake Pleasant Parkway will bring patrons into the site with beautiful landscaping with parking and several pedestrian crossings between the commercial and residential components. The main street will facilitate smooth vehicular flows by circulating patrons throughout the site with a roundabout connecting access to Deer Valley and Speckled Gecko Roads. The roundabout will also have colored stamped concrete to offer safe passage for pedestrian patrons through and around the site. This infrastructure will be developed with the first phase of either component of the development. See **Exhibit 4: Conceptual Development Plan.**

## The Cove at Camino á Lago (Single Family Residential Component)

Approximately 16.2 gross acres on the eastern portion of the site is proposed to be developed as a maximum 105 single family lot, for-sale, alley loaded residential development called The Cove at Camino á Lago. These residences are designed as a two-story rear-loaded single-family detached homes, built at a density of approximately 6.5 du/ac which offers an appropriate buffer to the existing homes in The Meadows community. See **Exhibit 5: Alley Lot Diagram.** The pedestrian open space corridors will connect the new homes to the commercial area along Lake Pleasant Parkway and extend throughout the community, connecting to the neighborhood's primary amenity, usable open space areas, and all perimeter streets, as shown in **Exhibit 6: Conceptual Pedestrian Circulation Plan.** In addition to driveways and garages that are provided with each residence, ample guest parking stalls will be dispersed evenly throughout the residential component.

## Project Phasing and Development Schedule

The Site will be developed in 2 phases; an Initial Master Development Phase and Future Commercial Development Phase. See **Exhibit 7: Phasing Plan**.

The Initial Master Development Phase will include all on and off-sites for the Residential Component, and all off-sites (including ROW landscaping and drainage crossing) for the Commercial Component. The Initial Master Development Phase will also include the north-south internal drive and roundabout, along with associated parking, drainage, landscaping and sidewalks abutting the north-south drive.

The Future Commercial Development Phase will be contained internal to the Commercial Component and will include completion of the east-west drive connection from Lake Pleasant Parkway to the roundabout by the central park amenity.

## 3. PERMITTED & RESTRICTED USES

The Shoppes and The Cove at Camino á Lago is designed as a horizontal mixed-use project with two distinct components, The Shoppes at Camino á Lago (the Commercial Component) and The Cove at Camino á Lago (the Residential Component). The following subsection will provide guidance on the applicable use regulations for each component.

### The Shoppes at Camino á Lago (Commercial Component)

All uses and limitations shall be in alignment with those identified within the Intermediate Commercial C-2 Zoning District as identified within the City of Peoria Zoning Ordinance unless otherwise specified herein.

#### 1. Drive-Through Use Limitations:

- A maximum of two (2) drive through or drive up uses, which includes a maximum of 1 freestanding drive-through establishment, and a maximum of 1 drive through use as a part of either a multi-tenant building, bank, or pharmacy.

#### 2. Prohibited Uses

The following uses shall be prohibited within the subject PAD:

- Bus terminals
- Pawn shop
- Tattoo studio
- Marijuana dispensaries
- Any business defined as “Adult Uses” by the City of Peoria
- Tobacco and/or Vape Retailer
- A blood/plasma donor facility
- Billiard halls, except as accessory use to the primary restaurant use
- Carnivals, amusement parks or circus operations, except as a temporary use through a Temporary Use Permit.
- All uses listed under the ‘Automobile Related’ uses category as listed in Table 21-503 Land Use Matrix of the City of Peoria Zoning Ordinance except:
  - Auto Parts and Accessory Store

### The Cove at Camino á Lago (Residential Component)

All uses and limitations shall be in alignment with those identified within the Single Family Residential R1-6 Zoning District as identified within the City of Peoria Zoning Ordinance unless otherwise specified herein.

## 4. PROJECT DEVELOPMENT STANDARDS

All applicable development standards shall be in alignment with those identified within the relevant City of Peoria regulations for the relevant use or zoning district, unless otherwise specifically modified herein.

### The Shoppes at Camino á Lago Development Standards (Commercial Component)

The Development Standards for The Shoppes at Camino á Lago shall conform to all applicable development standards for commercial development identified for the C-2 Zoning District within the City of Peoria Zoning Ordinance and all other applicable regulatory documents, except as modified herein.

### The Cove at Camino á Lago Development Standards (Residential Component)

The development standards for The Cove at Camino á Lago shall conform to the development standards identified for the R1-6 Zoning District within the City of Peoria Zoning Ordinance, except as modified herein.

COMMERCIAL DEVELOPMENT STANDARDS	MODIFIED C-2
Minimum Lot/Site Area (Acres)	N/R
Minimum Lot Width	N/R
Minimum Lot/Site Depth (Feet)	N/R
Minimum Frontage on One Arterial (Feet)	N/R
Maximum Lot Coverage (percentage)	N/R
Maximum Building Height (Feet)	48 feet
Deer Valley Road Setback (Feet)	15 feet
Lake Pleasant Parkway Setback (Feet)	15 feet
Speckled Gecko Drive Setback (Feet)	15 feet
Interior Rear/Side Setback (Feet)	N/R
Setback from Residential Zones (Feet)	30 feet

RESIDENTIAL DEVELOPMENT STANDARDS	MODIFIED SINGLE-FAMILY
Min Lot Area (Square Feet)	2,900
Lot Width (Feet)	30
Lot Depth (Feet)	97
Lot Coverage	50%
Max Height (Feet)	30
<b>SETBACKS</b>	
Rear - Garage Face (Feet)	20
Side Min/Total (Feet)	5/10
Front - Opposite Garage (Feet)	8
Corner Setback (Feet)	10

## Supplemental Regulations

### a. Parking

#### i. Commercial Component

1. Parking and loading requirements for the commercial uses shall be provided in accordance with the City of Peoria Zoning Ordinance except as modified herein.
  - a. The minimum parking ratio for all commercial uses will be 1 space per 200 SF of floor area.
  - b. Outdoor dining areas of 200 square feet or less will not require additional parking.

#### ii. Residential Component

1. Parking and loading requirements for the residential uses shall be provided in accordance with Section 21-900 of the Peoria Zoning Ordinance for Single-Family Without On-Street Parking (3.0 spaces/unit).
  - a. In addition, 1 guest parking space per 4 units shall be provided throughout the Residential Component.

### b. Open Space Requirements

The open space requirements for the development shall be in compliance with the applicable City of Peoria regulations for Intermediate Commercial C-2 for the Commercial Component and for R1-6 for the Residential Component, except as modified herein:

#### i. Commercial Component

1. The commercial component shall contain a pedestrian focused open space connected by a minimum 6-foot stamped and integrally colored concrete path at the roundabout.

#### ii. Residential Component

1. The residential component's active open spaces shall be in general conformance with **Exhibit 4: Conceptual Site Plan**, which illustrates a primary amenity that includes both a pool and a tot lot, and a secondary central park amenity with an active turf area and ramada, both of which are connected by a 6-foot shaded path.



2. The minimum amount of active/useable open space for the residential component is 15.5%.

### c. Lighting

All on-site lighting shall comply with applicable City of Peoria regulations.

### d. Screening, Fencing and Walls

All screening, fencing, and walls shall conform to the City of Peoria Zoning Ordinance except as modified below:

- i. Materials: Theme walls shall be integral color or painted block to match the neighboring community The Meadows and Camino á Lago. See **Exhibit 8: Walls Plan and Exhibits 9A & 9B: Walls & Monumentation**.
- ii. Wall Heights: Screen walls within the front yard of all homes abutting Speckled Gecko Drive shall be permitted up to a maximum of 6 feet in height so long as the top 3 feet of the wall is view fencing.

