

<u>Chairman</u>	<u>Vice-</u>	<u>Secretary</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Member</u>	<u>Alternate</u>
Jeff Nelson	<u>Chairman</u>	Bryan	Shawn	Linda Grice	Clay Allsop	Joanna	<u>Member</u>
	Jay Otlewski	Patterson	Hutchinson			Conde	Tony Feiter

Planning and Zoning Commission Meeting Notice & Agenda

Thursday, December 12, 2019
City Council Chamber
8401 West Monroe Street
Peoria, AZ 85345



Special Meeting 6:30 PM

Convene
Roll Call
Opening Statement
Final Call to Submit Speaker Request Forms

Consent Agenda

CONSENT AGENDA: All items listed on the Consent Agenda are considered to be routine or have been previously reviewed by the Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

Consent

1 C Disposition of Absence

Discussion and possible action to approve/excuse the absences of Chair Jeff Nelson and Secretary Bryan Patterson from the Planning and Zoning Commission meeting held on November 7, 2019.

2 C Minutes

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on November 7, 2019.

Regular Agenda

REGULAR AGENDA: All items listed on the Regular Agenda are considered public hearing items subject to separate discussion and action by the Commission unless indicated otherwise by the Commission Chair or by the agenda item description. The order in which the following items are heard may be altered at the discretion of the Commission Chair.

New Business

3 R **Christopher Todd Communities on 83rd Avenue: General Plan Amendment (GPA19-01) and Rezone (Z19-01)**

A request to amend approximately 17.7 acres within the Old Town Specific Area Plan (OTSAP) from OTSAP Medium-High Density Residential (18-25 du/ac) to OTSAP Medium Density Residential (5-18 du/ac). The request also includes a proposed rezone for the same site from the existing Colonial 83rd & Olive Planned Area Development (PAD) to Christopher Todd Communities on 83rd Planned Area Development (PAD) Zoning District. The site is located at the northwest corner of 83rd Avenue and Olive Avenue.

Staff Report

Open Public Hearing

Public Comment

Close Public Hearing

Commission Action:

1. Discussion and possible action on Case GPA19-01
2. Discussion and possible action on Case Z19-01

Call To The Public (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff

4 R **Reports**

A. Upcoming Commission Meeting Dates

Planning and Zoning Commission Updates and Report of Current Events:

Planning and Zoning Commission members will give updates on relevant events and activities they have attended since the last meeting. These items are for information only - no action will be taken.

Adjournment

NOTE:

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation and assistive listening devices are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Peoria, Arizona 85345 - Phone: (623) 773-7340 or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request. The City has a TDD line where accommodations may be requested at: (623) 773-7221.*

Public Notice

In addition to the Board/Commission members noted above, one or more members of the Peoria City Council or various other Boards and Commissions may be present to observe this meeting as noticed on this agenda.

Planning and zoning commission meetings can be viewed live on Channel 11 (Cox Cable) and are available for viewing on demand at <https://www.peoriaaz.gov/government/departments/planning-and-community-development/planning-and-zoning-videos>.

**PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBERS
NOVEMBER 7, 2019**

A Meeting of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe Street, Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Vice-Chair Jay Otlewski, Commissioner Clay Allsop, Commissioner Linda Grice, Commissioner Joanna Conde, Commissioner Shawn Hutchinson and Alternate Commissioner Tony Feiter

Members Absent: Chair Jeff Nelson and Secretary Bryan Patterson

Others Present: Lorie Dever – Planning Manager, Cody Gleason – Principal Planner, Chris Lemka – City Traffic Engineer, Amanda Beck – Planner and Della Ernest – Executive Assistant

Opening Statement: The Opening Statement was read by Vice-Chair Jay Otlewski.

Call for speaker request forms.

Audience: 2

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a “C” are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **Disposition of Absence**

Discussion and possible action to approve/excuse the absences of Commissioners Shawn Hutchinson and Joanna Conde from the Planning and Zoning Commission meeting held on October 17, 2019.

2C **Minutes**

Discussion and possible action to approve the minutes of the Planning and Zoning Commission meeting held on October 17, 2019.

3C **Washington Event Center: Conditional Use Permit (CU19-10)**

A request to obtain a conditional use permit to allow a wedding and reception center within the existing building at 8291 W. Washington Street.

COMMISSION ACTION: Commissioner Allsop moved to approve the Consent Agenda as presented. The motion was seconded by Commissioner Hutchinson and upon vote, passed 5-0.

REGULAR AGENDA

NEW BUSINESS

4R Project Update

Staff will provide an update on ongoing efforts, and upcoming projects and events within the City, which include; strategic planning, zoning code amendments, process improvements, and scheduled annual events. This item is for discussion only, no action will be taken at this time.

Ms. Lorie Dever presented to the Commission, the following topics:

- Strategic Planning – Ms. Dever identified next steps regarding placing the General Plan onto the upcoming 2020 ballot. Ms. Dever also provided background information regarding the formation and utilization of the Peoria Design Review Manual, along with outlined anticipated updates expected to be brought forward for the Design Review Board's consideration. Given the impact on development, staff identified they will regularly update the Commission with regard to the proposed changes.
- Zoning Code Amendments – Ms. Dever identified several upcoming Zoning Ordinance text amendments that staff is anticipating bringing forward for Commission consideration including accessory structures, group homes, mobile food vendors, non-residential standards, small cell sites and miscellaneous clarifications throughout the document.
- Process Improvements – Ms. Dever identified staff will be updating the Planning Department's webpage for easier navigation and accessibility.
- Scheduled Events – The Arizona Planning Association is holding the next state conference at the Wigwam on September 9th through the 11th. Planners and commissioners can learn more about the trends and issues impacting communities.

COMMISSION COMMENTS:

Commissioner Allsop asked what the text amendment for small cell sites would accomplish.

Mr. Cody Gleason stated the text amendment would bring the Zoning Ordinance in compliance with new FCC regulations with respect to small cell sites which are essentially, sized down versions of the large cell towers. In the meantime, staff issued a policy memo that identified the changes that would be made in order to ensure compliance with the FCC order.

Commissioner Hutchinson commented that he would like to see the city look into policy that encourages the use of apprentices in the construction in our community.

Commissioner Feiter asked if the existing Design Review Manual is on the website.

Ms. Dever confirmed it is and will send the Commission a link to the manual as well as the link for the policy memo related to the FCC order that Mr. Gleason mentioned.

Vice-Chair Otlewski commented that he is happy to hear the website will be updated.

CALL TO THE PUBLIC ON NON-AGENDA ITEMS: None

5R **Reports from Staff**

A. **Upcoming Commission Meeting Dates**

No meeting November 21st. The next meeting will be a special meeting on December 12th in Council Chambers. There is no meeting December 5th and 19th.

PLANNING AND ZONING COMMISSION UPDATES AND REPORT OF CURRENT EVENTS:

None

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 7:06pm.

Jeff Nelson, Chair

Submitted by Della Ernest

Date

Date



PLANNING AND ZONING COMMISSION REPORT

Meeting December 12, 2019

Date:

Agenda Item: 3R

Case Name: Christopher Todd Communities on 83rd Avenue: General
Plan Amendment (GPA19-01) and Rezone (Z19-01)

General Application Information

Proposal:

The applicant is seeking to amend the Old Town Specific Area Plan (OTSAP) land use designation and rezone the subject property to accommodate the development of a 189-unit multi-family residential community called Christopher Todd Communities on 83rd.

Location:

Northwest corner of 83rd Avenue and Olive Avenue

Project Acreage:

Approximately 17.7 gross acres

Applicant:

Beus Gilbert McGroder PLLC (c/o Mr. Paul Gilbert) on behalf of Hancock Communities

Recommendations:

Staff recommends that the Planning and Zoning Commission take the following action:

1. Recommend approval of GPA19-01 to the City Council; and
2. Recommend approval of Case Z19-01 to the City Council, subject to the attached conditions of approval in Exhibit 1.

ATTACHMENTS:

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - Context Map

Exhibit 4 - General Plan Map

Exhibit 5 - Zoning Map
Exhibit 6 - GPA Narrative and Justification
Exhibit 7 - PAD Narrative and Justification
Exhibit 8 - PAD Standards and Guidelines Report
Exhibit 9 - Conceptual Site Plan
Exhibit 10 - Citizen Participation Plan



PLANNING AND ZONING COMMISSION STAFF REPORT

Date December 12, 2019

To Planning and Zoning Commission

From Cody Gleason, AICP
Principal Planner

Subject Christopher Todd Communities on 83rd

PROPOSAL

The applicant is seeking to (a) amend the Old Town Specific Area Plan (OTSAP) land use designation; and (b) rezone the subject property to accommodate the development of a 189-unit single-story multi-family residential community.

APPLICATION INFORMATION

Case Numbers General Plan Amendment (GPA19-01) and Rezoning (Z19-01)

Applicant Paul Gilbert and Andy Jochums of Beus Gilbert McGroder PLLC
on behalf of WestStone Group

Request(s)

1. Amend the Old Town Specific Area Plan (OTSAP) land use designation for approximately 18 acres from OTSAP Medium-High Density Residential (18-25 du/ac) to OTSAP Medium Density Residential (5-18 du/ac).
2. Rezone the subject property from the existing Colonial 83rd Avenue and Olive Planned Area Development (PAD) to the proposed Christopher Todd Communities on 83rd PAD zoning district.

LOCATION AND CONTEXT

SUBJECT SITE

The subject site is located north and west of the northwest corner of 83rd Avenue and Olive Avenue, as depicted on Exhibits 2 and 3.

CONTEXT

The subject site is a vacant, irregularly-shaped parcel consisting of approximately 18 gross acres located at the northwest corner of the signalized major arterial intersection of 83rd Avenue

and Olive Avenue. Along the 83rd Avenue frontage is an existing bus shelter providing ridership access along the 83rd Avenue transit corridor, which begins just south of I-10 in Phoenix and extends to the Arrowhead Mall Transit Station, and includes stops within Old Town Peoria and the P83 district.

Contextually, the site is positioned less than a ½ mile from the City of Peoria municipal campus and is situated within the southern portion of the Old Town Specific Area Plan (Old Town SAP or OTSAP). Additionally, the site is located approximately ¼ mile north of the 80-acre Pioneer Community Park, which contains ballfields, a fishing lake, a splash pad, and other recreational amenities. A “z-crossing” provides protected pedestrian access across 83rd Avenue to the park.

More locally, the site surrounds the north and west boundaries of the Diamond Shamrock Gas Station, which is, situated at the northwest corner of 83rd Avenue and Olive Avenue. The north and west boundaries of the subject site are bounded by single-family residential. In particular, to the west is the Cedarbrook single-family subdivision, which consists exclusively of single-story homes. Immediately adjacent to the northern boundary of the subject site is the southern half-street remnant of Hatcher Road right-of-way between 83rd and 84th Avenues. The northern half of the Hatcher Road right-of-way for this segment between 83rd and 84th Avenues was abandoned and incorporated into the Mesquite Vistas subdivision to the north when it was developed. The Mesquite Vistas residential community consists of both one and two story homes (Exhibit 3).

Across Olive Avenue to the south is the recently entitled Villages at Pioneer Park development. The Villages project consists of a similar residential development proposal as the subject site, which is a single-story multi-family community with private yard space for each unit. The Villages development will contain approximately 332 units on approximately 30 acres. Across 83rd Avenue to the east is the Parc at Roundtree Ranch development, which consists of 275 multi-family units in a traditional multi-story format.

The southeast corner of the 83rd Avenue and Olive Avenue intersection also contains a gas station (Circle K) and then followed by a single-story multi-family development known as the Bungalows on Olive. The Bungalows community is a similarly type of multi-family development which is comprised of 153 units on approximately 14.5 acres.

APPLICANT’S PROPOSAL

The applicant is proposing a gated 189 unit, single-story multi-family development on approximately 18 acres, known as *Christopher Todd Communities on 83rd*. Both of the proposed vehicular entrances to the community are located off 83rd Avenue. There are several themed and gated pedestrian access points proposed for the community that would allow for easy pedestrian connectivity and access to 83rd Avenue, Olive Avenue, and 84th Avenue / Hatcher Road. The themed pedestrian access points on 83rd Avenue are located in close proximity to the existing bus shelter on 83rd Avenue, which is located near the northern extent of the development. This bus shelter provides access to mass transit via the Valley Metro Route 83 bus service that runs adjacent to the subject development.

The proposed development would result in approximately 10.71 dwelling units per acre. The proposed density is lower than the range envisioned by the Old Town SAP. The existing land use designation is Old Town Medium-High Residential which carries a density of 18-25 dwelling units per acre. As a result, the proposal would require a Minor Specific Area Plan Amendment to accommodate the proposed density and associated rezoning. The Minor Specific Area Plan Amendment, as well as the proposed rezoning are discussed in more detail within subsequent sections of this report.

The units themselves will consist of one and two bedroom units. All units will contain a private backyard space for the residents, which will be at least 200 square feet for one bedroom units, and 300 square feet for two bedroom units. All backyard spaces will be a minimum of eight feet in depth. The development will also contain a minimum common useable open space of 125 square feet per unit.

There are several amenities interspersed throughout the community that provide both passive and active recreation options for residents. The amenities include a pool, spa, gym, centralized ramada with seating as well as a fireplace and TV, a centralized event lawn, and multiple open space areas with ample shade resulting from both trees as well as structured shade canopies.

The applicant has described in detail their reason for the request and supporting data within Exhibits 6 & 7. Given the parcel disposition as an irregular, infill parcel bounded by two major arterial roadways, the proposed Christopher Todd Communities on 83rd Planned Area Development (PAD) Standards and Guidelines Report (Exhibit 8) identifies site-specific development standards, which are custom to the proposed development as a means to respond to the unique conditions of the site.

DEVELOPMENT INFORMATION

<u>Existing Use:</u>	Vacant/undeveloped
<u>Proposed Use:</u>	189 unit, single-story multi-family development
<u>Property Size:</u>	17.65 gross acres / 15.31 net acres
<u>General Plan Designation:</u>	Master Planned Area (Located within the Old Town Specific Area Plan)
<u>Old Town SAP Designation:</u>	
<u>Existing Land Use Category:</u>	Medium-High Density Residential 18-25 dwelling units per acre (du/ac)
<u>Proposed Land Use Category:</u>	Medium Density Residential 5-18 du/ac
<u>Density Proposed:</u>	10.71 du/ac
<u>Building Height:</u>	25 feet (*All units will be single-story)
<u>Maximum Lot Coverage:</u>	50%

Common Useable Open Space	
Standard Requirement:	150 square feet per bedroom
PAD Required / Provided:	125 square feet per bedroom (20% decrease)
Private Open Space	
Standard Requirement:	113 square feet per unit
PAD Required / Provided:	200 square feet per 1 bedroom (77% increase) 300 square feet per 2 bedroom (165% increase)

Refer to Table 1 within this report for the proposed development standards.

STAFF ANALYSIS

GENERAL PLAN

The subject property is designated on the PlanPeoriaAZ 2040 General Plan Land Use Map as Master Planned Area which is further detailed within the Old Town Specific Area Plan (Old Town SAP). A Specific Area Plan is a “general plan related” planning tool used by the City in a manner similar to its zoning counterpart – the Planned Area Development (PAD). More specifically, this document goes a step beyond the high-level goals and policies identified within the General Plan, and serves as a strategic planning tool that underscores the City’s intended course of action for public investments in Old Town Peoria, while also communicating the City’s expectations to the development community regarding the type and quality of private development that is appropriate for Old Town.

Old Town Specific Area Plan

The Old Town Peoria Specific Area Plan provides the vision for the redevelopment and revitalization of the four square-mile area located in and around Old Town Peoria, centered near the intersection of Grand Avenue with 83rd Avenue and Peoria Avenue in the southern area of the City. The overall area is envisioned as an accessible and inviting urban center that will support a wide-range of uses and attracts residents and visitors to businesses and events where an appealing pedestrian environment is enhanced by quality urban design.

The subject site’s designation within the Old Town SAP currently identifies the property as Medium-High Density Residential and calls for a range of 18-25 dwelling units per acre (du/ac) with a target of 22 du/ac. The current designation is intended for higher density housing forms including stacked flats, and 2-3 story condominium and apartment complexes. The proposed single-story multi-family development does not meet the stated design intent or the intensity of the existing land use designation, and as such the applicant has proposed a Specific Area Plan Amendment (GPA19-01).

