

Existing and Proposed Zoning

Both Parcels 16 and 17 are currently zoned PAD. Parcel 16 has an R-2 multi-family designation and Parcel 17 has a C-1 commercial zoning designation. The proposed amendment will change both of those zoning classifications to an R1-5 single-family residential classification. Refer to Exhibits D-1 and D-2 for a depiction of the existing and proposed zoning classifications.

For clarification purposes, Parcels 16 and 17 were renumbered to Parcels 12D and 14 as part of the approved preliminary plat for Zanjero Trails Phase 2.



EXHIBIT D-1 – Existing Zoning



EXHIBIT D-2 – Proposed Zoning

Compliance with PAD Development Standards

The development of this site will be consistent with the high-quality residential subdivisions being developed on the surrounding parcels and will conform to the development standards approved as part of the original PAD and in compliance with the enhanced design guidelines approved for Zanjero Trails in 2015. No modifications to the existing development standards are being proposed.

Infrastructure

No additional off-site infrastructure will be necessitated by this amendment. As part of the improvement plans approved in conjunction with the final plats for the surrounding parcels, the City has approved plans for the adjacent roadways, Peoria Avenue, Perryville Road and Desert Cove Road. These roadways are being installed as part of the off-site improvements for the surrounding parcels.

Land Use Budget

Parcel	Existing Zoning District	Proposed Zoning District	Gross Acreage	Existing Density	Existing Number of Dwelling Units	Proposed Density	Proposed Number of Dwelling Units
1	MU-PD	MU-PD	6.8	9.3	298	9.3	296
2	MU-PD	MU-PD	25.1				
3	R1-5	R1-5	105.5	4.0	421	4.0	422
4	R1-8	R1-8	15	2.0	128	2.0	129
5	R1-8	R1-8	49.6				
6	R1-18	R1-18	96.6	1.0	96	1.0	96
7	R1-5	R1-5	82.8	2.2	182	2.2	182
8	R1-5	R1-5	76.4	4.0	306	4.0	305
9	R-2	R-2	29.8	7.8	232	7.8	232
10	R1-5	R1-5	40.8	3.2	131	3.2	Preliminary Platted for 131
11	R1-8	R1-8	37.8	2.9	110	2.9	Preliminary Platted for 110
12	R1-5	R1-5	34.9	3.4	120	3.4	Preliminary Platted for 120
13	R1-5	R1-5	29.6	3.3	98	3.3	97 Platted
14	R1-5	R1-5	39.5	3.1	123	3.1	121 Platted
15	R1-8	R1-8	49.3	2.4	117	2.4	116 Platted
16	R-2	R1-5	24.6	10.4	256	3.5	103
17	C-1	R1-5	5	NA	0		
18	C-2	C-2	5.8	NA	0	NA	0
19	R1-5	R1-5	26.7	3.4	91	3.4	92
20	R1-5	R1-5	61.9	3.7	229	NA	0
21	R1-5	R1-5	35.2	3.3	116	3.3	118
TOTAL			878.7	3.48	3054	3.04	2670

Note: Parcel 20 is now a high school

Legal Description

EXHIBIT "A"
ZANJERO TRAILS
PARCEL 16-17
LEGAL DESCRIPTION

A parcel of land being situated within the Southeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the Southeast corner of said Section 21 from which a found brass cap flush accepted as the South Quarter corner of said Section 21 thereof bears North 89°42'03" West, 2639.43 feet;

Thence North 89°42'03" West, 551.50 feet along the south line of the Southeast Quarter of said Section 21;

Thence leaving said south line, North 00°17'57" East, 68.00 feet to the northerly Right-of-Way line of Peoria Avenue as recorded in Book 1282, Page 7 records of Maricopa County, Arizona to the **POINT OF BEGINNING**;

Thence North 89°42'03" West, 258.71 feet along said northerly Right-of-Way;

Thence continuing along said northerly Right-of-Way, North 85°07'37" West, 25.08 feet;

Thence continuing along said northerly Right-of-Way, North 89°42'03" West, 203.05 feet;

Thence leaving said northerly Right-of-Way, North 00°00'01" East, 443.44 feet;

Thence North 00°00'00" East, 965.90 feet to the southerly Right-of-Way of Desert Cove Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

Thence North 78°21'17" East, 282.52 feet to the beginning of a tangent curve, concave southerly, having a radius of 460.00 feet;

Thence easterly along said curve, through a central angle of 27°57'09", an arc length of 224.42 feet to a tangent line;

Thence South 73°41'35" East, 169.65 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 600.00 feet;

Thence southeasterly along said curve, through a central angle of 15°58'29", an arc length of 167.29 feet to a tangent line;

Thence South 89°40'04" East, 148.82 feet;

Thence South 44°40'04" East, 22.63 feet to the westerly Right-of-Way line of Perryville Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

Thence leaving said southerly Right-of-Way, South 00°19'56" West, 843.18 feet along said westerly Right-of-Way;

Thence continuing along said westerly Right-of-Way, South 01°18'50" West, 82.08 feet;

Thence leaving said westerly Right-of-Way, North 89°59'48" West, 495.41 feet;

Thence South 00°17'54" West, 447.96 feet to the **POINT OF BEGINNING**.