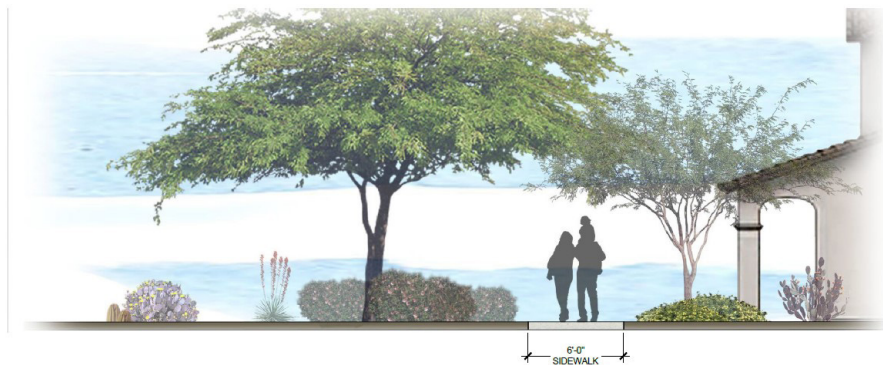
**e. Enhanced Design Review Standards**

The site will be developed in accordance with the City of Peoria Community Design Guidelines except as modified herein:

The residential and commercial components of the subject development shall contain thematic ties throughout the development that provide for a cohesive visual design.

The commercial component of the development shall utilize building placement to frame the corner of the intersection and provide pedestrian access and building design towards the street. The entrance into the commercial site will feature enhanced planting to provide visual prominence through the center of the site for pedestrians. A pedestrian landing area will be included on the commercial site near the roundabout for enhanced pedestrian experience throughout the site.

There shall be a thematic connection points between the residential and commercial components of the development with a shade structure or the utilization of building architecture to provide a pedestrian area along the pedestrian pathway for each component of the development.



6' SIDEWALK SECTION  
SCALE: 1/4" = 1'-0"

**5. PROJECT SIGNAGE STANDARDS**

Signage shall conform to the City of Peoria Zoning Ordinance, unless otherwise noted herein:

No illuminated signage immediately adjacent to Speckled Gecko Drive shall be permitted.

**Freestanding Monument Signs**

	MAX QUANTITY	MAX HEIGHT (FEET)	MAX SIGN AREA (SQ FT)
Primary Commercial Monument	1, at the Corner of Lake Pleasant Parkway and Deer Valley Road	11.5	130
Primary Residential Monument	1, along Deer Valley Road	8	35
Secondary Commercial Monument	1, along Lake Pleasant Parkway	16	74
Secondary Residential Monument	2, along Speckled Gecko Drive	7.5	21
Tertiary Commercial Monument	2, one along Deer Valley Road and one at the corner of Lake Pleasant Parkway and Speckled Gecko Drive	8	32

## 6. PROJECT LANDSCAPING STANDARDS

All landscaping standards shall conform to the City of Peoria Zoning Ordinance except as follows:

- Right-of-Way Landscaping for the commercial component shall be provided with first phase of development (residential or commercial).
- Street Frontage Landscaping width minimum shall be a total of 15 feet for the Lake Pleasant Parkway street frontage.

## 7. INFRASTRUCTURE / UTILITIES

### **Grading / Drainage / Retention**

The site is not affected by offsite flows and is bound on the south by a minor drainage channel and on the east and west by large drainage channels. There are currently curb inlets in Deer Valley Road that capture the stormwater flows from the northern half-streets and deposits them into these drainage channels. The southern half-street of Speckled Gecko Drive will be captured and retained onsite.

A preliminary Drainage Master Plan will be provided with the preliminary plat and site plan applications. The overall drainage design will be in conformance with the Master Drainage Plan for the development, to be reviewed as part of the preliminary plat and site plan applications.

### **Water**

As an incorporated area within the City of Peoria, the site will utilize municipal potable water and wastewater. Adequate water and wastewater lines are available immediately adjacent to the site.

The water supply resources for the development are based on 105 residential dwelling units and 8.0 acres of commercial development.

The proposed water system will connect to existing public water mains with sufficient capacity located on Deer Valley Road, Lake Pleasant Parkway, and Speckled Gecko Dr.

### **Wastewater**

The sewer system will connect to existing public sewer mains with sufficient capacity located on Deer Valley Road and Lake Pleasant Parkway. Any associated reports and preliminary/master plans will be provided and reviewed as part of the preliminary plat and site plan applications.

### **Electric Power**

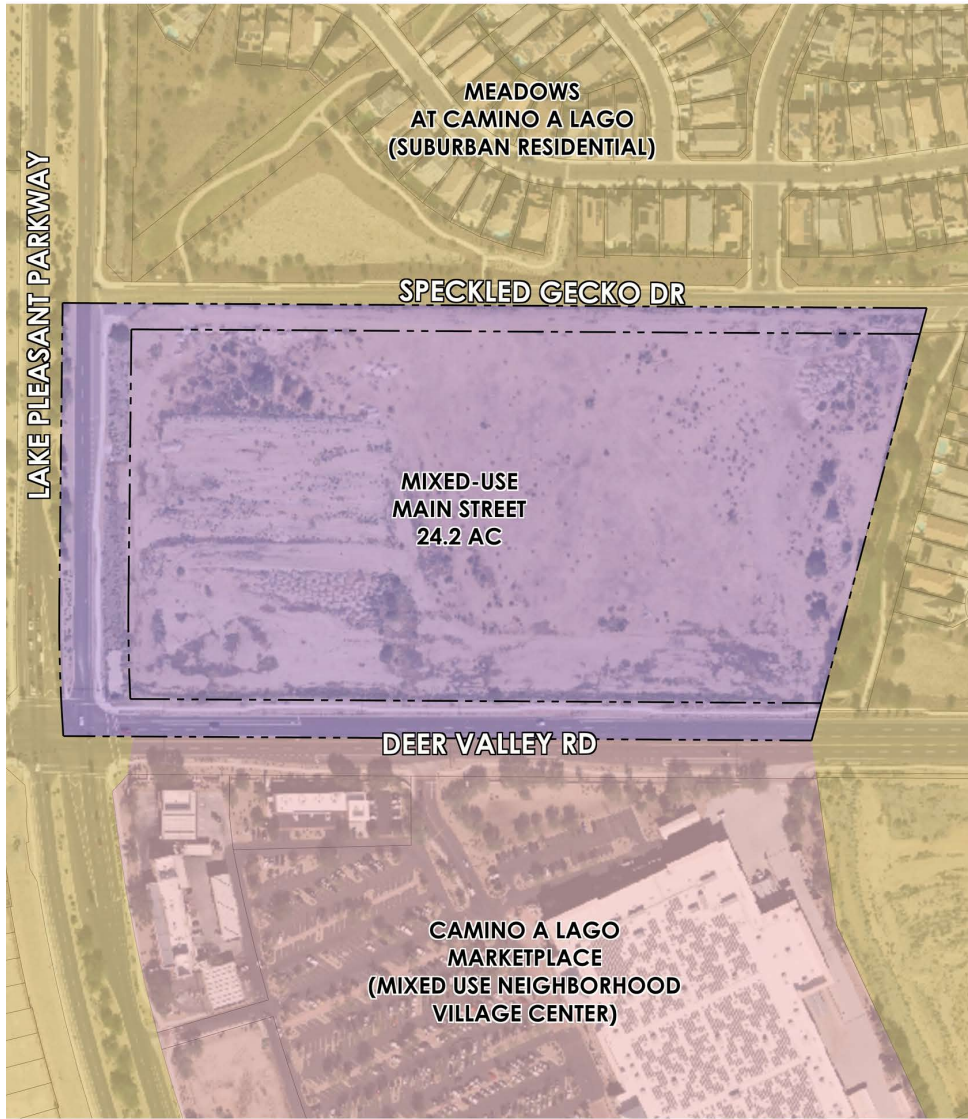
The Shoppes and The Cove at Camino á Lago is located within the Arizona Public Service (APS) service area.