Through a Minor Special Area Plan Amendment, the applicant has proposed a change to the land use category to reflect the lower scale and intensity of the proposed project. The proposed designation is Medium Density Residential (5-18 du/ac, target of 12 du/ac) within the Old Town Specific Area Plan. The Old Town SAP Medium Density Residential land use category is intended to accommodate courtyard-style single family developments, duplexes, townhomes (whether single or multi-family), and other attached housing types, identifying that developments should take their design cues from the character of surrounding areas.

ANALYSIS

Any proposed amendment to the Old Town Specific Area Plan must demonstrate the proposed use or uses are compatible with the character of the area and would create an appropriate “transition” with the surrounding area. The subject site is an existing vacant, infill property along a regional bus line, and predominantly adjacent to existing one-story single-family dwellings.

In December 2011, Peoria City Council approved the Old Town Specific Area Plan. Like the Peoria General Plan, the purpose of a specific area plan (or SAP) is to be a strategic long-range planning tool. More specifically, the SAP allows additional refinement in implementing the otherwise broad-based policies and General Plan land use designations for a defined area. For example, the Peoria General Plan land use designations can be further defined within the SAP through the use of narrowing the allowed density / intensity ranges for a particular area in order to achieve the desired character, or alternatively to better respond to specific environmental conditions.

The existing multi-family entitlement (Colonial 83rd & Olive – Case Z07-06) was approved in April 2008 and allowed for approximately 21 du/ac. The Old Town Specific Area Plan designation of Medium-High Density Residential (18-25 du/ac, target of 22) was established within the Old Town Specific Area Plan in 2011 to memorialize the existing zoning entitlement on the property.

The proposed land use designation change within the Old Town Specific Area Plan would serve to lower the intensity adjacent to the single-family residential, as well as provide a contextually appropriate development pattern between the existing gas station at the hard corner, which is surrounded by the subject site, and the single family residential that bounds the north and west borders of the subject site.

As required, the developer completed a neighborhood meeting to solicit feedback from surrounding property owners based on the proposed development (Exhibit 10 – Citizen Participation Report). There were 3 attendees from the surrounding community in attendance for the neighborhood meeting. The attendees were aware that the existing entitlement would allow multi-story, multi-family residential on the subject site. The primary point of discussion raised by the residents was the disposition of what is currently the remnant of the southern half of the Hatcher Road right-of-way that runs along the northern edge of the subject property. This item is discussed in further detail within the Zoning Analysis Section of this report.

Within the newly adopted Peoria General Plan, there are several goals and policies that aim to promote a diversity of housing types to meet the needs of residents of all income levels, ages, and lifestyles. Many of the residential land use designations within the Old Town Specific Area Plan have higher targeted densities than anywhere else in the City. The intent of those heightened densities is to create a catalyst of activity and demand within the Old Town area that will drive redevelopment and allow businesses within the area to flourish.

Though the Old Town Specific Area Plan calls for a higher residential density on the subject site, that envisioned density does not comport with the constraints and existing conditions that surround the property. The existing residential developments to the north and west consist of detached single-family home subdivisions with density ranges of approximately 2-5 dwelling units per acre. While the proposed density of 10.71 is a departure from the previous entitlement, it acts as a better gradual transition between the gas station (at the hard corner) and the predominantly single-story single-family residential that wraps the subject site to the north and west. Thus, the proposed development still generates additional residents and activity within the Old Town area, and most notably along the existing transit route; however, it does so in a manner that is more contextually sensitive to the existing developments.

Based on the aforementioned factors, staff believes the Old Town Specific Area Plan Medium Density Residential land use category is appropriate for this site.

In addition, staff believes the proposal meets or exceeds the following General Plan concepts, goals, and policies as well as the Old Town Specific Area Plan Principles:

- Smart Growth Concept – Human Scale / Compatibility: A fundamental component of smart growth communities is design focus on human-scale and the resulting compatibility between land uses. Thoughtful and effective transitions in land use address visual and other impacts associated with land uses of a different intensity or character.
- Smart Growth Concept – Walkable Neighborhoods: Goods, services and employment are located within a walkable distance from housing. Walkable communities provide alternatives to driving a car, resulting in reductions to traffic congestion and air pollution.
- Policy LUC – 3: Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities.
- Policy CN – 3: Protect the pattern and character of existing neighborhoods by requiring new infill developments to have complimentary building forms and site features.
- Policy CN – 4: Encourage residential developments to incorporate design features that encourage walking within neighborhoods by:
 - Creating a highly connected block and street network.
 - Designing new streets with wide sidewalks, planting strips, street trees, and pedestrian-scaled lighting.

- Orienting homes, townhomes, and apartment and condominium buildings toward streets or public spaces.
 - Locating parking facilities below or behind apartment and condominium buildings.
- Old Town Specific Area Plan Principle – Foster Character & A Sense of Place: Create a safe and pedestrian-friendly environment that enhances the “Old Town experience” for all user groups.

KEY FINDINGS

1. The amendment is in conformance with the Goals, and Policies of the City of Peoria General Plan and the Old Town Specific Area Plan;
2. At a proposed density of 10.71 du/ac, the proposal is more closely aligned to the Medium Density Residential land use designation range of 5-18 units per acre;
3. The proposed multi-family development provides additional residents to support the existing commercial properties within a 3-5 mile service radius; and
4. The property is an infill site with a development concept that will better act as a transition between the existing single-family residential and the existing gas station.

ZONING

The site is currently zoned Colonial 83rd Avenue and Olive Planned Area Development (PAD). The existing zoning was approved through Case Z07-06. The existing entitlement allows for high-density multi-story multi-family residential development (approximately 21 du/ac).

ANALYSIS

LAND USE AND ZONING HISTORY

On April 1, 2008, the Mayor and City Council adopted *Ordinance 08-07A*, rezoning the subject property from Intermediate Commercial (C-2) and Office Commercial (O-1) to Colonial 83rd Avenue & Olive Planned Area development for the purposes of a proposed multi-family residential development containing 364 units. The subject rezoning request would maintain a multi-family use on the property; however, the housing product and density of the proposed development would be different. Rather than the approved higher density, multi-story multi-family development, the applicant's request would reduce the development to single-story multi-family with a substantially lower density (10.71 du/ac – 189 units total).

PROPOSED PAD STANDARDS ANALYSIS

The Christopher Todd Communities on 83rd Planned Area Development (PAD) proposes amended development standards that are similar to the standard Multi-family Residential RM-1 Zoning District found within the Zoning Ordinance. The PAD designation allows deviation from the existing development standards in order to better respond to contextual circumstances in the area, design characteristics of the development, and / or otherwise promote a creative and

efficient approach to land development. The PAD also proposes additional design guidelines for the architecture of the community, in addition to the requirements outlined in the Peoria Design Review Manual.

Table 1 – Proposed Development Standards

Development Standard	(Proposed) Christopher Todd Communities on 83rd
Maximum Density	10.71 du/ac
Minimum Common Open Space	125 square feet per bedroom
Minimum Private Yard Space per Unit	200 square feet for 1 bedroom units 300 square feet for 2 bedroom units
Maximum Building Height	25 feet/1 story
Minimum Building Setback • 83rd Avenue / Olive Avenue • Between Commercial & Single Family	20 feet 20 feet
Minimum Building Separation	10 feet
Guest Parking Ratio	1 space per 10 units
Private Yard Landscaping adjacent to Single-Family Residential	1 tree per private yard

North and west of the subject site are single-family residential developments zoned R1-6 and R1-8 respectively (Exhibit 5). Depending on the development pattern of single-family subdivisions, there are often smaller, irregular shaped parcels that remain vacant between the subdivision and more intense commercial uses located at the major intersection. When these vacant areas are developed, they are expected to contain a land use and intensity which provides an appropriate transition, or balance from the higher commercial intensity to the lower intensity residential community. This proposal seeks to accomplish this same objective, by mimicking several of the single-family residential characteristics (single-story, private yard space), particularly along the boundary of these single family neighborhoods. It does this while still providing a higher density housing product which contributes to the desired residential vibrancy within the Old Town area, but does so at an intensity that still protects the existing single-family residential neighborhoods that surround the proposal. A similar product type exists at the southeast corner of the 83rd Avenue and Olive intersection, and a similar proposal recently received zoning approval at the southwest corner of the same intersection (Exhibit 3).

PROPOSED SITE IMPROVEMENTS

The proposed development seeks to provide several pedestrian connectivity options both to the adjacent regional bus line as well as the adjacent rights-of-way and neighboring communities.

Within the development, there are thematic corridors for pedestrian access that correspond with several themed access points to public rights-of-way (Exhibit 9). The internal building placement is designed in a manner that will allow for a neighborhood and community centric feel along these pedestrian routes.

The development to the north of the subject site, Mesquite Vistas Subdivision, abandoned the northern half-street of Hatcher Road and incorporated the area into the subdivision lots. This resulted in the southern half-street of Hatcher Road remaining as a remnant right-of-way abutting the subject site. This remnant right-of-way is not of a sufficient width to provide for roadway access, nor is a roadway desired at this location. If this southern half-street were left undeveloped, it would create a little over 1/8 of a mile long alleyway with limited visibility, poor access, and on-going maintenance responsibilities. With this proposal, the majority of the remaining Hatcher Road half-street right-of-way along the northern boundary of the property will be abandoned to the proposed development (Exhibit 3). This will allow for a unified development proposal that reduces possible safety concerns if the right-of-way were left as is. Additionally the inclusion of the majority of the remaining Hatcher Road half-street within the proposed development will allow for gated access from the subject site to the existing local street intersection of Hatcher Road and 84th Avenue. The portion of Hatcher Road right-of-way up to the intersection of 84th Avenue and Hatcher Road that is not a part of the internal development proposal will be improved and maintained by the subject development. Improvements for the area outside of the proposed development include decomposed granite landscaping and an ADA sidewalk from the northwest corner of the site, west, to the intersection of 84th Avenue and Hatcher Road. Improvements will also include ADA sidewalk ramps both at the southeast and northwest corners of the intersection of 84th Avenue and Hatcher Road. This will result in a gated access point at the northwest corner of the site where pedestrians, especially school aged children, can access neighboring areas that allow for safer paths to school; without having to go out to major arterial roadways when exiting their development.

AMENITIES AND OPEN SPACE

Multi-family open space requirements are generally allocated within two categories: common useable open space, and private open space. Traditionally private open space within multi-family communities is typically limited in favor of providing access to centralized open space throughout the community. In an effort to function similar to an amenitized single-family subdivision, the proposed development provides alternative open space formulas compared to the standards identified within the City of Peoria Design Review Manual. Thus, the applicant is proposing to increase the use of private open space for residents.

The City's current multi-family residential common useable open space requirement calls for 150 square feet of open space to be provided per bedroom. The proposed development standards within the PAD identify a minimum of 125 square feet per bedroom, which is an approximately 26 percent reduction. Conversely, the private open space within the PAD calls for 200 square feet for one bedroom units and 300 square feet for two bedroom units, where the standard is a minimum of 113 square feet per unit. The proposed standards would represent a 75% increase of private open space for one bedroom units, and a 165% increase for two

bedroom units. Overall, the proposed standards result in a net positive of approximately 19,700 square feet of open space for this development beyond the typical standards.

The development provides several amenities for community residents within the common open space areas. The primary amenity area is centrally located within the community and features a fitness studio, pool and spa area, outdoor entertainment / dining area adjacent to the pool, an event lawn, as well as open space areas with structure shade and seating in both the north and south segments of the development. Maintaining a focus on a pedestrian connectivity, all open space areas are connect via illuminated paths that run throughout the community. Staff believes the amenities demonstrated within the proposed development meet the minimum amenity requirements identified within the City of Peoria Design Review Manual.

TRAFFIC / INTERNAL CIRCULATION

Both 83rd Avenue and Olive Avenue are identified as 4-lane major arterial roadways. Vehicular access to the site is solely from 83rd Avenue. Gated-themed pedestrian access will be provided to Olive Avenue, 83rd Avenue, and 84th Avenue / Hatcher Road.

The project is required to complete improvements along 83th Avenue, and Olive Avenue along the site's frontages. Half-street improvements will be required along all of the site's frontages. These improvements are in addition to the aforementioned improvements at 84th Avenue and Hatcher Road for ADA pedestrian access.

WATER / SEWER

Water and sewer facilities exist adjacent to the site and have available capacity to serve the property.

PUBLIC SAFETY

There are no anticipated impacts to public safety due to this proposal.

COMMUNITY INVOLVEMENT

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

Outreach Efforts

As a requirement of the general plan amendment and rezoning application process, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting. The applicant notified all property owners within a 600-foot radius of the site, all registered Homeowners' Associations within one (1) mile, adjacent jurisdictions, and affected school districts for the required neighborhood meeting.

A neighborhood meeting was held on April 15, 2019, at the Peoria Community Center (Exhibit 10). Three (3) property owners attended, along with the council assistant and city staff. At the meeting, the development team presented the details of the project and answered resident's questions. No direct opposition or concerns regarding the subject proposal was raised by attending neighborhood residents. Primary points of discussion from the attendees centered on the remnant half-street right-of-way for Hatcher Road and the prior stipulations of approval. One attendee identified that he would prefer the right-of-way to remain so that they could walk through, and another attendee requested that the right-of-way be appropriated for his private property. City staff noted that maintaining the half-street right-of-way as it currently exists presents safety and maintenance concerns, and that right-of-way would not be able to be given to a parcel that was not a part of the prior dedication.

Support / Opposition

At the time of this writing, Staff has not received any support or opposition to this proposal.

KEY FINDINGS

1. The proposed PAD zone is in conformance with the goals and objectives set forth in the City of Peoria General Plan and the Old Town Specific Area Plan;
2. This rezoning request and specific design standards will result in a development that acts as a context sensitive transition between the surrounding single-family residential and the existing gas station at the hard corner;
3. The proposal demonstrates appropriate allocations of open space for a multi-family development, and will provided the minimum number of community amenities; and
4. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined in Exhibit 1.

SCHOOL DISTRICT INFORMATION

This property is within the Peoria Unified School District (PUSD) boundary. PUSD has participated in the review of this project and has been in communication with the applicant regarding the proposal and school facilities in the area. The School District has identified that the developer and the school district have agreed to enter into an agreement that will be processed shortly.

PROPOSITION 207

The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

- 1) **Recommend approval of General Plan Amendment Case GPA19-01 to the City Council; and**
- 2) **Recommend approval of Rezoning Case Z19-01 to the City Council, subject to the attached conditions of approval in Exhibit 1.**

STAFF CONTACT

Cody Gleason, AICP
Principal Planner
623-773-7645
Cody.Gleason@peoriaaz.gov

Christopher Todd Communities on 83rd

Northwest corner of Olive and 83rd Avenue

Case Z19-01



The amendment to the zoning district(s) for the above mentioned property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. The development shall substantially conform to the *Christopher Todd Communities on 83rd* Planned Area Development (PAD) Standards and Guidelines Report, and Project Narrative contained within the 12/12/19 Planning and Zoning Commission staff report, except as modified herein.
2. The Developer shall comply with all City of Peoria engineering design standards, policies, and requirements at the time of development and final engineering submittal.
3. The Developer shall be responsible for the following right-of-way (R/W) dedication(s):
 - a. 75' R/W for Olive Street within 500' of the intersection and 65' R/W thereafter.
 - b. 75' R/W for 83rd Avenue within 500' of the intersection and 65' R/W thereafter.
4. The Developer shall provide a Final Traffic Impact Analysis with the Site Plan submittal.
5. The Developer shall accept abandonment of a portion the southern half-street of right-of-way of Hatcher Road in accordance with the development proposal illustrated within the Christopher Todd Communities on 83rd PAD Standards and Guidelines Report, and Project Narrative contained within the 12/12/19 Planning and Zoning Commission staff report.
6. The Developer shall construct and maintain an ADA compliant sidewalk from the northwest pedestrian access gate of the subject development west to the intersection 84th Avenue and Hatcher Road, as described in more detail below.
 - a. The Developer shall construct associated sidewalk ramps on both the southeast and northwest corners of the intersection of 84th Avenue and Hatcher Road in compliance with City development standards to provide for a diagonal unmarked pedestrian crossing.

- b. The Developer shall be responsible for maintaining the sidewalk between the northwest pedestrian gate of the subject development, west to the southeast corner of 84th Avenue and Hatcher Road as well as the sidewalk ramp on the southeast corner of said intersection.
 - c. The Developer shall be responsible for providing and maintaining decomposed granite landscaping adjacent to the above referenced sidewalk in accordance with City maintenance standards including but not limited to weed and debris removal.
7. The development shall connect to reclaimed water for all landscaping on site.