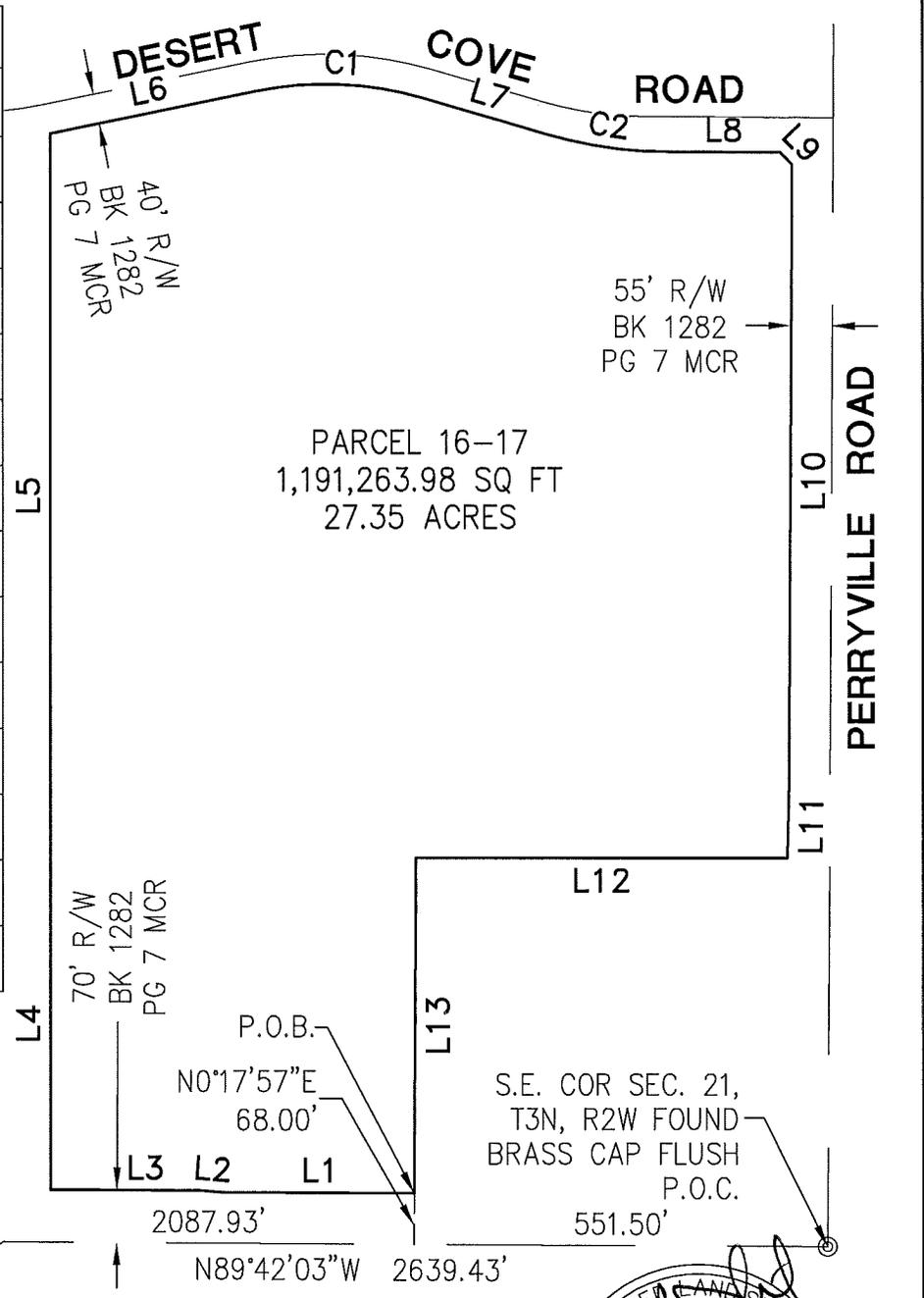
Said parcel of land containing 1,191,263.98 sq.ft., or 27.348 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: Nov 2016



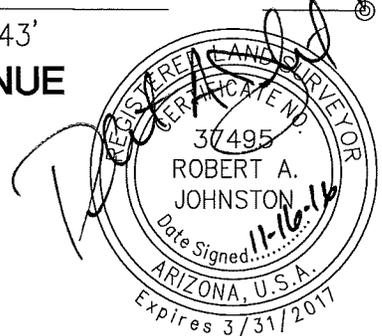
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°42'03"W	258.71'
L2	N85°07'37"W	25.08'
L3	N89°42'03"W	203.05'
L4	N00°00'01"E	443.44'
L5	N00°00'00"E	965.90'
L6	N78°21'17"E	282.52'
L7	S73°41'35"E	169.65'
L8	S89°40'04"E	148.82'
L9	S44°40'04"E	22.63'
L10	S00°19'56"W	843.18'
L11	S01°18'50"W	82.08'
L12	N89°59'48"W	495.41'
L13	S00°17'54"W	447.96'



S1/4 COR SEC. 21,
T3N, R2W FOUND
BRASS CAP FLUSH
P.O.C.

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	460.00'	27°57'09"	224.42'
C2	600.00'	15°58'29"	167.29'

PEORIA AVENUE



P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

PAGE 3 OF 3

PROJ.NO.: 1078	ZANJERO TRAILS	HILGARTWILSON
DATE: NOV 2016		
SCALE: NTS	PARCEL 16-17	2141 E. HIGHLAND AVE., STE. 250
DRAWN BY: DSP	MARICOPA COUNTY, ARIZONA	PHOENIX, AZ 85016
CHECKED BY: RAJ	EXHIBIT "B"	P: 602.490.0535 / F: 602.368.2436