### **Natural Gas**

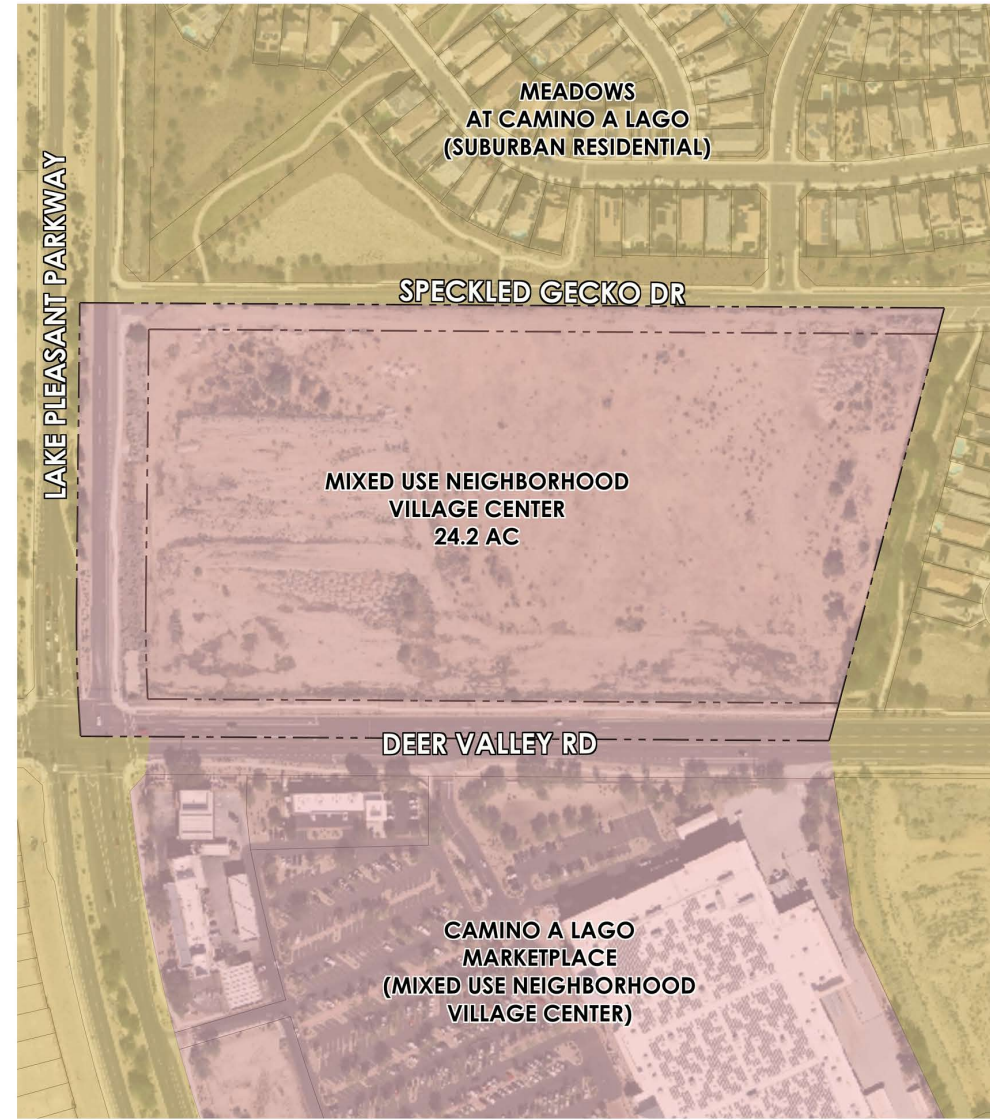
Natural gas will be provided by Southwest Gas Corporation.

### **Telephone Service**

The Shoppes and The Cove at Camino a Lago will employ Quest Communications, Cox Communications, or FisionX/Hotwire Communications for telephone service as the Local Exchange Carrier (LEC).