GPA19-01 & Z19-01 Christopher Todd Communities on 83rd

Northwest Corner of Olive and 83rd Avenue



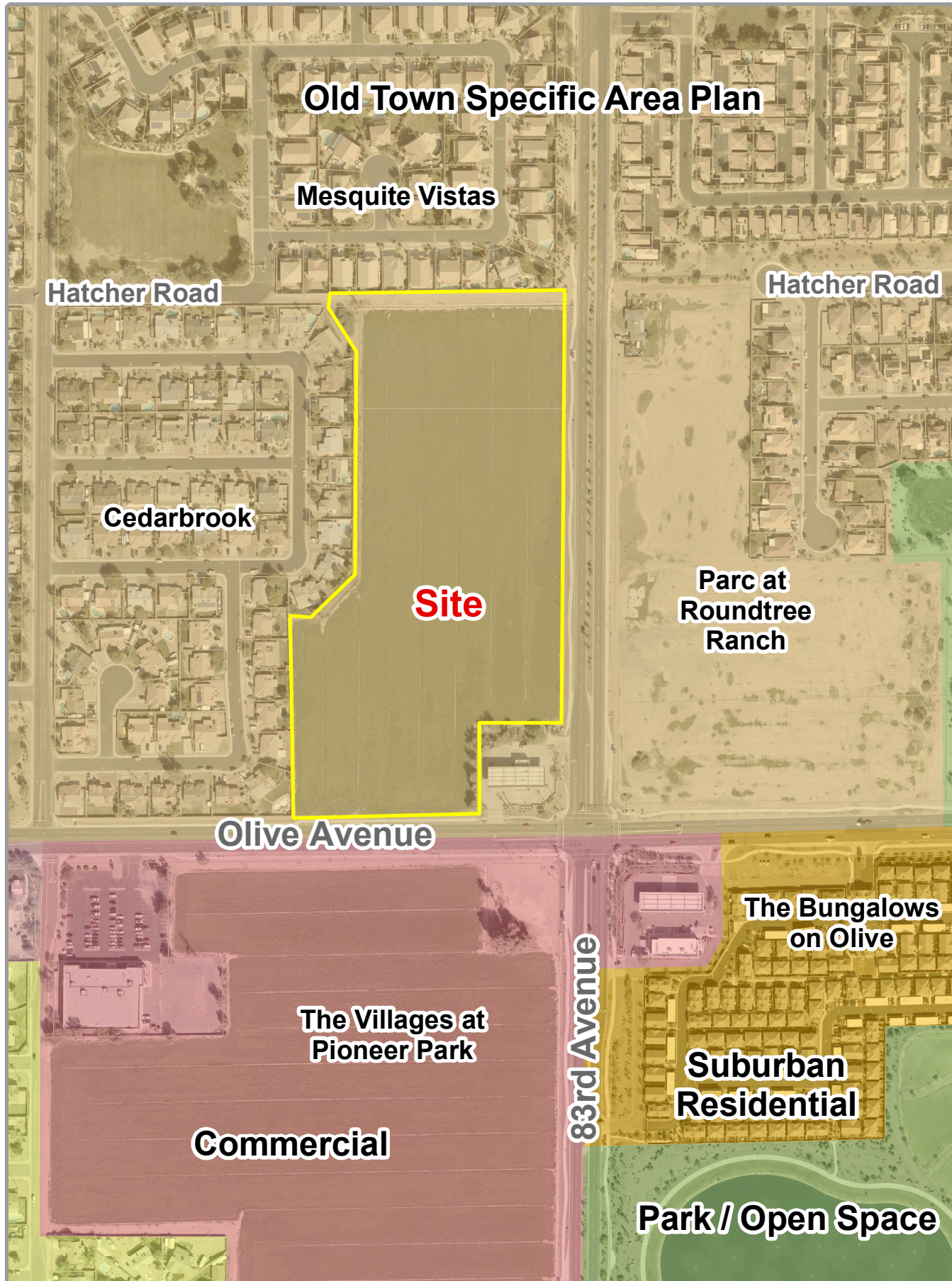
GPA19-01 & Z19-01

Christopher Todd Communities on 83rd

Northwest Corner of Olive and 83rd Avenue



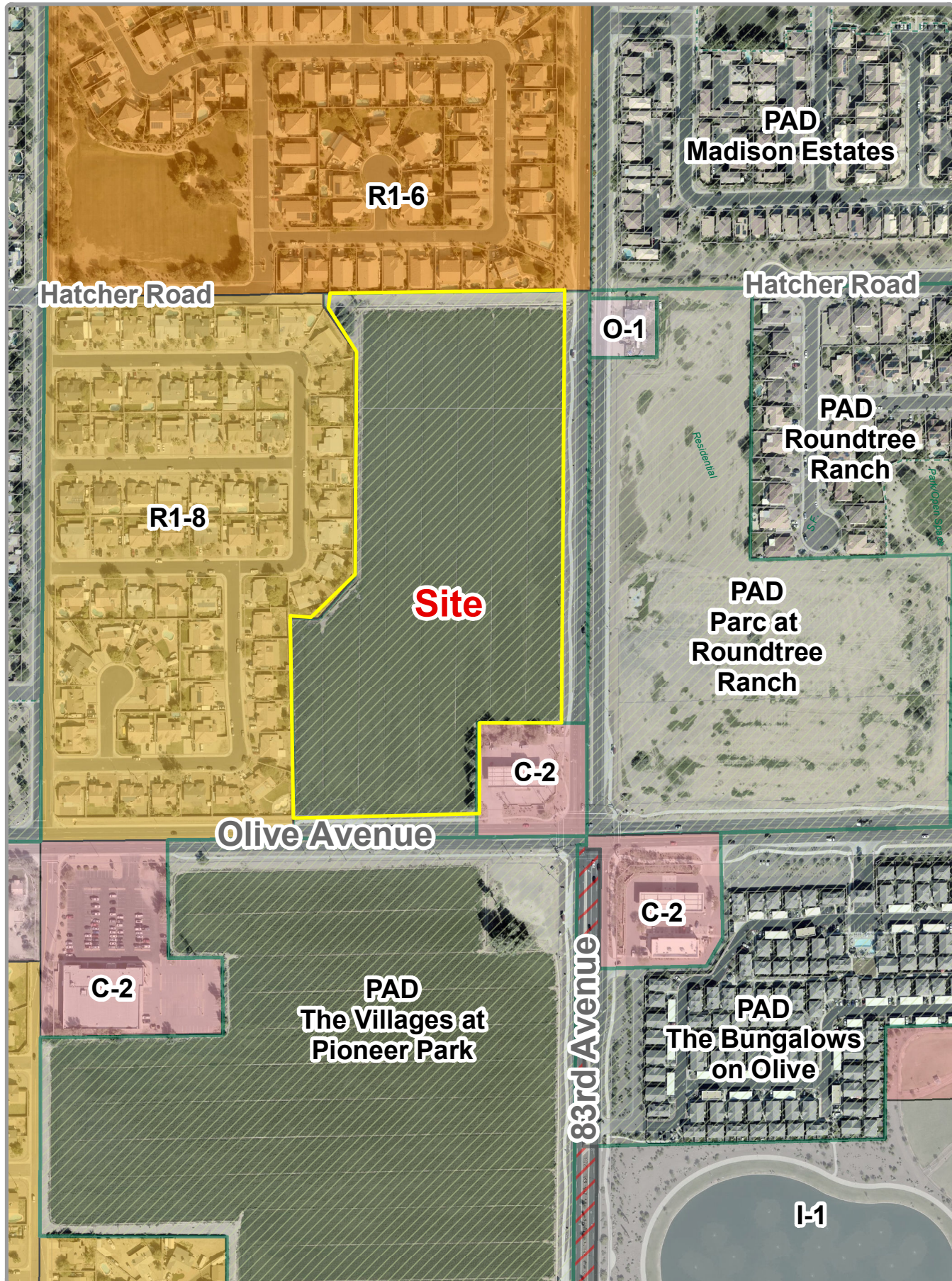
GPA19-01 & Z19-01
Christopher Todd Communities on 83rd
Northwest Corner of Olive and 83rd Avenue



GPA19-01 & Z19-01

Christopher Todd Communities on 83rd

Northwest Corner of Olive and 83rd Avenue





On 83rd

Minor Amendment
General Plan and Old Town Specific Area Plan
Northwest corner of 83rd and Olive Avenues

Submitted By/Applicant:
Beus Gilbert McGroder PLLC
Paul Gilbert & Andy Jochums
701 N 44th Street
Phoenix, AZ 85008
480-429-3000

Case # GPA19-01

Submitted: January 10, 2019

Revised: May 21, 2019

Oct. 1, 2019

Exhibit 6

DESCRIPTION

The subject property is currently designated within the General Plan for High Density Residential (HDR) which supports zonings that allow 15+ units per acre with a target density of 18 units per acre. The property is located within the Old Town Specific Area (“Old Town SAP”) which expands and enhances the General Plan and includes differing land use categories. Within the Old Town SAP, the subject property is designated for Medium-High Density Residential (MHDR) which within that document calls out a density range of 18-25 units per acre.

Our companion PAD zoning proposes a gross maximum density of 11 units per acre, which is below the minimum density of 15 units per acre designation of HDR within the General Plan and below the minimum density of 18 units per acre designation of MHDR within the Old Town SAP. Because of this, a Minor General Plan/Specific Area Plan amendment is needed to re-designate the property.

To allow for zoning with a maximum density of 11 units per acre, a Minor General Plan amendment is needed to re-designate the General Plan designation for the property to Medium High Density Residential (MHDR) and the Old Town SAP designation to Medium Density Residential (MDR).

JUSTIFICATION FOR REQUEST

1. Provide a brief description and reason for the request change. Provide supporting data.

The requested proposal is for a Minor General Plan Amendment for the northwest corner of Olive Avenue and 83rd Avenue. As noted above, the property would remain designated for multi-family, but at a lower density than the minimums that are currently listed in the General Plan and the Old Town Specific Area Plan. We feel the proposal to amend the land use designation from its current designations will still advance the vision of the Old Town SAP and allow for a project to be developed on the property that has sat vacant for over a decade since the last rezoning and plan amendment. The development is composed of single-story units that will be built to offer residential options for the city and give residents an excellent living experience.

2. If map amendment, indicate the existing and proposed General Plan Use designation(s).

The existing designation within the General Plan for the northwest corner of Olive Avenue and 83rd Avenue is High Density Residential allows for 15+ units per acre. The Old Town SAP further categorizes the property as Medium-High Density Residential, allowing for a density range of 18-25 units per acre. The proposed map amendment is to

change the subject property's General Plan designation to Medium-High Density Residential, allowing for 8 to 15 units per acre with a target density of 12.0 du/ac and its Old Town SAP designation to Medium Density Residential, allowing for 5 to 18 units per acre with a target density of 12.0 du/ac.

3. In what way does the existing plan inadequately provide suitable alternatives for this request?

Following a request from the property owner, in 2008, the General Plan land use designation on the subject property was changed from Neighborhood Commercial to High Density Residential along with a commensurate rezoning request. The subject property has sat vacant since that time; however, in the interim, Peoria adopted the Old Town SAP which provides more detailed land use designations. Within the Old Town SAP, the residential is considered Medium-High Density and has a range of 18 to 25 unit per acre.

We desire to develop multi-family, but at a density of 11 unit per acre; however, this density is below the minimums for both the categories found in the General Plan and the Old Town SAP. No other appropriately sized vacant property within the Old Town SAP has been found that has a land use designation necessary for the proposed use; therefore, an amendment has been requested.

4. How will this amendment affect property values and neighborhood stability? Provide support data and/or case studies.

The subject property will increase property values as it brings new life through quality housing in this area. Increased stability will also occur because more housing options will be available in this part of the City. This will promote a stable diverse community that will promote growth in the surrounding area. The proposed development will raise property values, because the lot will not remain a vacant undeveloped lot.

5. How will this amendment contribute to compatible neighborhood patterns? Provide support data.

Directly to the west, northwest, and to the north of the proposed site are single family detached residential neighborhoods. The proposed development consists of single-story units that are compatible with most of the other residential homes in this area. The proposed homes are a mix of detached and attached rentals and the size and scale of the community is more consistent with the surrounding land use and zoning than that of the existing General Plan and Old Town SAP designations.

6. How will this amendment contribute to an increased tax base, economic development and employment opportunities? Provide supporting data.

Due to the vacancy of the proposed site for many years it has not been a source of taxes, economic development or employment opportunities. The proposed GP Amendment will allow for multifamily housing project that is ready to break ground which will increase tax base, stimulate economic development, and support employment opportunities in this area of the city. It would be more beneficial for this land to be developed than for it to remain in the current vacant state.

7. How will this amendment contribute to the City's goal of achieving balanced housing, shopping, employment and recreational opportunities?

The General Plan Amendment will stimulate growth on this parcel of land that has sat vacant for many years. This will bring a new development to the community and will spark the growth of other businesses, housing developments, and recreational opportunities in the area. It will also allow for a greater variety of moderate income housing options.

8. How will this amendment affect existing infrastructure of the area, specifically, the water, wastewater and street systems?

The proposed Amendment may affect existing infrastructure, to a minimal degree. As a result of a proposed reduction of density and intensity, any effect on infrastructure would be to be reduced. Infrastructure needs will be addressed, and the development will comply with any necessary infrastructure changes as evaluated during the companion rezoning and site plan applications.

9. How will this amendment affect the ability of the school district to accommodate children? Indicate the specific schools to be attended and provide attendance and other data reflecting impacts to the specified schools and district comments.

Due to the amount of schools and limited number of housing units being built, the School District should be able to accommodate any increase of children. The net effect of the request is a lowering of density which will also lower the amount of school age residents. The proposed development lies within the schools attendance area for Alta Lomas Elementary School and high school age students would attend Raymond S. Kellis High School.

The proposal has been shared with the School District so that they may provide any concerns they may have.

10. Specifically, what Elements, Goals, Objectives, and Policies of the General Plan will be affected?

Although a Minor General Plan Amendment is required, the requested amendment is supported by the General Plan and the Old Town SAP based on the following goals, policies and objectives contained within those plans.

General Plan LAND USE ELEMENT (Chapter 2)

Infill Development

Objective 1.H

Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

Response: The subject property has sat vacant as the surrounding areas developed with traditional single-family detached housing. It was zoned for high density traditional apartments over 10 years ago and such a project has not materialized. This Minor General Plan Amendment and the companion Rezoning case will provide the property with standards that will support a multi-family project that is ready to be constructed.

Residential Communities

Objective 1.M:

Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Response: The unique multi-family proposed provides for a type of housing not very common in the City of Peoria. Yes, there are similar housing types in the immediate vicinity, but in the City as a whole, the access to this desirable housing type is limited.

Objective 1.N:

Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 1.N.2:

Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy 1.N.4:

Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high density multiple-family housing developments.

Response: The requested Minor General Plan Amendment and concurrent rezoning, will have the effect of lowering the density and intensity of the development on the subject property, thereby making it more compatible with the existing low density single family detached homes. For example, the proposed housing type removed the large building mass associated with multi-family and replaces it with small single-story cottage style rental buildings with yards placed opposite the existing rear yards of the

single family homes. These no longer need to be considered “incompatible” land uses and further buffering is not required.

Objective 1.O:

Support well-designed, high-quality multifamily residential development in appropriate areas which maintains compatibility between adjacent developments.

Response: The subject property is already designated for multifamily. The proposed amendment will continue to support high quality multiple family residential projects, but with a lower density, and as proposed in the concurrent Rezoning case, one that also is compatible with the adjacent single family detached residential.

The proposed development addresses the Land Use Element goals and objectives by the following:

- Will allow for development on a parcel of land that has sat vacant for years.
- Stimulate development on other vacant parcels of land in the area
- Will promote a product that will exhibit superior quality and design while providing amenities, dedications, and improvements above and beyond the minimum city standards.
- Will provide more affordable housing than that which is in the surrounding area.

General Plan HOUSING ELEMENT (Chapter 7)

Objective 1.A:

Promote quality residential development through diversity in housing type.

Policy 1.A.2:

Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhomes, condominiums, multi-family units, smaller, affordable detached single-family units.