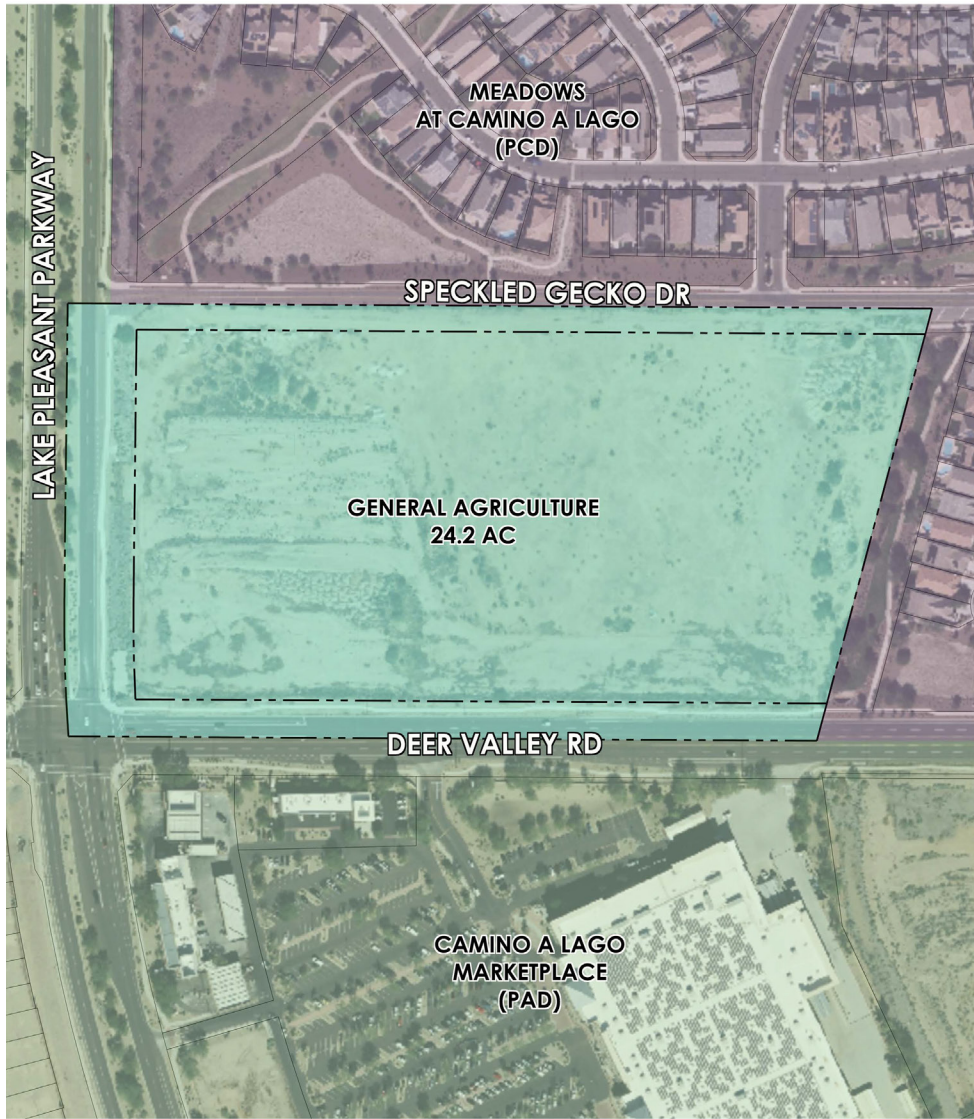
**EXISTING GENERAL PLAN LAND-USE**



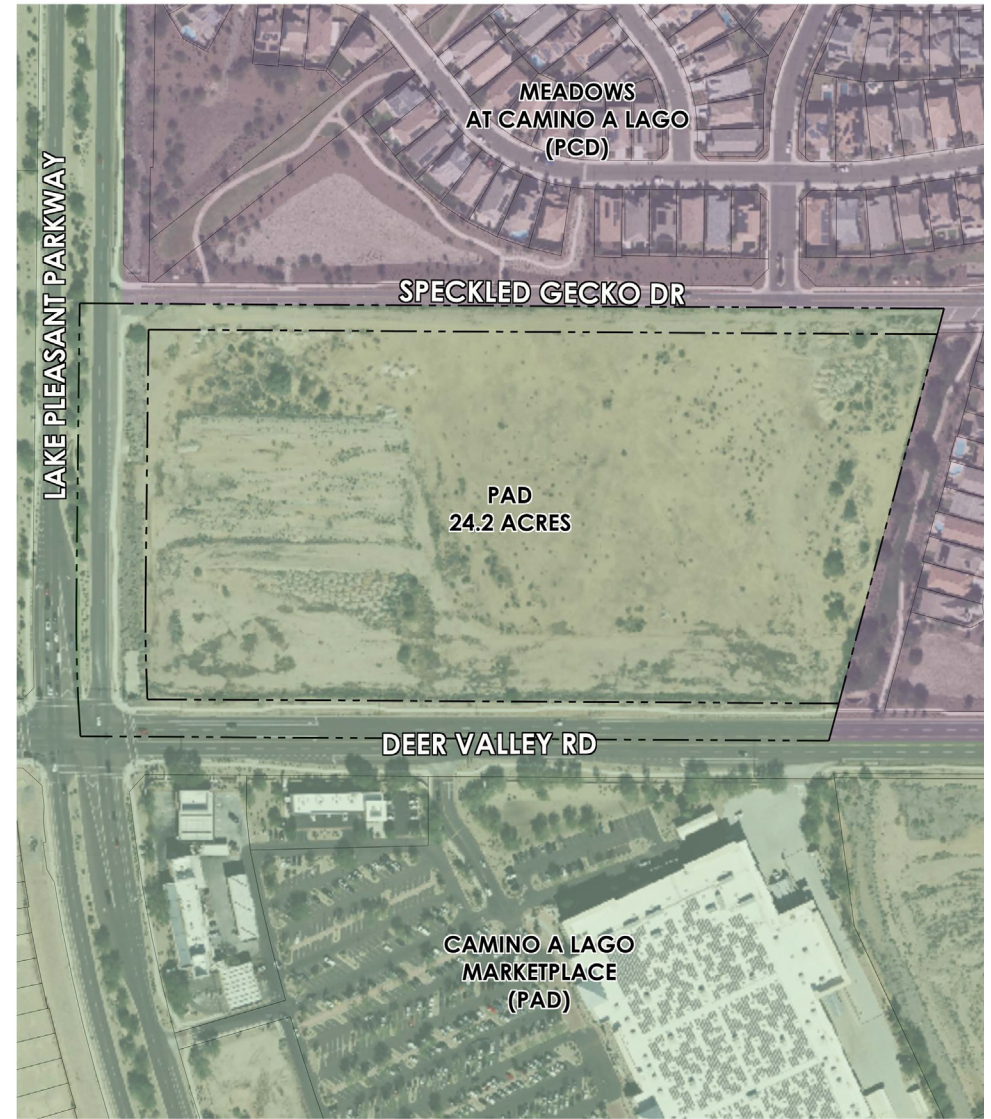
**PROPOSED GENERAL PLAN LAND-USE**

**EXHIBIT 1: EXISTING AND PROPOSED GENERAL PLAN LAND USE MAP**





**EXISTING ZONING**



**PROPOSED ZONING**

**EXHIBIT 2: EXISTING AND PROPOSED ZONING MAP**



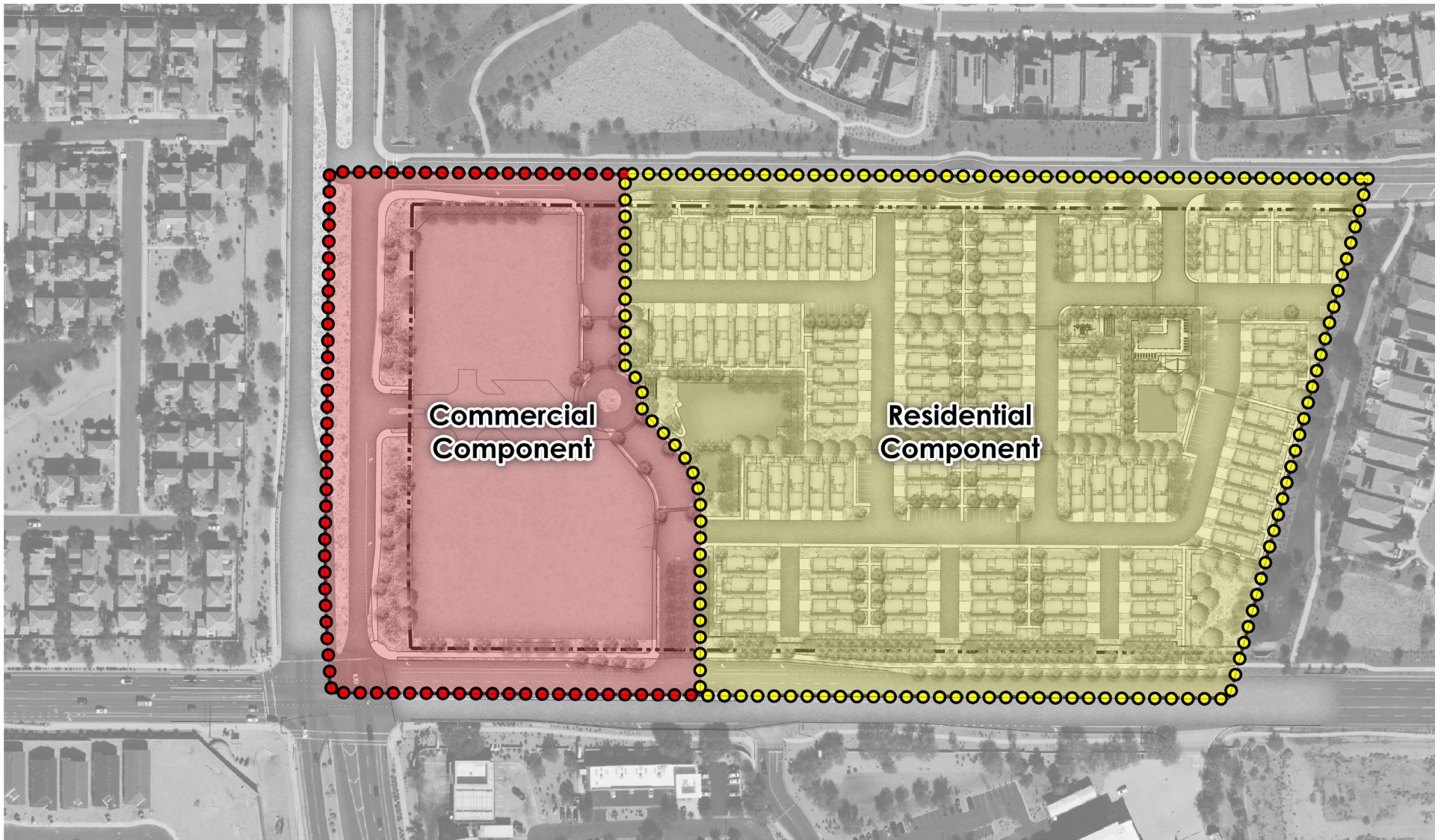


EXHIBIT 3: DEVELOPMENT COMPONENTS





EXHIBIT 4: CONCEPTUAL SITE PLAN












ENCLOSED TRASH RECEPTICLE

EXHIBIT 5: ALLEY LOT DIAGRAM



**LEGEND**

-  PRIMARY PEDESTRIAN PATH
-  SECONDARY PEDESTRIAN PATH
-  6' SHADED PEDESTRIAN PATH
-  PEDESTRIAN CROSSWALK
-  PEDESTRIAN GATE
-  PEDESTRIAN NODE - COMMERCIAL\*
-  PEDESTRIAN ACCESS - COMMERCIAL\*

\* FINAL LOCATION TO BE DETERMINED AT FINAL COMMERCIAL SITE PLAN APPROVAL

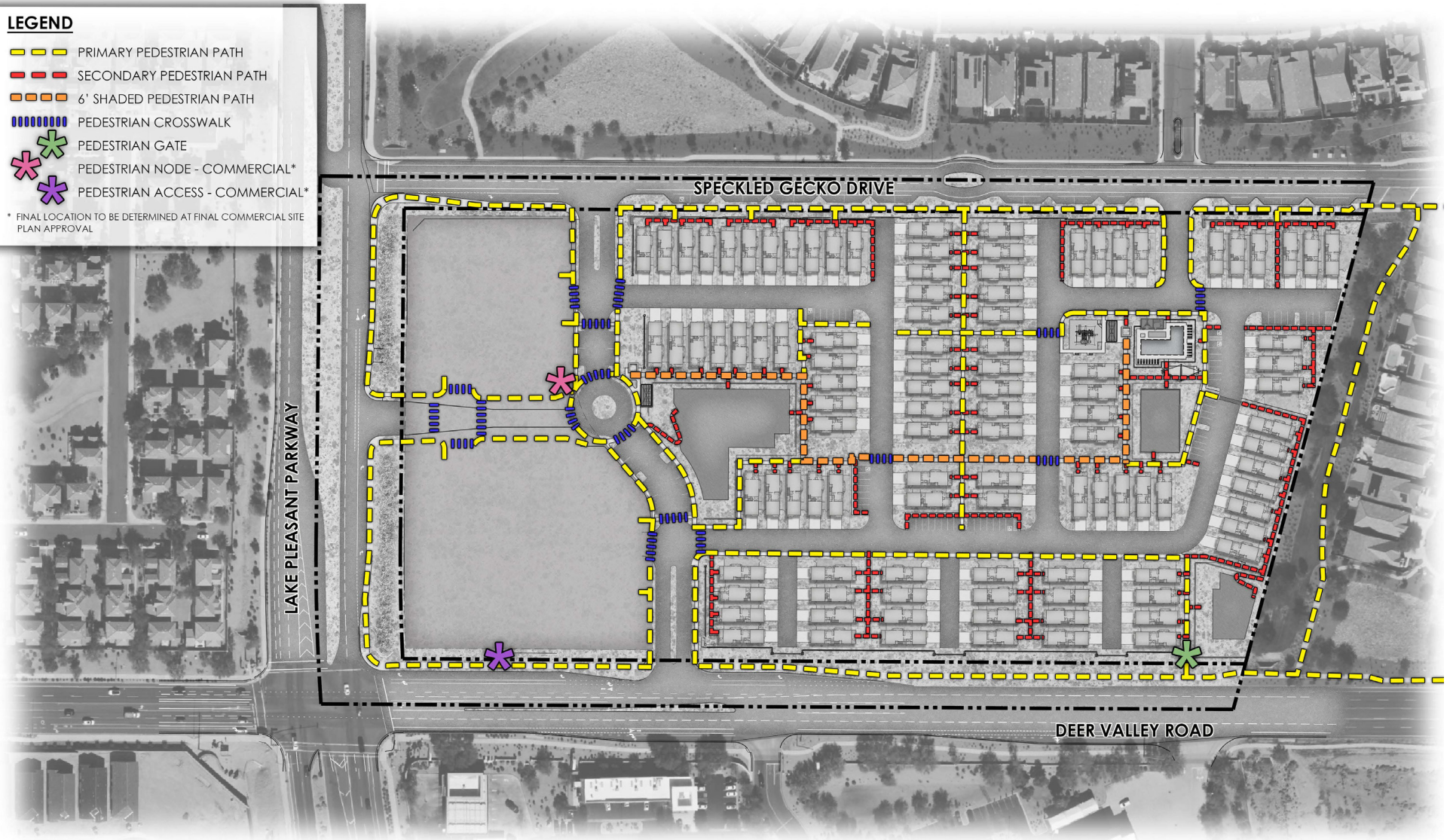


EXHIBIT 6: PEDESTRIAN CIRCULATION PLAN



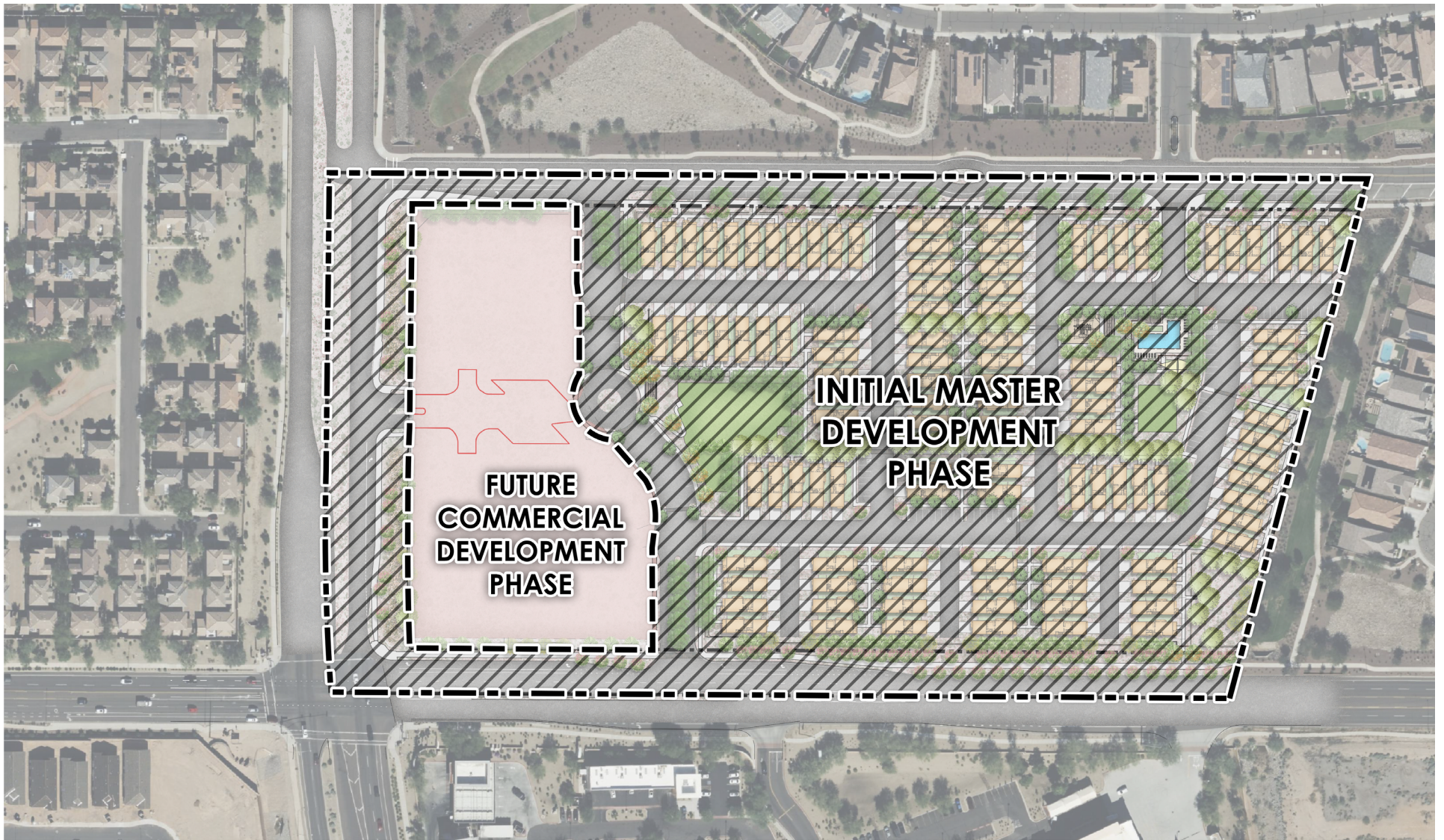
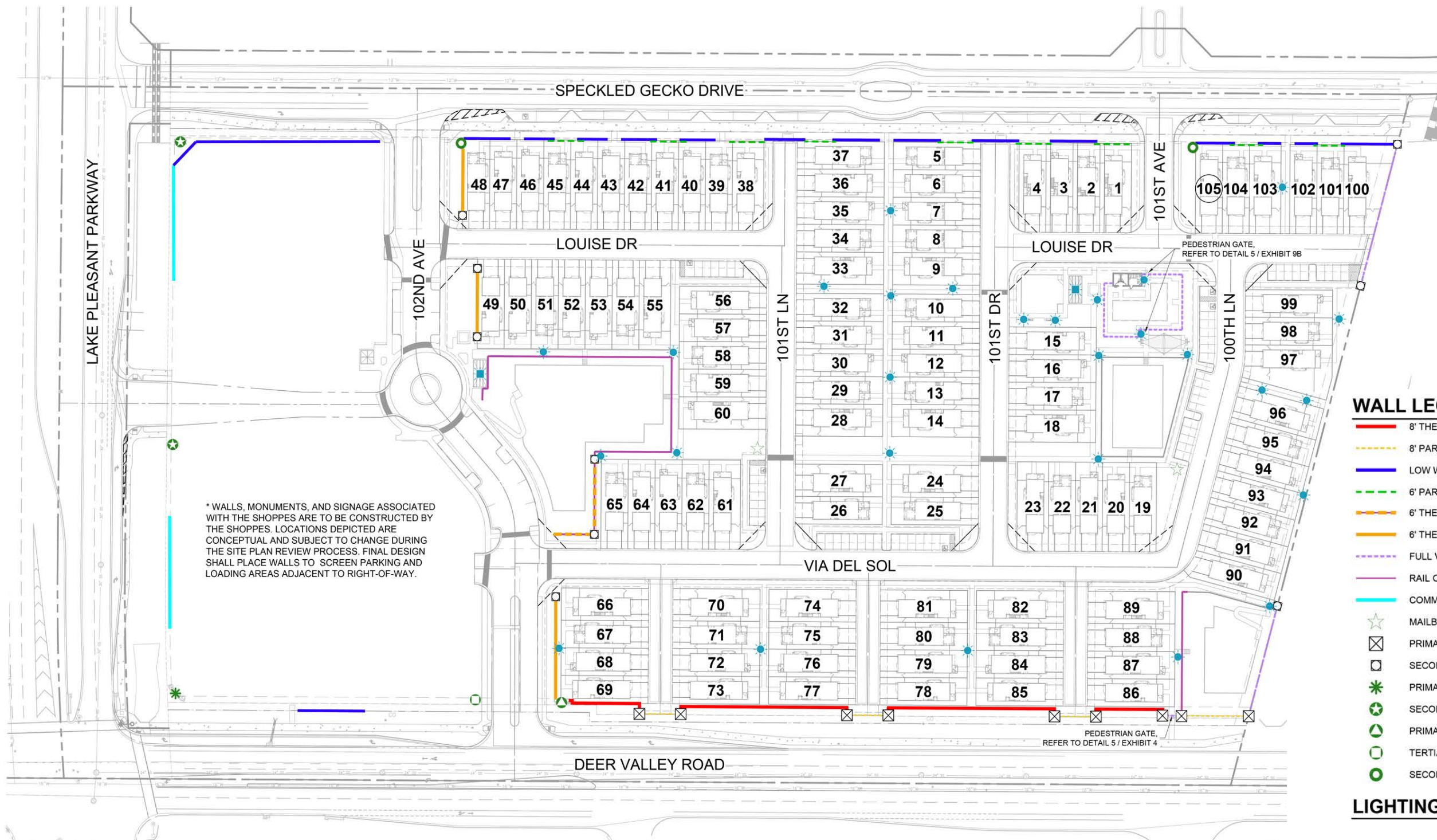


EXHIBIT 7: PHASING PLAN





\* WALLS, MONUMENTS, AND SIGNAGE ASSOCIATED WITH THE SHOPPES ARE TO BE CONSTRUCTED BY THE SHOPPES. LOCATIONS DEPICTED ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE SITE PLAN REVIEW PROCESS. FINAL DESIGN SHALL PLACE WALLS TO SCREEN PARKING AND LOADING AREAS ADJACENT TO RIGHT-OF-WAY.

### WALL LEGEND

- 8' THEME WALL, REFER TO DETAIL 2 / EXHIBIT 9A
- 8' PARTIAL VIEW WALL, REFER TO DETAIL 3 / EXHIBIT 9A
- LOW WALL, REFER TO DETAIL 4 / EXHIBIT 9A
- 6' PARTIAL VIEW WALL, REFER TO DETAIL 5 / EXHIBIT 9A