Response: Although the single-story rental “cottage” product proposed in the concurrent rezoning request is becoming more commonplace and already has a similar project in the immediate area, it is still a limited but highly desirable housing type. Medium density multi-family, such as that requested, is needed in Peoria and adds to the diversity of housing stock by providing options other than single family detached or traditional multi-family apartments.

The proposed development addresses the Housing Element goals and objectives by the following:

- Will provide affordable diverse housing of different types that are made of high quality materials and design.

Old Town Specific Area Plan

The Old Town Specific Area Plan, and the Old Town Peoria Revitalization Plan upon which it was based was drafted and adopted after the current zoning was put in place in 2008. While the Old Town SAP encourages a land use commensurate with that existing density and intensity, the plan itself doesn't necessarily require said density on the subject property to succeed. The Guiding Principles of the Plan speak to broad design elements to "achieve the desired vision for the plan area." This vision can still be accomplished with the proposed lower density land use.

OLD TOWN SAP GUIDING PRINCIPLES

Increase Economic Vitality

- *Promote mixed-use development, neighborhood serving uses, and assortment of housing types, and a variety of transportation modes.*

Foster Character and Sense of Place

- *Integrate new development into the established scale, architectural and historical contexts of Old Town.*

Response: The proposed amendment has the effect of reducing the maximum residential density on the subject property, but it will remain multi-family. The requested land use, combined with the concurrent rezoning, will continue to support of mix of housing types within the Old Town area.

The properties within the Old Town SAP have been divided into sections with "distinct physical and land use characteristics." The subject property is located in the "Arterial" district which is meant to act as a gateway into the Old Town core. This district focuses on transportation linkages and the Development and Urban Design Objectives from that Old Town SAP reiterated below, support that intent.

Arterial District

Development Objectives

- *Establish the district as a gateway to Old Town and a link between Old Town and the Sports Complex, making use of the existing transportation corridors.*

Design Objectives

- *Plan new developments based on the principles of transit-oriented design. Establish gateways and thematic elements to provide an identifiable transition into Old Town*
- *Enhance the pedestrian environment with detached sidewalks, shaded walkways, street furniture, properly scaled lighting, and other amenities.*

- *Improve screening and buffering between higher intensity uses and adjacent residential areas.*
- *Utilize signage to provide visual ties between Old Town and the Sports Complex.*

Response: The proposed amendment has the effect of reducing the maximum residential density on the subject property, but it will remain multi-family. The companion PAD Amendment details how the request is based on the principles of transit-oriented design, enhances the pedestrian environment and how the reduction in density supports the objective of improving the screening and buffering between higher intensity uses and adjacent residential.

11. How will this amendment support the overall intent and/or constitute an overall improvement to the general plan?

As it says in the introduction of the General Plan:

“The Peoria General Plan strives to build a synchronous vision of the City’s future from the visions of a diverse population. It integrates the aspirations of the City’s residents, businesses and officials into a strategy for managing change. “

This plan amendment will enable the growth of the City of Peoria’s future through a diverse population. As stated previously this new housing option will bring new vibrancy and diversity to this area to help the City of Peoria continue to strategize its future. This change that will take place will help the City of Peoria grow. Instead of a vacant lot it will become a thriving development that will soon attract new residents to the City of Peoria.



On 83rd

Planned Area Development Narrative
Northwest corner of 83rd and Olive Avenues

Submitted By/Applicant:
Beus Gilbert McGroder PLLC
Paul Gilbert & Andy Jochums
701 N 44th Street
Phoenix, AZ 85008
480-429-3000

Case # Z19-01

Submitted: January 10, 2019

Revised: May 21, 2019

Oct. 1, 2019

Nov. 18, 2019
Exhibit 7

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Development Team

Property Owners

Larry and Linda Rovey
8383 W Cotton Blossum Trail
Glendale AZ 85305

Ermland LLLP, Desert Roots Investments LP &
Arnold H. Rovey Trusts c/o Ronald Rovey
1785 W SR 89A Suite 3-I
Sedona AZ 86336

Developer

WestStone Group
8502 E Via de Ventura
Suite 122
Scottsdale, AZ 85258

Builder

Hancock Builders
2600 N 44th Street
Suite 100
Phoenix, AZ 85008

Engineer

Bowman Consulting Group
1295 W. Washington Street
Suite 108
Tempe, AZ 85281

Landscape

Westland Resources
4001 E Paradise Falls Drive
Tucson, AZ 85712

Christopher Todd Communities on 83rd

Northwest Corner of 83rd and Olive Avenues

Introduction (Purpose and Intent)

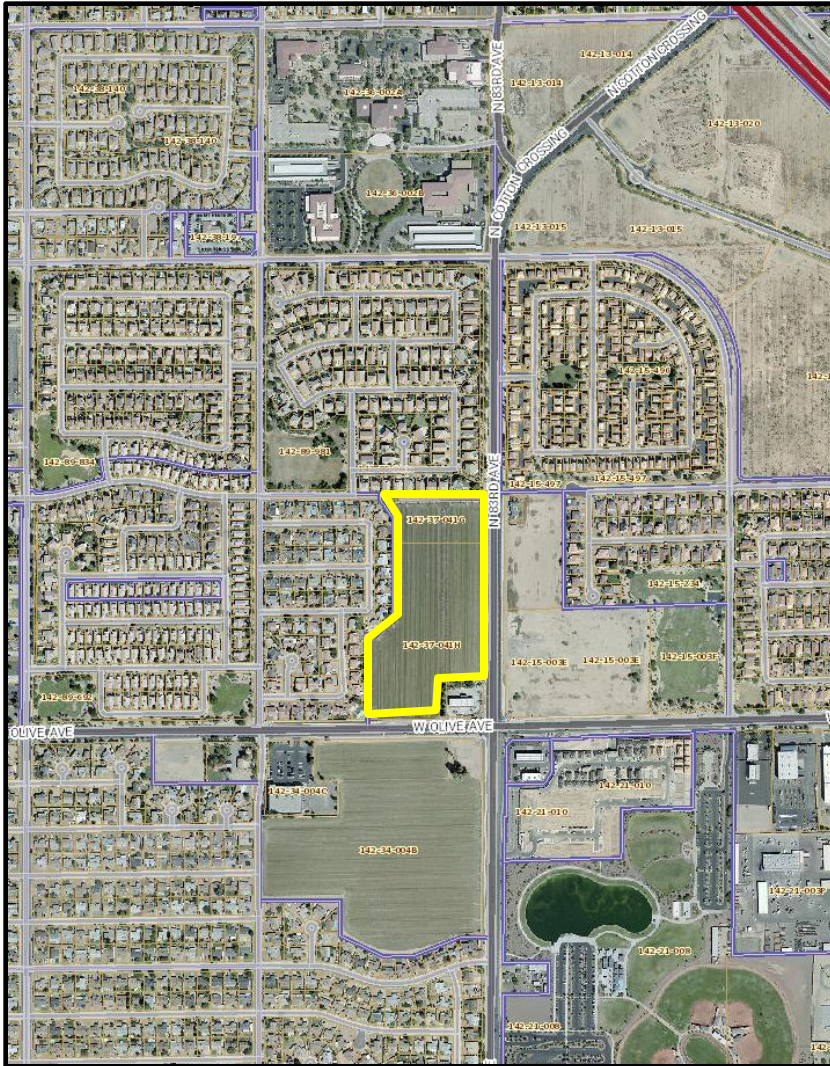
The Development Team is submitting this request for Planned Area Development (PAD) zoning in order to develop Christopher Todd Communities on 83rd, which consists of approximately 17.65 gross acres located at the northwest corner of 83rd Avenue and Olive Avenue.

The property was zoned from O-1 (Office Commercial) and C-2 (Intermediate Commercial) to PAD in 2008 under the Colonial 83rd and Olive multi-family project.

This proposed amendment seeks to replace the existing PAD zoning with another PAD for a different type of multi-family residential. The request in general reduces the density and intensity of the multi-family residential.

Relationship to Surrounding Development

An aerial of the surrounding development, located below, shows the details of the adjacent land uses and development. The subject property is located in southern Peoria surrounded by Old Town Peoria. In years past properties in this area have been skipped over as development demand focused on larger tracts of land in northern Peoria and further west in Glendale; however, there is reviewed interest in these properties.



North -

To the immediate north across Hatcher Road right-of-way, which is proposed to be abandoned are single family homes.

West -

The west of the subject property are existing single-family homes

South -

To the immediate south is an existing gas station with convenience store and across Olive Avenue is vacant commercially zoned property.

East -

The east of the subject property, across 83rd Avenue is Roundtree Ranch consisting of multi-family and single family.

Christopher Todd Communities on 83rd

Northwest Corner of 83rd and Olive Avenues

Hatcher Road Abandonment

Along the north end of the subject property is a 30' wide and 500' long section of unimproved Hatcher Road right-of way. During our pre-application meeting it was requested that we request abandonment of this un-used right-of-way and incorporate the land within this rezoning request.



The Hatcher Road abandonment was considered during the case the applied the current zoning to the property in 2008. As a part of that zoning approval, to offset the proposed multi-story high-density apartment buildings, the developer agreed to gift the abandoned property to those homeowners. Given the significantly lower density and height proposed within this PAD, it any abandoned right-of way will be utilized within the project as a buffer and not gifted to the adjacent landowners for expansion of their rear yards.

At the request of the City and PUSD, the Hatcher Road right-of-way to the west of the Christopher Todd Community will be utilized to provide a connection for school age children to walk to the nearby elementary school or catch a bus to the high school along existing routes. If the rear yards of the existing single family homes are expanded as was proposed in 2008, this could not occur.

General Plan Conformance

The subject property is currently designated within the General Plan for High Density Residential (HDR) which supports zonings that allow 15+ units per acre with a target density of 18 units per acre. The property is located within the Old Town Specific Area (“Old Town SAP”) which expands and enhances the General Plan and includes differing land use categories. Within the Old Town SAP, the subject property is designated for Medium-High Density Residential (MHDR) which within that document calls out a density range of 18-25 units per acre.

This PAD zoning proposes a gross density of 11 per acre, which is below the minimum density of 15 units per acre designation of HDR within the General Plan and below the minimum density of 18 units per acre designation of MHDR within the Old Town SAP. Because of this, a Minor General Plan/Specific Area Plan amendment is needed to re-designate the property.

To allow for zoning with a maximum density of 11 units per acre, a Minor General Plan amendment is needed to re-designate the General Plan designation for the property to Medium High Density Residential (MHDR) and the Old Town SAP designation to Medium Density Residential (MDR). That Minor General Plan Amendment has been filed separately and reviewed concurrently with this rezoning request.

PAD/Project Justification

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

The proposed use is residential with a gross density of up to 11 units per acre.

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.

Although a Minor General Plan Amendment is required, the requested amendment (filed concurrently with this PAD) is supported by the General Plan and the Old Town SAP based on the following goals, policies and objectives contained within those plans.

General Plan LAND USE ELEMENT (Chapter 2)

Infill Development

Objective 1.H

Encourage the development or redevelopment of vacant or underutilized infill sites within the City.

Response: The subject property has sat vacant as the surrounding areas developed with traditional single-family detached housing. It was zoned for high density traditional apartments over 10 years ago and such a project has not materialized. This Minor General Plan Amendment and the companion Rezoning case will provide the property with standards that will support a multi-family project that is ready to be constructed.

Residential Communities

Objective 1.M:

Provide a diversity of housing types to meet the needs of persons of all income levels and ages.

Response: The unique multi-family proposed provides for a type of housing not very common in the City of Peoria. Yes, there are similar housing types in the immediate vicinity, but in the City as a whole the access to this desirable housing type is limited.

Objective 1.N:

Support healthy residential environments that provide for safe and convenient access, open space and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Christopher Todd Communities on 83rd

Northwest Corner of 83rd and Olive Avenues

Policy 1.N.2:

Require adequate buffering to protect residential neighborhoods from intrusion by incompatible land uses.

Policy 1.N.4:

Require adequate provision of open space or direct access to open space in housing developments and, in particular, medium- and high density multiple-family housing developments.

Response: The requested Minor General Plan Amendment and concurrent rezoning, will have the effect of lowering the density and intensity of the development on the subject property, thereby making it more compatible with the existing low density single family detached homes. For example, the proposed housing type removed the large building mass associated with multi-family and replaces it with small single-story cottage style rental buildings with yards placed opposite the existing rear yards of the single family homes. These no longer need to be considered “incompatible” land uses and further buffering is not required.

Objective 1.O:

Support well-designed, high-quality multifamily residential development in appropriate areas which maintains compatibility between adjacent developments.

Response: The subject property is already designated for multifamily. The proposed amendment will continue to support high quality multiple family residential projects, but with a lower density, and as proposed in the concurrent Rezoning case, one that also is compatible with the adjacent single family detached residential.

The proposed development addresses the Land Use Element goals and objectives by the following:

- Will allow for development on a parcel of land that has sat vacant for years.
- Stimulate development on other vacant parcels of land in the area
- Will promote a product that will exhibit superior quality and design while providing amenities, dedications, and improvements above and beyond the minimum city standards.
- Will provide more affordable housing than that which is in the surrounding area.

General Plan HOUSING ELEMENT (Chapter 7)

Objective 1.A:

Promote quality residential development through diversity in housing type.

Policy 1.A.2:

Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhomes, condominiums, multi-family units, smaller, affordable detached single-family units.

Response: Although the single-story rental “cottage” product proposed in the concurrent rezoning request is becoming more commonplace and already has a similar project in the immediate area, it is still a limited but highly desirable housing type. Medium density multi-family, such as that requested, is needed in Peoria and adds to the diversity of housing stock by providing options other than single family detached or traditional multi-family apartments.

The proposed development addresses the Housing Element goals and objectives by the following:

- Will provide affordable diverse housing of different types that are made of high quality materials and design.

Old Town Specific Area Plan

The Old Town Specific Area Plan, and the Old Town Peoria Revitalization Plan upon which it was based was drafted and adopted after the current zoning was put in place in 2008. While the Old Town SAP encourages a land use commensurate with that existing density and intensity, the plan itself doesn’t necessarily require said density on the subject property to succeed. The Guiding Principles of the Plan speak to broad design elements to “achieve the desired vision for the plan area.” This vision can still be accomplished with the proposed lower density land use.

OLD TOWN SAP GUIDING PRINCIPLES

Increase Economic Vitality

- *Promote mixed-use development, neighborhood serving uses, and assortment of housing types, and a variety of transportation modes.*

Foster Character and Sense of Place

- *Integrate new development into the established scale, architectural and historical contexts of Old Town.*

Response: The proposed amendment has the effect of reducing the maximum residential density on the subject property, but it will remain multi-family. The requested land use, combined with the concurrent rezoning, will continue to support a mix of housing types within the Old Town area.

The properties within the Old Town SAP have been divided into sections with “distinct physical and land use characteristics.” The subject property is located in the “Arterial” district which is meant to act as a gateway into the Old Town core. This district focuses on transportation linkages and the Development and Design Objectives from the Old Town SAP reiterated below, support that intent.

Arterial District

Development Objectives

- *Establish the district as a gateway to Old Town and a link between Old Town and the Sports Complex, making use of the existing transportation corridors.*

Design Objectives

- *Plan new developments based on the principles of transit-oriented design. Establish gateways and thematic elements to provide an identifiable transition into Old Town*
- *Enhance the pedestrian environment with detached sidewalks, shaded walkways, street furniture, properly scaled lighting, and other amenities.*
- *Improve screening and buffering between higher intensity uses and adjacent residential areas.*
- *Utilize signage to provide visual ties between Old Town and the Sports Complex.*

Response: Christopher Todd Communities on 83rd applies the specific objectives of the Arterial District of the Old Town SAP. The requested land use, based on the proposed PAD and the plans contained within it, are in conformance with the Development and Design Objectives of the Arterial District.

Plan new developments based on the principles of transit-oriented design.

Care has been taken to design a site plan for a community that embraces the principals of transit-oriented design by encouraging pedestrian and non-vehicular forms of transportation easy access to transit and nearby commercial and recreation opportunities. Residential buildings are rotated to side onto 83rd and Olive as much as possible. The buildings are still behind a 6’ tall perimeter wall for safety and security given that both roads are heavily traveled arterials, but the orientation of the buildings afford more visual variety and interest on the streetscape and allow for multiple pedestrian corridors to directly link the internal walkways of the community with the sidewalks on the adjacent arterials. In addition to the walkway at the main vehicular entrance, seven pedestrian gates have been added to connect the internal pathways to the adjacent sidewalks. These walkways take advantage of the bus stops along, 83rd Avenue, existing and proposed commercial at the intersection of 83rd and Olive as well as the short walking or riding distances to Pioneer Park to the south and the City Hall and Library complex along with Old Town Peoria to the north

Establish gateways and thematic elements to provide an identifiable transition into Old Town

Development of the subject property when combined with the Evergreen multi-family community on the east side of 83rd Avenue will establish the southernmost gateway into Old Town Peoria. As part of the Design Review/Site Plan process with staff, we will continue to work with staff on any theming the City has for Old Town, specifically the Arterial District linking Old Town with Olive Avenue.

Enhance the pedestrian environment with detached sidewalks, shaded walkways, street furniture, properly scaled lighting, and other amenities.

With the seven pedestrian-only connections linking the internal walkways to the sidewalks, we have encouraged non-vehicular transportation. Those sidewalks were built by the City as detached and will remain detached except at the deceleration lane. Each of the nodes created by the pedestrian connections on the exterior of the project have been enhanced with a pedestrian gate with pergola, decorative accent paving, organized planting of trees to maximize shade, benches and trash cans, as well as pathway and tree lighting.

Improve screening and buffering between higher intensity uses and adjacent residential areas.

The current zoning allows for higher density traditional apartments with 2 and 3 story buildings and those 2 story buildings are as close as 25' from the property line. Our proposal is for all single-story buildings and provides for a minimum 20' deep rear yard adjacent to the rear yards of the existing homes, most of which are single-story. With yards next to yards and single-story next to single-story, the layout eliminates extra screening and buffering between the transition of uses. In speaking with the neighbors to the west, every person but one that we spoke with door-to-door supports the proposal. (One objection wanted the property to remain vacant/farming.)

Utilize signage to provide visual ties between Old Town and the Sports Complex.

The Sports Complex is north of Old Town and we are at the extreme south. This design objective would appear more applicable to the Arterial Districts located north of Old Town; however, we would support the City placing signage in the 83rd Avenue right-of-way advertising the Sports Complex or other Peoria amenities.

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

The current site is designated for Medium-High Density Residential (MHDR) with a density range of 18-25 units per acre within the Old Town SAP and the existing zoning allows for traditional multi-story multi-family with a total of 364 units or 21.16 units per acre. The proposed zoning reduces the density and intensity of the multi-family to that which would appear in greater compatibility with the surrounding zoning and land uses. As detailed in this request, the proposal includes buildings with a smaller mass and scale that what is currently

allowed and provides for a layout that includes enclosed yards directly adjacent to the existing single family residential rear yards for increased compatibility.

4. Indicate why current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The subject property is zoned PAD for multi-family and has been vacant for many years. The requested zoning is for a new PAD that continues to allow for multi-family, but at a lower density. Since the current zoning was applied in 2008, market trends have shifted away from traditional apartment complexes located in suburban settings and away from major transit corridors such as this property. The immediate corner of 83rd and Olive Avenues has also changed from an intersection dominated by community commercial opportunities to one that is offering unique housing with neighborhood level commercial in support of Peoria's Old Town to the north and Pioneer Park to the south, constructed in 2012/13.

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

The proposed rezoning will allow for the development of a unique multi-family residential that is lower in density and intensity than that which the property is currently zoned. As detailed in this narrative, the proposal includes buildings with a mass and scale that is smaller than the adjacent single family homes. The project also provides for a layout that includes enclosed yards directly adjacent to the existing single family residential rear yards for increased compatibility such as if a single family community backed up to another single family community. Along both Olive and 83rd Avenues, multiple gated walkways are included that link the sidewalks along the arterials with the pathways internal to the community. This unique opportunity encourages walkability and non-vehicular forms of transportation.

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

Site is flat having currently being used for farmed with a surrounding public roadway network and infrastructure already in place that will support the proposed development.

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

A Minor General Plan Amendment is being processed concurrent with this Planned Area Development Zoning request. Administrative Site Plan/Design Review and all applicable permits are required before construction commences.

Justification for Modification of Standards

While multi-family in zoning, with multiple dwelling units on a single parcel, Christopher Todd Communities is a horizontal rental community and functions more like a grouping of attached and detached single-family buildings and are akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of Christopher Todd Communities, are small homes that are for rent. Buildings are grouped to create intimate courtyards and walkways to support healthy neighborhood interaction.

The traditional requirements of the City of Peoria development standards for multi-family are not applicable to the unique residential product used in Christopher Todd Communities. Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. Christopher Todd Communities on 83rd consists of one-story residential homes that are either fully detached (2 bedroom units) or duplex style (1 bedroom units).

As such with this PAD, we are proposing modifications to Peoria Zoning Ordinance and the Peoria Design Review Manual to support this unique proposed multi-family.

Zoning Ordinance Modifications

Reduction in Maximum Density:

The proposed PAD, with an underlying Multi-Family (RM-1) zoning district would allow up to 25 units per acre.

In support of the other modifications and to ensure increased compatibility with the surrounding single family, Christopher Todd Communities on 83rd is proposing a reduction of the permitted maximum density.

Reduction in Maximum Building Height:

The Multi-Family Zoning District allows heights up to 30 and 48 feet depending on proximity to single family residential. The limitation of maximum 1 story buildings helps justify the proposed reduced development standards for setbacks and buffers.

Reduction in Landscape Buffer Yards:

The Peoria Zoning Ordinance would typically require a minimum 20 foot landscape buffer along the perimeter of a multi-family project adjacent to single family zoning. The Zoning Ordinance anticipates taller multi-family buildings with a mass larger than that of a typical single family home and as such requests the 20' minimum buffer to offset that height and mass and offer a transition between the two land uses. In contrast to those expectations, buildings within Christopher Todd Communities on 83rd are all single-story and smaller than a typical single family home.

Christopher Todd Communities on 83rd includes minimum 20 foot deep rear yards along the common property lines. In lieu of providing a separate perimeter landscape buffer, which would normally be found in a multi-family apartment complex, we propose elimination of the separate perimeter landscape buffer requirement. The 20' deep rear yards, include landscaping, and function like that of a single-family residential lot, which would not require the aforementioned separate perimeter landscaping buffer.

Reduction in Parking Stall Width

Current regulations in Peoria require a 9.5 foot wide by 20 foot deep standard parking stall. These regulations are applied regardless of land use. In a residential setting, there is less turn-over of parking such as that in a commercial parking lot and the requested reduction down to 9 foot wide stalls will have no negative effect. Drive aisles are 26 foot wide, 2' feet larger than required, which afford more vehicle maneuverability in that drive aisle, offsetting the ½ foot skinnier parking stall.

Modification to North Perimeter Wall Standard

There is currently a significant grade difference along the northern property line along the current Hatcher Road right-of-way and the existing single family homes. In order to preserve the existing wall that serves the single family homes, a modified perimeter wall cross-section is necessary to allow for a small retention wall and terraced slope at the base of that existing wall.

Design Guideline Modifications

As discussed in the Administrative chapter of the Design Guidelines, they “may be interpreted with some flexibility in the application to specific projects as not all design criteria may be appropriate for each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important guideline.” With the spirit of flexibility in mind, we respectfully request the following alternative design considerations.

20-78-4.A.6.c

Common usable open space and recreation area shall be provided at a prescription of one hundred fifty (150) square feet per bedroom. All such areas shall be unencumbered and be a minimum width of twenty (20) feet.

Christopher Todd Communities on 83rd includes 296 bedrooms. With that total, based on the above design guideline, a total of 44,400 square feet of common open space and/or recreation area would be required. Based on the Preliminary Site Plan include with our PAD Amendment and attached to the Standards and Guidelines Report as Exhibit D, the central active amenity area, as well as the smaller passive common areas to south and north, make up a total of 37,948 square feet. This 6,452 square foot shortfall is offset by the private backyards unique to this style of multi-family community. These backyards, while private, offer outdoor space for the residents, which would typically not be found in a traditional multi-family apartment complex. There is 106,480 square feet of open

space found in the backyards. Removal of the 113 square foot minimum yard/balcony per unit from 20-78-4.A.6.d, which totals 21,357 square feet leaves the project with an extra 85,123 square feet of backyard open space. This extra private usable open space should more than compensate for the reduction in common usable open space and recreation area.

We have proposed amended design guidelines that allow for a minimum of 125 square feet of common usable open space per bedroom. When combined with the amended standards below for 20-78-4.A.6.d, minimum requirements for both common and private open space would be 325 for an one bedroom unit and 550 square feet for a two bedroom unit. These minimums exceed the standard Design Guideline requirement for total required common and private open space. When combined, the proposed overall minimum open space standards are 142% and 150% higher.

20-78-4.A.6.d

Private balconies shall be provided for each unit. Such space shall have an unencumbered area of at least twelve (12) feet in diameter for ground floor units and eight (8) feet in diameter when provided by a balcony for upper floors.

Each residential rental home within Christopher Todd Communities on 83rd includes a private backyard, the trademark element of the horizontal rental community. The minimum depth of the yards is 10 feet, which would not meet the 12' diameter minimum of the Design Guideline Manual. The intent of this provision is to include adequately sized private outdoor space for the residents, which is more than accomplished in Christopher Todd Communities on 83rd. A 12' diameter circle would produce a minimum private "balcony" of 113 square feet, whereas the proposed minimum yard for our homes are 200 and 300 square feet for the one bedroom and 2 bedroom units respectably.

Based on the Preliminary Site Plan include with our PAD Amendment and attached to the Standards and Guidelines Report as Exhibit D, the average rear yard is over 560 square feet.

20-78-4.A.6.e

Useable open space areas and on-site amenities should be distributed equitably throughout the development.

Pursuant to 20-78-4.A.6.b, the active amenities area for Christopher Todd Communities on 83rd, which includes the grass field and pool/spa has been centrally located for the benefit of all residents. Rather than split these amenities up to be placed on opposite sides of the project, within the smaller open space areas, would appear less than ideal. This is a small site with only 189 units. At the most, the pool area and/or active turf field is around 1/8 of a mile away, an easy walking distance. Bike racks are also provided at this central amenity for

those who would rather ride a bike. Passive open space areas have been evenly distributed with a small turfed area including a seating and shade structure with one each located at the north and south ends of the project in support of the central active amenity area.

20-78-4.A.12.d

Mechanical equipment, ground and roof mounted, shall be screened from public view.

All buildings within Christopher Todd Communities on 83rd must have an individual electrical meter that must be generally visible from the vehicular circulation drive on what is referred to in the plans as a “meter pack wall”. To the extent possible we will attempt to locate these walls adjacent to buildings and away from walkways to limit their visibility; however, they must be located according to the regulations of the power company and cannot be fully screened or hidden. Those meter packs that are still readily visible will be screened with vegetation as permitted by the applicable utility.



On 83rd

**Planned Area Development
Standards and Guidelines Report**
Northwest corner of 83rd and Olive Avenues

Submitted By/Applicant:
Beus Gilbert McGroder PLLC
Paul Gilbert & Andy Jochums
701 N 44th Street
Phoenix, AZ 85008
480-429-3000

Case # Z19-01

Submitted: January 10, 2019

Revised: May 21, 2019

Oct. 1, 2019

**Nov. 18, 2019
Exhibit 8**

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Introduction (Purpose and Intent)

The Development Team is submitting this request for Planned Area Development (PAD) zoning in order to develop Christopher Todd Communities on 83rd, which consists of approximately 17.65 gross acres located at the northwest corner of 83rd Avenue and Olive Avenue.

The property was zoned from O-1 (Office Commercial) and C-2 (Intermediate Commercial) to PAD in 2008 under the Colonial 83rd and Olive multi-family project.

This proposed amendment seeks replace the existing PAD zoning with another PAD for a different type of multi-family residential. The request in general reduces the density and intensity of the multi-family residential.

Preliminary Development Plans

The preliminary development plans, included as a part of this PAD application, propose a multi-family project to be known as Christopher Todd Communities on 83rd. (see Exhibit E for Preliminary Site Plan and Exhibit F for Preliminary Landscape Plan)

While multi-family in zoning, with multiple dwelling units on a single parcel, Christopher Todd Communities on 83rd functions more like a grouping of attached and detached single-family buildings and are akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of Christopher Todd Communities, are small homes that are for rent. Buildings are grouped to create intimate courtyards, anchored by shade trees to support healthy neighborhood interaction.

The proposed Christopher Todd Community is a gated community that consists of 189 rental homes, with both one and two bedroom units. The two bedroom homes are fully detached wherein the one bedroom homes are “duplex” style and share a single common wall. Rental homes form clusters in a ring both on the outside and inside of a series of looping drive aisle bordered with parking (a mix of garages, covered and uncovered stalls).

While parking and vehicular circulation is provided in accordance with the Peoria Zoning Ordinance, those vehicular elements are not meant to define the experience as they would in typical single family community dominated by driveways and garages. Once a resident exits their vehicle within a Christopher Todd Community, they are greeted by inviting paths encouraging pedestrian activity and interaction.

The design of all residential structures within proposed Christopher Todd Communities on 83rd will feature a mix of “Craftsman” and “Farmhouse” architectural themes. Each structure will contain elements and details appropriate for the architectural theme.

Christopher Todd Communities on 83rd Standards and Guidelines Report

Northwest Corner of 83rd and Olive Avenues

As demonstrated by the preliminary development plans (Exhibits D & E), Christopher Todd Communities on 83rd contains a central amenity area that includes the rental office, restrooms, and mailboxes along with amenities for the residents as required in the Design Review Manual. These amenities include but are not limited to a pool with decking, spa, a grass open play area for active recreation, and a fitness studio. Separate smaller amenities include a shade structure with small grassy area at the southern portion of the community and small respite area with benches at the northeast portion of the project.

Each unit offers a small landscaped private backyard, similar to a single-family home. However, with Christopher Todd Communities, these yards will be maintained by the property manager, not the individual resident. These back yards account for considerable outdoor recreation space to be utilized by the residents and would take the place of smaller pocket parks typically found in traditional multi-family projects.

Uses

Principally permitted Uses within the Christopher Todd Communities on 83rd PAD shall be Multi-Family Residential. Permitted Accessory Uses shall be those commonly incidental to a Multi-Family Residential development. No Conditional Permitted Uses shall be allowed within the development.

Project Development Standards

Unless modified within the information below, development of the property shall comply with the development provisions of the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) zoning district and with other provisions of generally applicability to that of a multi-family residential development.

Modified Development Standards	
Lot Standards	
Maximum Gross Density (du/ac – as calculated by Peoria General Plan)	11
Principal and Accessory Building/Structure Standards	
Maximum Building Height	25 Feet/1 Story ⁽¹⁾
Minimum Property Line Building Setbacks	
83 rd and Olive Avenue Property Lines	20 Feet
Commercial (Convenience Store) Property Lines	20 Feet ⁽²⁾
Single Family Residential Property Lines	20 Feet
Minimum Building Separation	10 Feet

- (1) An entry portico shall be allowed at a height up to 40 feet for adequate emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.
- (2) Accessory structures such as parking canopies and trash enclosures shall be allowed up to a minimum of 5 feet from these property lines.

Project Landscape and Open Space Standards

Unless modified within the table information, development of the property shall comply with the landscape provisions of the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) district and with other provisions of generally applicability to that of a multi-family residential development.

Modified Landscape and Open Space Standards		
Landscape Buffers		
Minimum Landscape Buffer		
	Adjacent to Residential	Zero Feet ⁽¹⁾
	Adjacent to Commercial	5 Feet ⁽²⁾
Open Space		
Minimum Common Usable Open Space		125 sq. ft. per bedroom
Minimum Private Yard/Open Space		200 sq. ft for 1 bd units and 300 sq. ft for 2 bed units. Minimum depth yard shall be 8 feet.

- (1) Minimum 20' deep fenced yards shall be provided along the property line with single family residential and shall consist of a minimum of one tree and inert groundcover in each private yard space to act as buffering.
- (2) Unless a fenced yard is provided per above note.