- 6' THEME WALL ON RETAINING WALL, REFER TO DETAIL 9 / EXHIBIT 9B
- 6' THEME WALL, REFER TO DETAIL 8 / EXHIBIT 9A
- FULL VIEW FENCE, REFER TO DETAIL 7 / EXHIBIT 9B
- RAIL ON RETAINING WALL, REFER TO DETAIL 8 / EXHIBIT 9B
- COMMERCIAL ROW LOW SCREEN WALL, REFER TO DETAIL 10 / EXHIBIT 9B
- ☆ MAILBOX, REFER TO DETAIL 4 / EXHIBIT 9B
- PRIMARY COLUMN, REFER TO DETAIL 6 / EXHIBIT 9A
- SECONDARY COLUMN, REFER TO DETAIL 7 / EXHIBIT 9A
- \* PRIMARY COMMERCIAL MONUMENT, REFER TO DETAIL 9 / EXHIBIT 9A
- ⊕ SECONDARY COMMERCIAL MONUMENT, REFER TO DETAIL 1 / EXHIBIT 9A
- ⊕ PRIMARY RESIDENTIAL MONUMENT, REFER TO DETAIL 10 / EXHIBIT 9A
- TERTIARY COMMERCIAL MONUMENT, REFER TO DETAIL 2 / EXHIBIT 9B
- SECONDARY RESIDENTIAL MONUMENT, REFER TO DETAIL 3 / EXHIBIT 9B

### LIGHTING LEGEND

- ⊕ RAMADA LIGHT
- ⊕ BOLLARD LIGHT

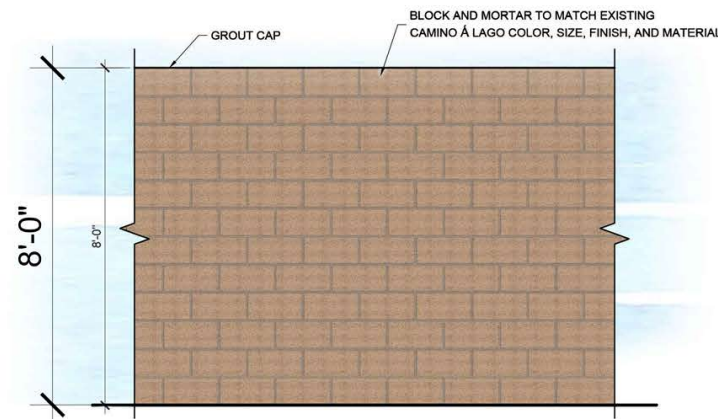
## EXHIBIT 8: WALL PLAN



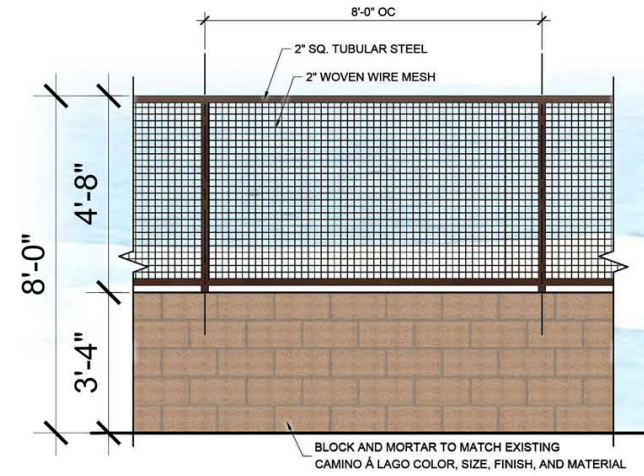


SLUMP BLOCK - COLOR, SIZE, FINISH, AND MATERIAL TO MATCH THE MEADOWS

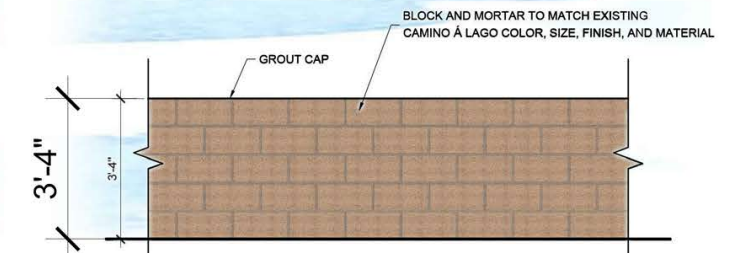
1 EXISTING CAMINO Á LAGO WALLS  
SCALE: NTS



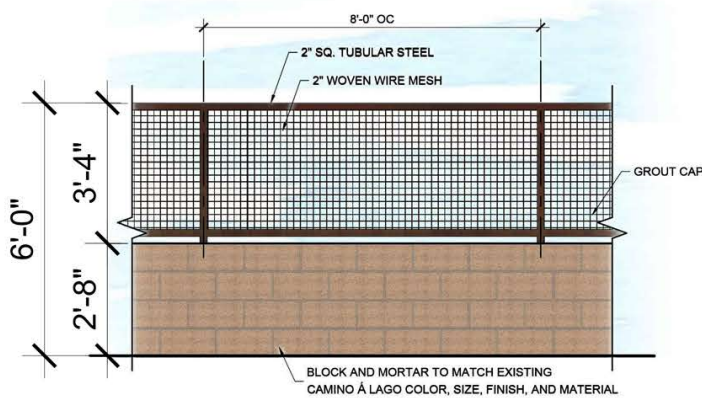
2 8' THEME WALL  
SCALE: 1/2" = 1'-0"



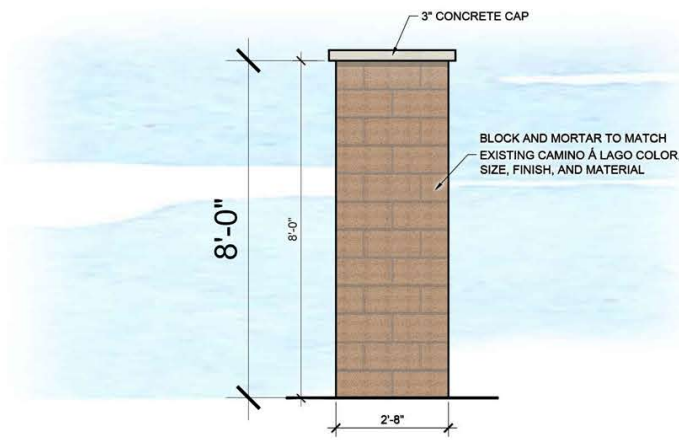
3 8' PARTIAL VIEW WALL  
SCALE: 1/2" = 1'-0"



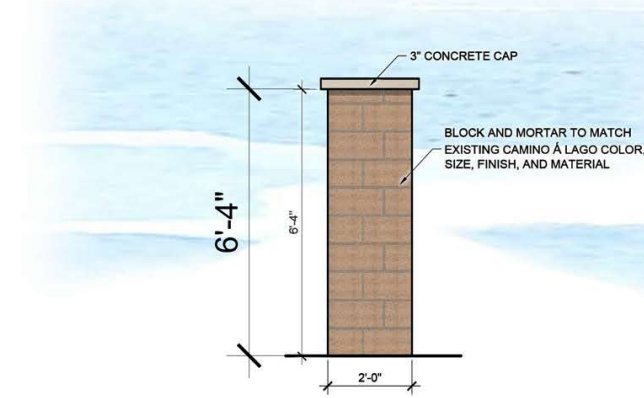
4 LOW WALL  
SCALE: 1/2" = 1'-0"



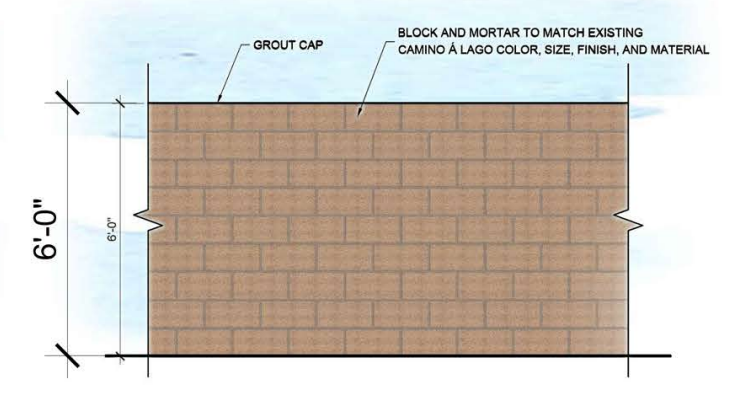
5 6' PARTIAL VIEW WALL  
SCALE: 1/2" = 1'-0"



6 PRIMARY COLUMN  
SCALE: 1/2" = 1'-0"



7 SECONDARY COLUMN  
SCALE: 1/2" = 1'-0"



8 6' THEME WALL  
SCALE: 1/2" = 1'-0"