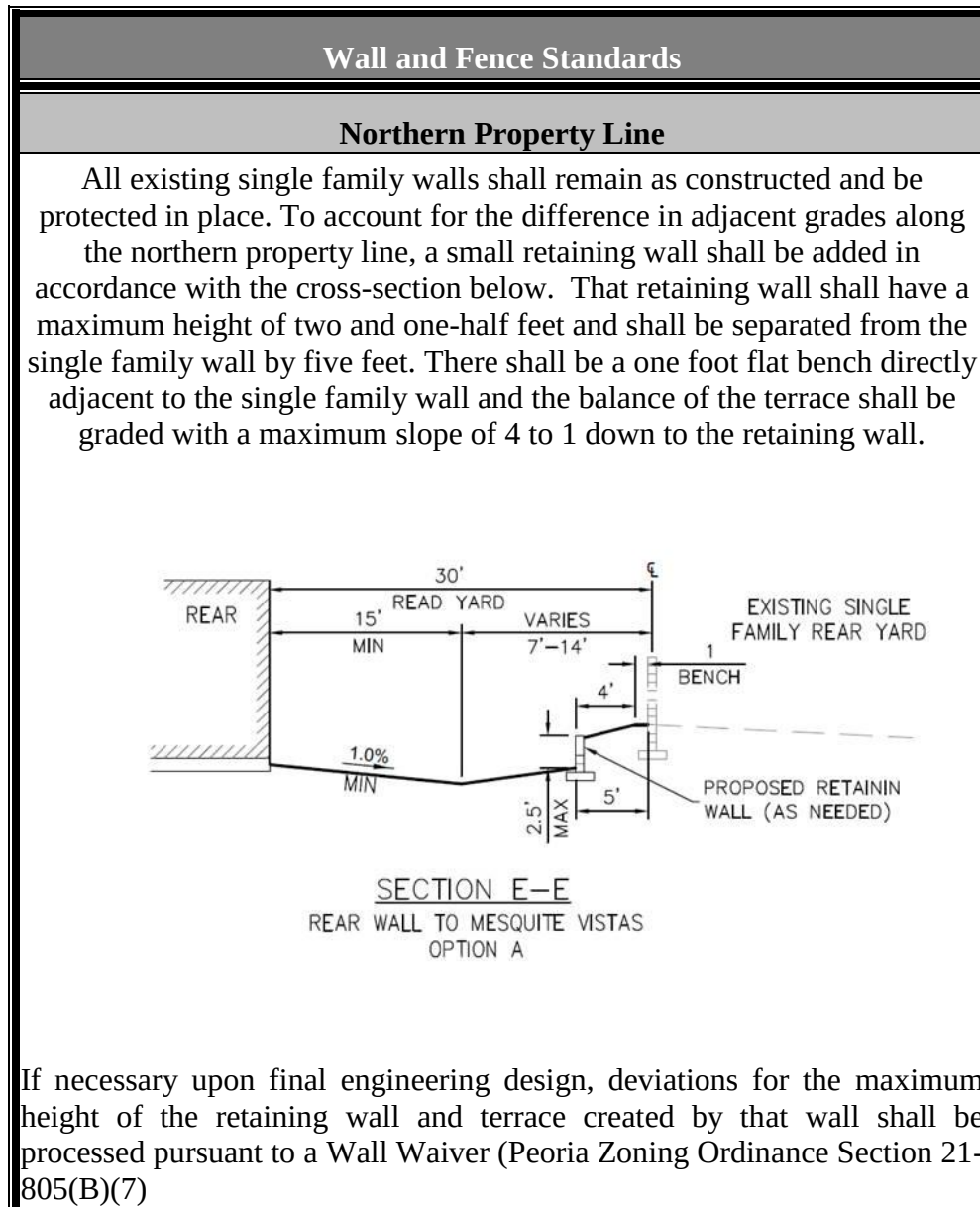
Project Parking Standards

Unless modified within the information below, development of the property shall comply with the parking provisions of the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) district and with other provisions of generally applicability to that of a multi-family residential development.

Parking Standards	
Vehicle Parking Requirements	
Guest Parking	1 per each 10 units
Bicycle Parking Requirements	
Residential Units	Zero
Leasing Office	1 rack for at least 6 bikes
Parking Stall Sizes	
Standard Stall	9' x 20'

Project Wall and Fence Standards

Unless modified within the information below, development of the property shall comply with the wall and fence provisions of the Peoria Zoning Ordinance for the Multi-Family Residential (RM-1) district and with other provisions of generally applicability to that of a multi-family residential development.



Christopher Todd Communities on 83rd Standards and Guidelines Report

Northwest Corner of 83rd and Olive Avenues

Design Guidelines

All development within the Christopher Todd Communities on 83rd PAD shall comply with the City of Peoria Design Review Manual, unless modified by this Planned Area Development.

Architecture theme for the community shall be a mix of “craftsman” and “farmhouse” or similar themes that reflect the agrarian history of Old Town Peoria. A minimum of three color schemes shall be used for each theme to add variety and visual interest. Exterior colors and materials will be specific to each color scheme.

Each one-story residence will feature four-sided detailing including but not limited to masonry, shutters, corbels, column details, and gable end detailing, appropriate for the architectural theme. The massing of the structures will include articulated facades, varying roof forms themselves will feature hip and gable concrete tile covered roofs featuring hipped gables, Dutch gables, and dormers typical of the architecture style.

Perimeter walls, constructed of masonry, will be of a design complementing the existing area walls while using materials and colors that are consistent with the on-site architecture. Walls shall undulate or use pilasters to break up long linear expanses along street frontages. Internal walls, creating the private yards of the residential will be made of white vinyl fence panels. This type of fencing provides a more timeless look matching the architectural themes and limits the harshness of additional masonry and/or stucco.

Grading and Drainage

The subject property is relatively flat and generally drains to the southwest. On-site retention basins or underground retention will be reviewed in accordance with City standards. As required by Peoria, drainage will be designed to accommodate 100 year, two-hour storm events.

Public Utilities and Services

Sewer.....	City of Peoria
Water.....	City of Peoria
Electricity.....	Salt River Project
Telephone.....	Local Provider
Cable TV.....	Local Provider
Gas	Southwest Gas

Christopher Todd Communities on 83rd Standards and Guidelines Report

Northwest Corner of 83rd and Olive Avenues

RefuseCity of Peoria
Fire and EmergencyCity of Peoria
Police.....City of Peoria
Schools.....Peoria Unified School District

Phasing and Development Schedule

Christopher Todd Communities on 83rd is expected to be completed in a single phase, although the construction and release of the individual rental homes will be sequenced following completion of the main infrastructure.

Exhibit A – Legal Description

December 6, 2018
Project # 050615-01-001

**LEGAL DESCRIPTION
CITY HALL**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP FLUSH, BEARS SOUTH 89°26'20" WEST, A DISTANCE OF 2639.04 FEET;

THENCE SOUTH 89°26'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 711.96 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°33'40" WEST, A DISTANCE OF 33.00 FEET TO THE NORTH LINE OF THE SOUTH 33 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°33'40" WEST, A DISTANCE OF 22.00 FEET;

THENCE NORTH 01°37'52" EAST, A DISTANCE OF 106.50 FEET;

THENCE NORTH 01°45'57" WEST, A DISTANCE OF 373.74 FEET;

THENCE NORTH 89°28'15" EAST, A DISTANCE OF 70.76 FEET;

THENCE NORTH 41°16'21" EAST, A DISTANCE OF 129.68 FEET;

THENCE NORTH 00°21'53" EAST, A DISTANCE OF 547.90 FEET;

THENCE NORTH 34°52'21" WEST, A DISTANCE OF 133.94 FEET;

THENCE NORTH 00°31'45" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°28'15" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 613.31 FEET TO THE WEST LINE OF THE EAST 33 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°21'32" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1286.94 FEET TO THE NORTH LINE OF THE SOUTH 33 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°26'20" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 679.49 FEET TO THE **POINT OF BEGINNING**;

EXCEPTING THEREFROM THAT PART OF SAID SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP FLUSH, BEARS SOUTH 89°26'20" WEST, A DISTANCE OF 2639.04 FEET;

THENCE SOUTH 89°26'20" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 265.50 FEET TO A POINT;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°33'40" WEST, A DISTANCE OF 65.00 FEET TO THE NORTH LINE OF THE SOUTH 65 FEET OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE **POINT OF BEGINNING**;

NORTH 00°21'32" EAST, A DISTANCE OF 201.54 FEET;

THENCE NORTH 89°26'20" EAST, A DISTANCE OF 211.54 FEET TO THE WEST LINE OF THE EAST 55 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°21'32" WEST, ALONG SAID WEST LINE, A DISTANCE OF 166.54 FEET;

THENCE SOUTH 44°53'56" WEST, A DISTANCE OF 49.89 FEET TO THE NORTH LINE OF THE SOUTH 65 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°26'20" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 176.54 FEET TO THE **POINT OF BEGINNING**.

Exhibit B – Existing Zoning Map



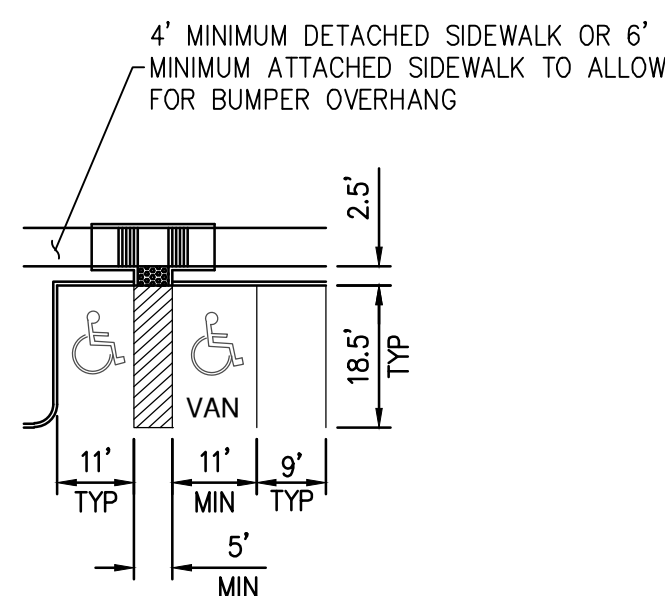
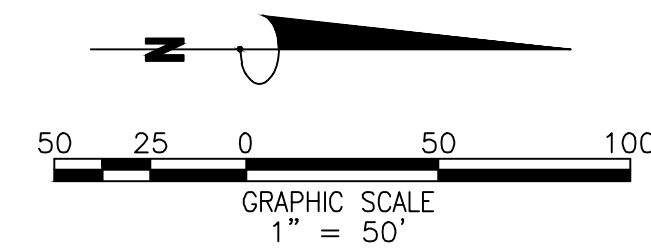
Existing Zoning

Exhibit C – Proposed Zoning Map



Proposed Zoning

Exhibit D – Preliminary Site Plan



TYPICAL PARKING DETAIL

LEGEND

- HANDICAP PARKING
- ONE BEDROOM
- TWO BEDROOM
- GARAGES

SITE DATA	
GROSS ACRES	17.65
NET ACRES	15.31
GROSS DU/AC	10.71
NET DU/AC	12.35

MULTI-FAMILY UNITS AND PARKING			
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT
1 BEDROOM	82	43%	1.5
2 BEDROOM	107	57%	2.0
TOTALS	189		
VISITOR PARKING (1/10)			19
TOTAL PARKING REQUIRED			356
			PARKING PROVIDED
			362

NOTE: PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 15'

CHRISTOPHER TODD
COMMUNITITES
ON 83rd
LAYOUT

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington, Suite 108
Tempe, Arizona 85281

Phone: (480) 629-8830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

Exhibit E – Preliminary Landscape Plan



- NOTES:**
- 1. SEE COVER SHEET FOR PLANT SCHEDULE
 - 2. 20% OF THE NET SITE AREA SHALL BE LANDSCAPED PER SECTION 21-818 PEORIA ZONING ORDINANCE. ALL LANDSCAPE AREAS TO PROVIDE 1 TREE AND 5 SHRUBS PER 400SF OF REQUIRED LANDSCAPE AREA.
 - 3. LANDSCAPE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM USING RECLAIMED WATER (PURPLE PIPE)
 - 4. SEE PLANTING DATA SHEET FOR VEGETATION REQUIREMENTS AND PROVISIONS FOR ON-SIGHT AREA, STREET FRONTAGE AREA AND LAND US BUFFER
 - 5. ALL REQUIRED TREES TO BE A MINIMUM OF 15 GALLON IN SIZE WITH AT LEAST 50% OF THOSE TREES TO BE 24" BOX OR LARGER IN SIZE. LANDSCAPE MUST ME A MINIMUM OF 3' FROM FIRE HYDRANTS AT MATURITY.
 - 7. METER PACK WALL LOCATION.
 - 8. A ROOT BARRIER SHALL BE PROVIDED FOR ALL TREES ADJACENT TO UTILITY EASEMENTS.
 - 9. DECOMPOSED GRANITE TO BE A MIN. 3/4" SIZE AT 2" DEPTH.
 - 10. HOSTILE VEGETATION TO BE PROVIDED BEHIND GARAGES AND IN BETWEEN UNITS THAT DO NOT HAVE PATHS.

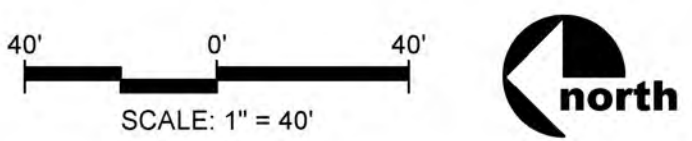
Pattern: Frisco Cobble
Item No: CSTA-BRTC
Brick size: 6"x3" to 6"x8" (15.24cm x 7.62cm to 15.24 x 20.32cm)
Cable size: .325" (.825 cm)

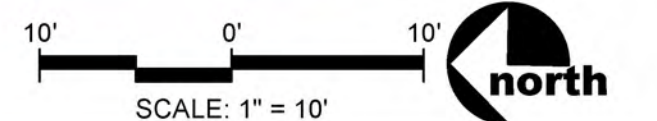
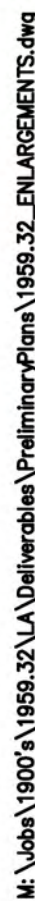
STAMPED ASPHALT
TERRACOTTA COLOR
FRISCO COBBLE PATTERN