9 PRIMARY COMMERCIAL MONUMENT  
SCALE: 1/4" = 1'-0"

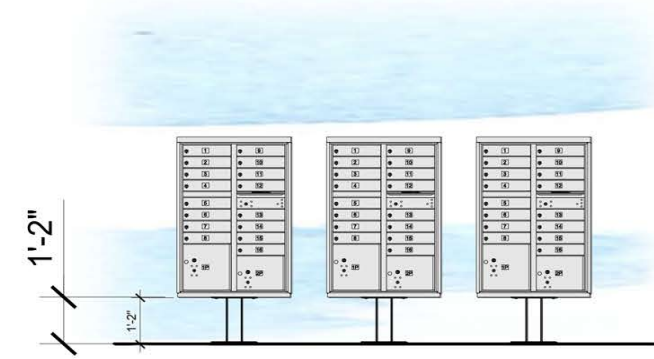
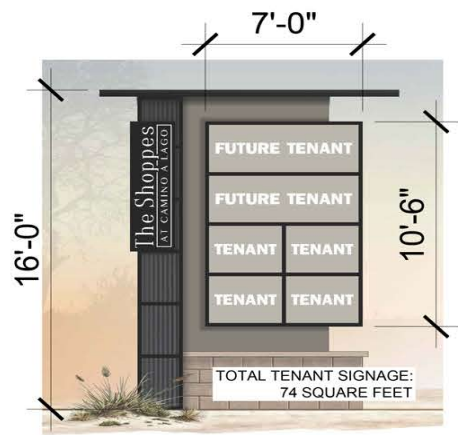
- SATIN BLACK PAINT
- METAL FRINGE DET626
- CMU BRICK TO MATCH WALL MATERIAL TBD
- DARK ENGINE DE6350
- PLAY ON GRAY DE6226



10 PRIMARY RESIDENTIAL MONUMENT  
SCALE: 3/8" = 1'-0"

# EXHIBIT 9A: WALLS & MONUMENTATION





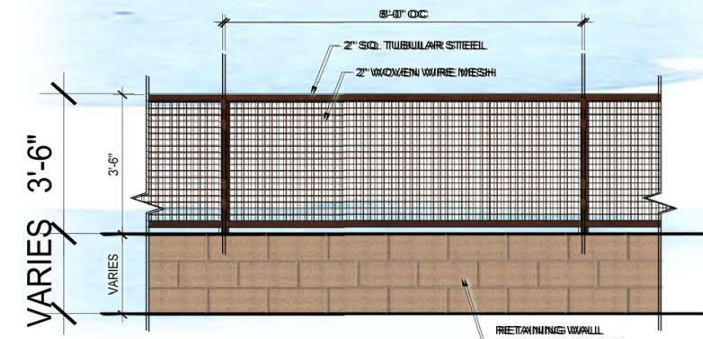
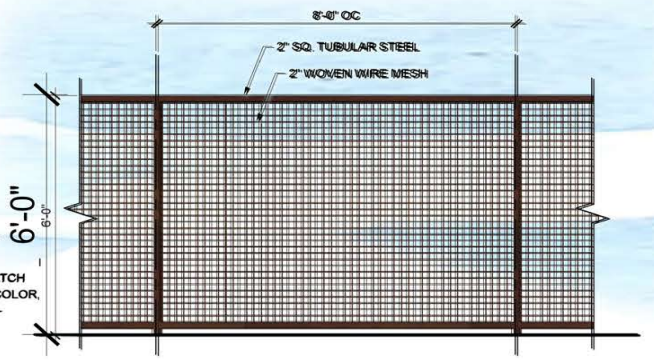
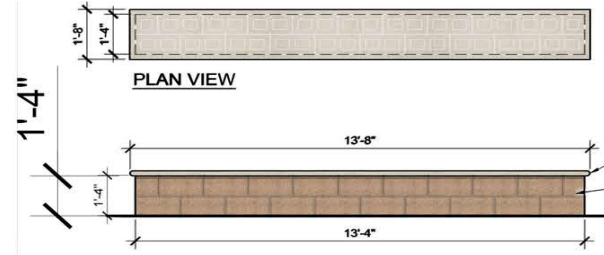
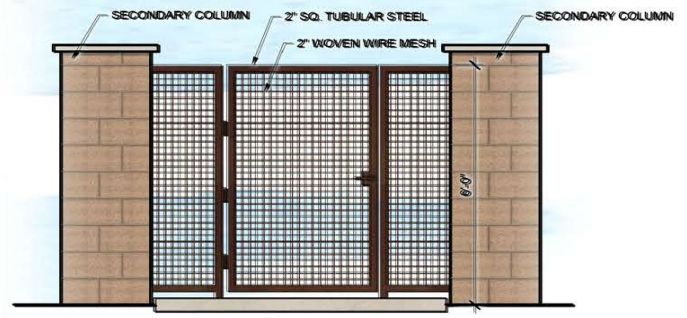
1 SECONDARY COMMERCIAL MONUMENT  
SCALE: 1/4" = 1'-0"

2 TERTIARY COMMERCIAL MONUMENT  
SCALE: 3/8" = 1'-0"

3 SECONDARY RESIDENTIAL MONUMENT  
SCALE: 3/4" = 1'-0"

4 MAILBOX  
SCALE: 1/2" = 1'-0"

SATIN BLACK PAINT
  DARK ENGINE DE6350
  METAL FRINGE DET626
  PLAY ON GRAY DE6228
  CMU BRICK TO MATCH WALL MATERIAL TBD

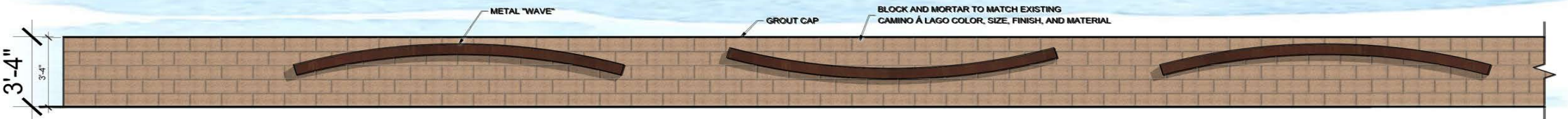
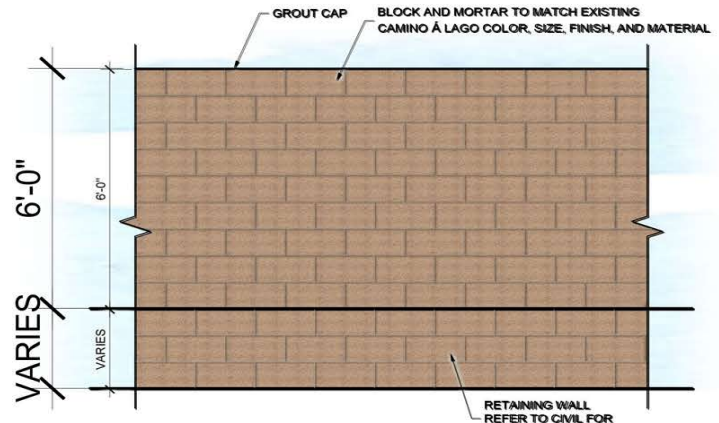


5 PEDESTRIAN GATE  
SCALE: 1/2" = 1'-0"  
\*FENCING AND GATES AT POOL SAFETY ENCLOSURE MAY BE MODIFIED TO MEET POOL CODE REQUIREMENTS AND PERMITTING.

6 SEATWALL / PLANTER  
SCALE: 3/8" = 1'-0"

7 6' FULL VIEW FENCE  
SCALE: 1/2" = 1'-0"  
\*FENCING AND GATES AT POOL SAFETY ENCLOSURE MAY BE MODIFIED TO MEET POOL CODE REQUIREMENTS AND PERMITTING.

8 RAIL ON RETAINING WALL  
SCALE: 1/2" = 1'-0"  
RETAINING WALL REFER TO CIVIL FOR HEIGHT AND MATERIALS



9 WALL ON RETAINING WALL  
SCALE: 1/2" = 1'-0"  
RETAINING WALL REFER TO CIVIL FOR HEIGHT AND MATERIALS

10 COMMERCIAL ROW LOW SCREEN WALL  
SCALE: 3/8" = 1'-0"

# EXHIBIT 9B: WALLS & MONUMENTATION



## APPENDIX A: LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Tract A of STATE PLAT NO. 43 CAMINO A LAGO, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 456 of Maps, Page 6;

EXCEPT the West 120 feet thereof.

APN 200-09-023G