Terra Cotta

CHRISTOPHER TODD ON 83RD

PRELIMINARY LANDSCAPE PLAN

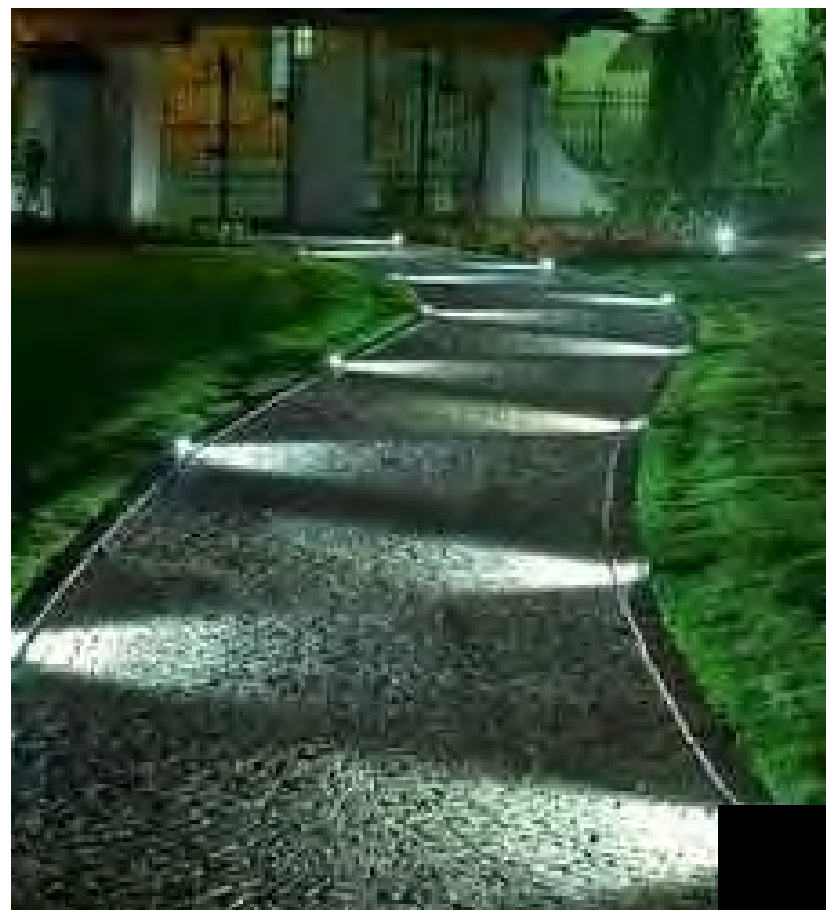




STREETSCAPE - PEDESTRIAN SCALED LIGHTING



TREE WELL LIGHTS -
LOW VOLTAGE LED FIXTURE



IN GROUND SIDEWALK LIGHTING -
LOW VOLTAGE LED FIXTURE

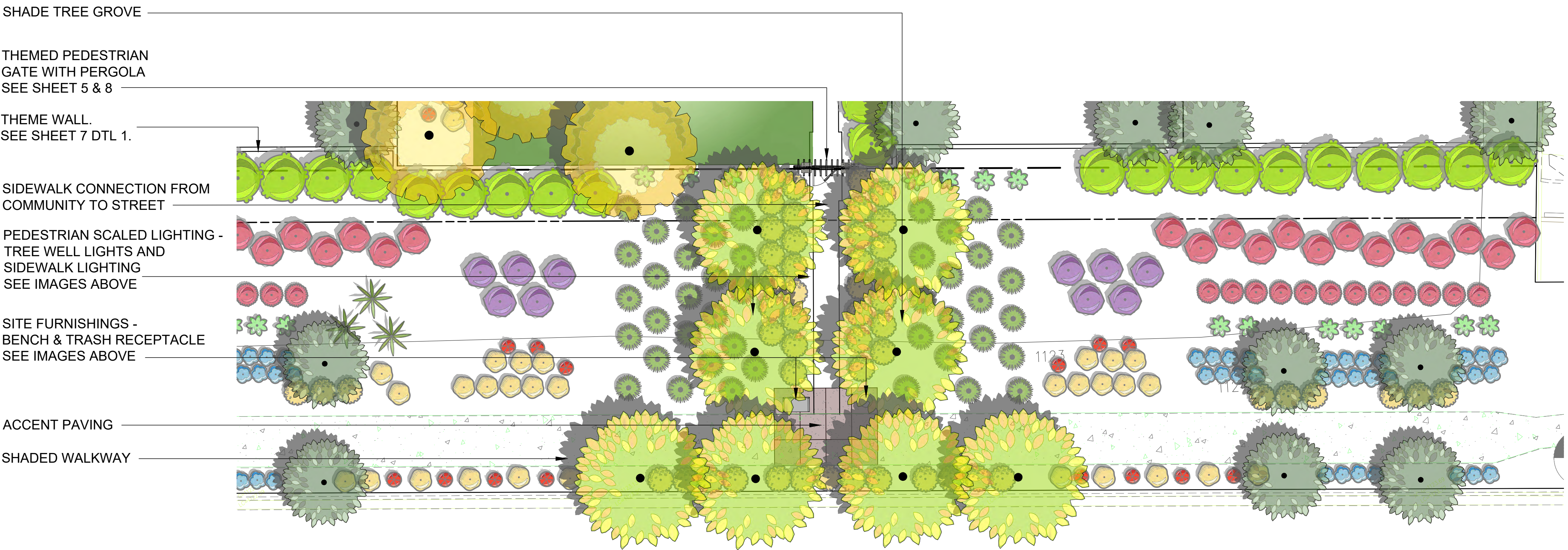


TRASH RECEPTACLE & BENCHES

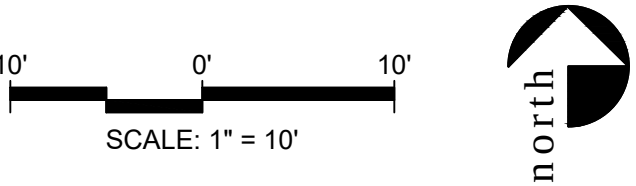


STREETSCAPE - PEDESTRIAN SCALED LIGHTING

STREETSCAPE SITE FURNISHINGS



PEDESTRIAN NODE TYPICAL ENLARGEMENT (SEE SHEET 5 FOR ELEVATION VIEW)



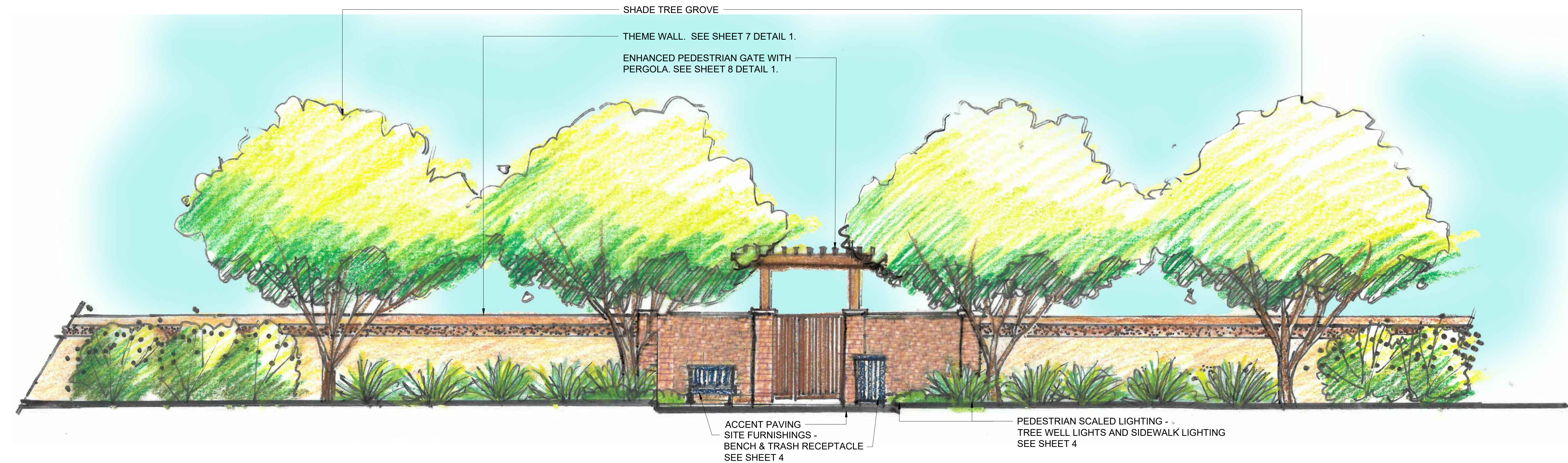
CHRISTOPHER TODD ON 83RD

PEDESTRIAN NODES AT 83RD AVENUE & OLIVE AVENUE
ENLARGEMENT PLAN & SITE FURNISHING IMAGES



1 ELEVATION : ENTRY DRIVE VIEW FROM 83RD AVENUE TO POOL AREA

NOTE: TREES ARE SHOWN AT MATURITY

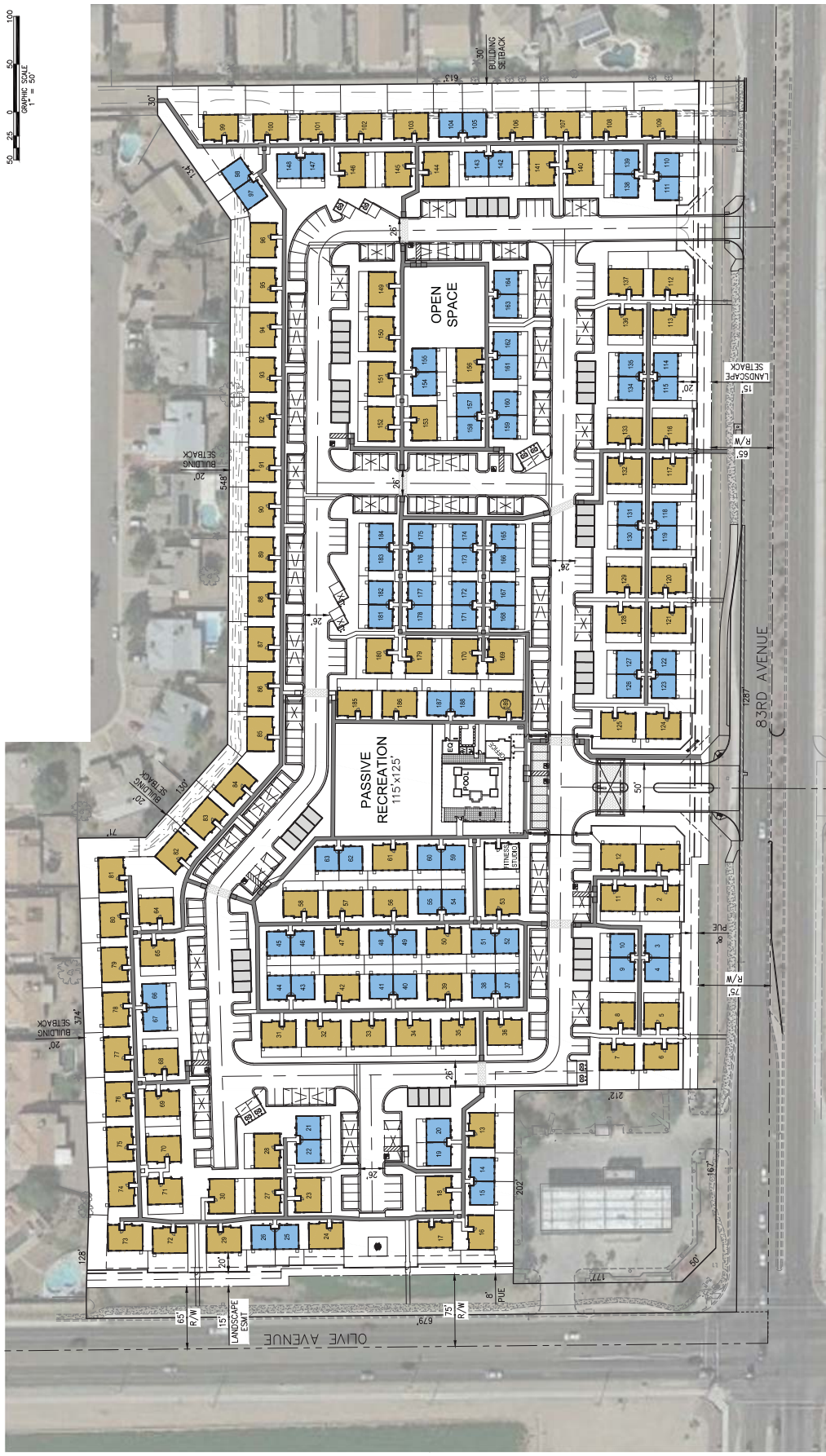
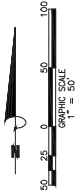


2 ELEVATION : TYPICAL PEDESTRIAN NODE AT 83RD AVENUE AND OLIVE AVENUE (SEE SHEET 4 FOR PLAN VIEW)

NOTE: TREES ARE SHOWN AT MATURITY

CHRISTOPHER TODD ON 83RD

PRELIMINARY LANDSCAPE ELEVATION VIEWS



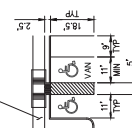
MULTI-FAMILY UNITS AND PARKING			
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT
1 BEDROOM	82	43%	1.5
2 BEDROOM	107	57%	2.0
TOTAL	189		3.5
TOTAL PARKING REQUIRED			668
PARKING PROVIDED			862

USE PARKING PROVIDED INCLUDES GARAGES
BUILDING HEIGHT: 5ST

SITE DATA	
GROSS ACRES	17.65
NET ACRES	15.31
NET BUILDING	12.35

LEGEND	
■	HANDICAP PARKING
■	ONE BEDROOM
■	TWO BEDROOM
■	GARAGES

4" MINIMUM DETACHED SIDEWALK OR 6" MINIMUM DETACHED SIDEWALK TO ALLOW FOR BUMPER OVERHANG



TYPICAL PARKING DETAIL

Citizen Participation Report

Neighborhood Meeting:

A meeting was held at the Peoria Community Center, on the evening of April 15, 2019.

Notice Provided:

On March 28, 2019 a letter was sent to all property owners within 1000' of the subject property according to the Maricopa County Assessor records and all associations registered with the City of Peoria that are located within one mile of the subject property. A copy of the notice letter is attached along with the addresses utilized and a map of the 1000' notice boundary.

Summary of Neighborhood Meeting including Questions and Comments:

A copy of the sign in sheet is attached.

The majority of the conversation centered around the northern property line and the existing Hatcher Road right-of-way. The existing zoning carries a stipulation that that developer shall work to have the unused road abandoned back and then will transfer that land to that adjacent owners. There appears to have also been some side deals with residents wherein that developer would offer funds to help landscape the newly received land. Given that we plan on reducing both the building heights and overall density, these concessions are not feasible.

Other topics discussed included cellular service in the area, timeframe for construction if the project is approved, and one attendee desired for Hatcher Road to not be abandoned.

Outreach outside of the Neighborhood Meeting:

With limited attendance at the neighborhood meeting, a project representative spent some time in the neighborhood reaching out to individual residents adjacent to the project. Of those he was able to connect with, all but one supports the request to amend the PAD for reduced height and density. (The lone hold-out wanted farmland to remain with no development of any kind.) Attached is a petition signed by 13 residents indicating they are not opposed.

Neighborhood Meeting Notice

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Andy Jochums
DIRECT (480) 429-3063
E-Mail Address: ajochums@beusgilbert.com

FILE NUMBER

100160-00005

March 28, 2019

Notice of Neighborhood Meeting

(Case #: Z19-01) Rezoning from Multi-family Planned Area Development
(PAD) to a new Multi-family Planned Area Development
(PAD)

and

(Case # GPA19-01) Minor General Plan Amendment from a Designation of High
Density Residential (HDR) to a Designation of Medium-High
Density Residential (MHDR) along with a Commensurate
Amendment in the Old Town Specific Area Plan.

Located at the Northwest Corner of 83rd and Olive Avenues.

Dear Neighbor / Neighborhood Association:

You are receiving this letter because County Assessor records show you as the owner of property within 1,000 feet or a Neighborhood Association within one mile of that subject parcel located at the northwest corner of 83rd Avenue and Olive Avenue, behind the existing Diamond Shamrock gas station.

This letter is being sent to advise you that on behalf of the property owner, Beus Gilbert PLLC has filed a Rezoning application (Case #: Z19-01) and companion Minor General Plan Amendment application (Case#: GPA19-01) with the City of Peoria Community Development Department seeking to change the Zoning and General Plan Designation on the approximately 17 acre parcel, to allow a unique multi-family project known as "Hancock Communities at City Hall." The included map highlights the subject property for your ease of reference.

Currently, the existing Planned Area Development (PAD) zoning allows for a multi-family apartment project called "Colonial 83rd and Olive" and was approved in 2008. This PAD requires a project be built in conformance with that 2008 entitlement, which included a mix of two and three story apartment buildings, with a total of 364 dwelling units for a net density of 21 units per acre.

We have applied to replace the existing zoning to allow our proposed project, which is both lower in density and lower in height than that currently shown.

Hancock Communities builds multi-family projects based on the concept of horizontal rental communities. While multi-family in nature, with multiple dwelling units on a single parcel, it functions more like a grouping of attached and detached single family buildings. Instead of building vertically with tall buildings containing a mass of residents, all buildings are single story structures that look more like small cottages than apartment buildings. Buildings are grouped to create intimate courtyards and gathering places to support healthy neighbor interaction and each unit has a small private backyard maintained by the property management on behalf of the property owner and not the individual renter. This insures that the entire site is maintained to the highest standards. Hancock Communities at City Hall is proposed with a total of 188 dwelling units, all single-story as noted above, for a net density of approximately 11 units per acre.

Attached are plans that illustrate the project allowed by the existing zoning along with plans currently proposed for Hancock Communities at City Hall.

We would like to invite you to a neighborhood meeting in order to provide you an opportunity to review and discuss this case if you desire.

NEIGHBORHOOD MEETING

Monday, April 15, 2019 6:00PM

Peoria Community Center
Meeting in the west side of the East Wing Annex
(Check with front desk for directions)
8335 W. Jefferson Street
Peoria, AZ 85345

Please Note: *Specific City of Peoria hearing dates have not yet been set. You will receive a subsequent mailing from the City identifying the dates and location of the meeting/hearings when they have been scheduled.*

If you have any questions, or are unable to attend our neighborhood meeting, do not hesitate to contact me directly by phone at (480) 429-3063, or by email at ajochums@beusgilbert.com. If you prefer to talk with a City of Peoria representative directly, you may reach their staff contact, Senior Planner Cody Gleason, at (623) 773-7645, or by email at cody.gleason@peoriaaz.gov.

Thank you for your time and consideration.

Sincerely,



Andy Jochums, AICP
Planning Consultant



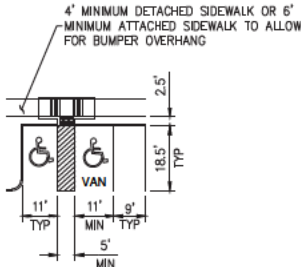
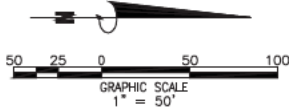
VICINITY MAP



EXISTING BUILDING ELEVATIONS

Exhibit 10

PROPOSED SITE PLAN



- LEGEND**
- HANDICAP PARKING
 - ONE BEDROOM
 - TWO BEDROOM
 - GARAGES

SITE DATA	
GROSS ACRES	17.65
NET ACRES	15.41
GROSS DU/AC	10.65
NET DU/AC	12.20

MULTI-FAMILY UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	75	40%	1.5	113
2 BEDROOM	113	60%	2.0	226
TOTALS	188			339
VISITOR PARKING (1/10)				19
TOTAL PARKING REQUIRED				358
PARKING PROVIDED				367
NOTE: PARKING PROVIDED INCLUDES GARAGES				
BUILDING HEIGHT: 156'				

HANCOCK COMMUNITIES
CITY HALL
SITE PLAN WITH OVERLAY



UNIT 1



UNIT 2



GARAGE



LEASING OFFICE

PROPOSED BUILDING ELEVATIONS

DESIGN REVIEW	
revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
THE COTTAGES AT SOUTH MOUNTAIN	
The Barduson Architects, Inc. © 2018 All rights reserved. No duplication of materials without written authorization.	
barduson architects practicing design community	
3702 East Kachina Drive Phoenix, Arizona 85044 T 480 233 7777 F 480 480 2263 date: 12-06-2018 project no: ELEVATIONS	

Mailing Labels

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Gender	Percentage
Male	85%
Female	80%
Non-binary	75%
Transgender	85%

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Age Group	Should Take Action (%)	Should Not Take Action (%)
18-29	95	5
30-49	95	5
50-69	95	5
70+	95	5

Response	Percentage
Very responsible	45%
Somewhat responsible	35%
Not responsible	15%
Don't know	5%

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Device Type	Percentage of Respondents
Smartphone	92%
Tablet	78%
Smartwatch	45%
Smart TV	32%

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 [REDACTED]
 [REDACTED]

Response	Percentage
Yes	75%
No	25%
Don't know	0%

[REDACTED]

[REDACTED]

Response	Percentage
Very responsible	45%
Somewhat responsible	35%
Not responsible	15%
Don't know	5%

[REDACTED]

[REDACTED]

[REDACTED]

Gender	Percentage of respondents vaccinated
Females	85%
Males	75%

Response	Percentage
Yes	75%
No	25%
Don't know	10%

Age Group	Should Take Action (%)	Should Not Take Action (%)
18-29	85	15
30-49	85	15
50-69	85	15
70+	85	15

Response	Percentage
Yes	75%
No	25%
Don't know	0%

Gender	Percentage
Men	85%
Women	75%

Response	Percentage
Yes	75%
No	20%
Don't know	5%
Other	0%

Response	Percentage
Yes	75%
No	25%
Don't know	0%

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[REDACTED]

Response	Percentage
Yes, the U.S. should take action to reduce greenhouse gas emissions	85%
No, the U.S. should not take action to reduce greenhouse gas emissions	15%

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response	Percentage
Yes, the U.S. should take action to protect the environment	85%
No, the U.S. should not take action to protect the environment	15%

[REDACTED]

[REDACTED]

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Gender	Percentage
Men	85%
Women	75%

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Response	Percentage
Very responsible	45%
Somewhat responsible	35%
Not responsible	15%
Don't know	5%

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Response	Percentage
Appropriate	65%
Too high	30%
Too low	5%

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Age Group	Should Take Action	Should Not Take Action
18-29	85%	15%
30-49	85%	15%
50+	85%	15%

[REDACTED]
[REDACTED]
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Response	Percentage
Yes	75%
No	25%
Don't know	0%

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Response	Percentage
Yes, the U.S. should take action to reduce greenhouse gas emissions	85%
No, the U.S. should not take action to reduce greenhouse gas emissions	15%

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Government	Percentage
Current government	85%
Previous government	10%
No government	5%

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Age Group	Percentage of Respondents
18-29	88%
30-49	85%
50-69	82%
70+	78%

Response	Percentage
Yes	85%
No	15%

[REDACTED]

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Response	Percentage
Yes	65%
No	35%
Don't know	10%

Age Group	Percentage Vaccinated
18-24	~45%
25-34	~95%
35-44	~75%
45-54	~80%
55-64	~85%

Service	Percentage
Online services	95%
Mobile services	15%
Social media	45%
Email newsletters	40%

Response	Percentage
Current administration	85%
Previous administration	10%
Neither	5%

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Response	Percentage
Yes	65%
No	35%
Don't know	10%

[REDACTED]
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Gender	Percentage
Men	85%
Women	75%

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Response	Percentage
Yes	65%
No	35%
Don't know	10%

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Response	Percentage
Yes, the U.S. should take action to address climate change	85%
No, the U.S. should not take action to address climate change	15%

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Age Group	Should Take Action (%)	Should Not Take Action (%)
18-29	85	15
30-49	85	15
50-69	85	15
70+	85	15

Category	Percentage
Very important	85%
Important	10%
Not important	5%

[illegible][illegible]

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Response	Percentage
Yes	75%
No	25%
Don't know	0%

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Category	Percentage
1	45%
2	25%
3	35%
4	20%

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Age Group	Should Take Action (%)	Should Not Take Action (%)
18-29	95	5
30-49	95	5
50-69	95	5
70+	95	5

[REDACTED]

[REDACTED]

[REDACTED]

Response	Percentage
Yes, the U.S. should take action to address climate change	85%
No, the U.S. should not take action to address climate change	15%

[REDACTED]

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Age Group	Percentage of Respondents Vaccinated
18-24	~15%
25-34	~25%
35-44	~35%
45-54	~45%
55-64	~65%
65-74	~80%
75-84	~88%
85+	~95%

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Service	Percentage
Online banking	95%
Mobile banking	85%
ATM	75%
Branch	65%

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Government	Percentage
Current government	85%
Previous government	10%
No government	5%

Group	Percentage
Group 1	~85%
Group 2	~45%
Group 3	~55%
Group 4	~65%

[REDACTED]

[REDACTED]

[REDACTED]

Response	Percentage
Yes	1%
No	1%
Don't know	1%
Refuse to answer	1%

Category	Percentage
Category 1	85%
Category 2	75%
Category 3	65%
Category 4	55%

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Response	Percentage
Very responsible	65%
Somewhat responsible	35%
Not responsible	15%
Don't know	5%

Category	Percentage
1	~85%
2	~75%
3	~70%
4	~65%

Response	Percentage
Yes	75%
No	25%
Don't know	10%

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

CHRIS JACQUES
PLANNING AND COMMUNITY
DEVELOPMENT
9875 N 85TH AVENUE
PEORIA AZ 85345

CODY GLEASON
PLANNING AND COMMUNITY
DEVELOPMENT
9875 N 85TH AVENUE
PEORIA AZ 85345

MAYOR PRO TEM VICKI HUNT
CITY OF PEORIA
8401 W MONROE ST
PEORIA, AZ 85345

HOA LIST

ARIZONA PINECREST
(MADISON ESTATES)
14100 N 83RD AVENUE STE 200
PEORIA AZ 85381

BUTLER PLACE
14100 N 83RD AVENUE STE 200
PEORIA AZ 85381

CASTLE ROCK TOWNHOMES HOA
532 E MARYLAND SUITE F
PHOENIX AZ 85012

CENTRAL PARK HOMEOWNERS
ASSOCIATION
15779 W SIERRA STREET
SURPRISE AZ 85379

FAIRMONT VIEW
(FAIRMONT UNITS 1 & 2)
9000 E PIMA CTR PKWY STE 300
SCOTTSDALE AZ 85255

ROUNDTREE RANCH
4645 E COTTON GIN LOOP
PHOENIX AZ 85040

STONEVIEW (MESQUITE VISTAS)
17787 N PERIMETER DR SUITE A-111
SCOTTSDALE AZ 85255

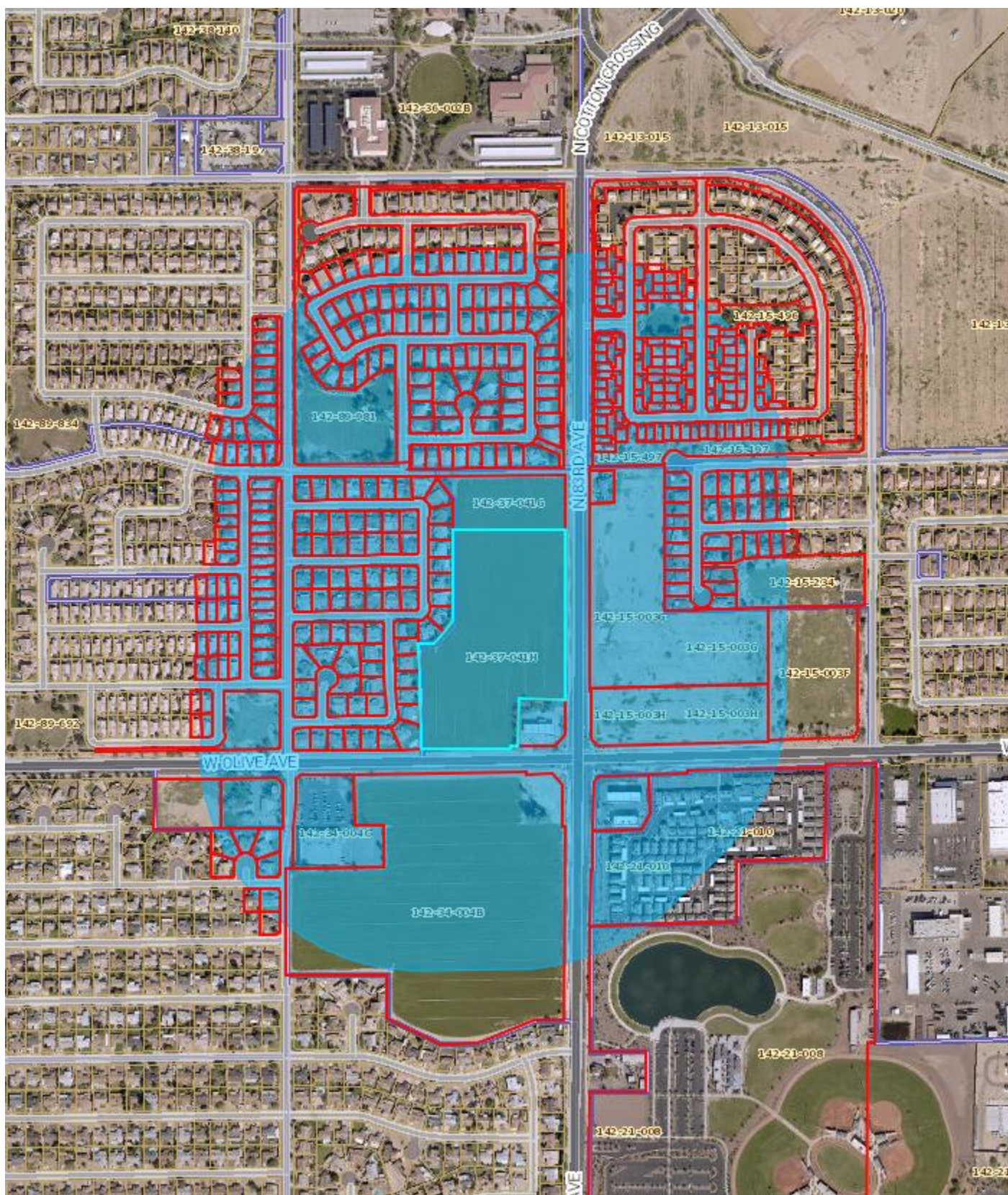
SUMMERSET VILLAGE
14100 N 83RD AVENUE SUITE 200
PEORIA AZ 85381

SUNCREST II MOBILE HOME PARK
10955 N 79TH AVENUE
PEORIA AZ 85345

WESTGREEN TOWNHOMES
CONDOMINIUM
1643 W GRISWOLD
PHOENIX AZ 85021

WESTGREEN TOWNHOUSES
17220 N BOSWELL BLVD #140
SUN CITY AZ 85373

Notice Area Map



1000 foot Buffer

Exhibit 10

Meeting Sign-in Sheet

HANCOCK AT CITY HALL 4/15/19
NEIGHBORHOOD MTG

David Lough

DON FAUST

DAN SCARFO

Jeff LaFrance }
Greg Hancock } Development Team 480-359-4227
Bruce Larsen }

Cody Gleason City of Peoria 623-773-7645

Petition Signatures

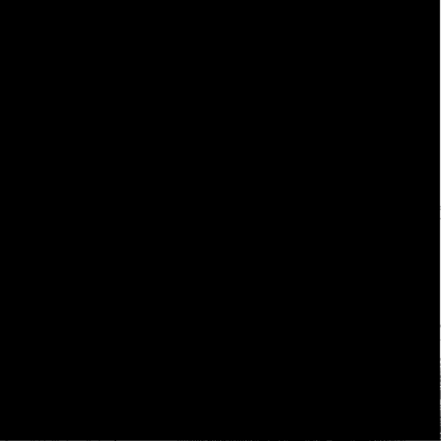
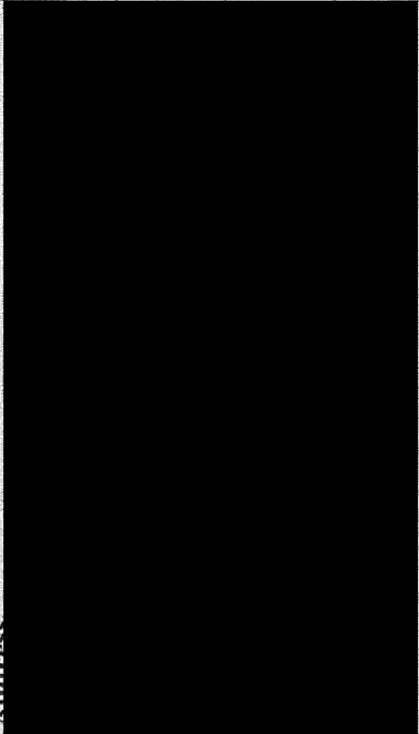
Hancock Communities at City Hall
Case No. Z19-01 and GPA19-01

By our signature below, we the undersigned state that we have no opposition to the above-referenced City of Peoria Rezoning application and General Plan Amendment. If approved, these applications would reduce the maximum allowed multi-family units from 364 to 188 and reduce the maximum height of the property from two and three stories down to a maximum of one story. We would much rather see the development proposed by Hancock Communities as proposed than that for which it is currently zoned.

Name (SIGNATURE)	Name (PRINT)	Address	Date
[Redacted Signature]	David Horner	[Redacted Address]	27 April 19
[Redacted Signature]	Terri Arendt	[Redacted Address]	4/27/19
[Redacted Signature]	Kris Upstad	[Redacted Address]	4-27-19
[Redacted Signature]	Taylor Noecker	[Redacted Address]	4/27/19
[Redacted Signature]	WON BRENDA ANDERSON	[Redacted Address]	4/27/19
[Redacted Signature]	Helen Foster	[Redacted Address]	4/27
[Redacted Signature]	CURT W HOWER	[Redacted Address]	4/27
[Redacted Signature]	Thomas E. Valls	[Redacted Address]	4/30
[Redacted Signature]	Larry Buchanan	[Redacted Address]	4/30
[Redacted Signature]	Tracee Chonard	[Redacted Address]	4/30

Hancock Communities at City Hall
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By our signatures below, we the undersigned state that we have no opposition to the above-referenced City of Peoria Rezoning application and General Plan Amendment. If approved, these applications would reduce the maximum allowed multi-family units from 364 to 188 and reduce the maximum height on the property from two and three stories down to a maximum of one story. We would much rather see the development proposed by Hancock Communities as proposed than that for which it is currently zoned.

Name (SIGNATURE)	Name (PRINT)	Address	Date
	Holly Castille		4-30
	Erin Jacobs		4-30
	Jennifer Grafts		4/30