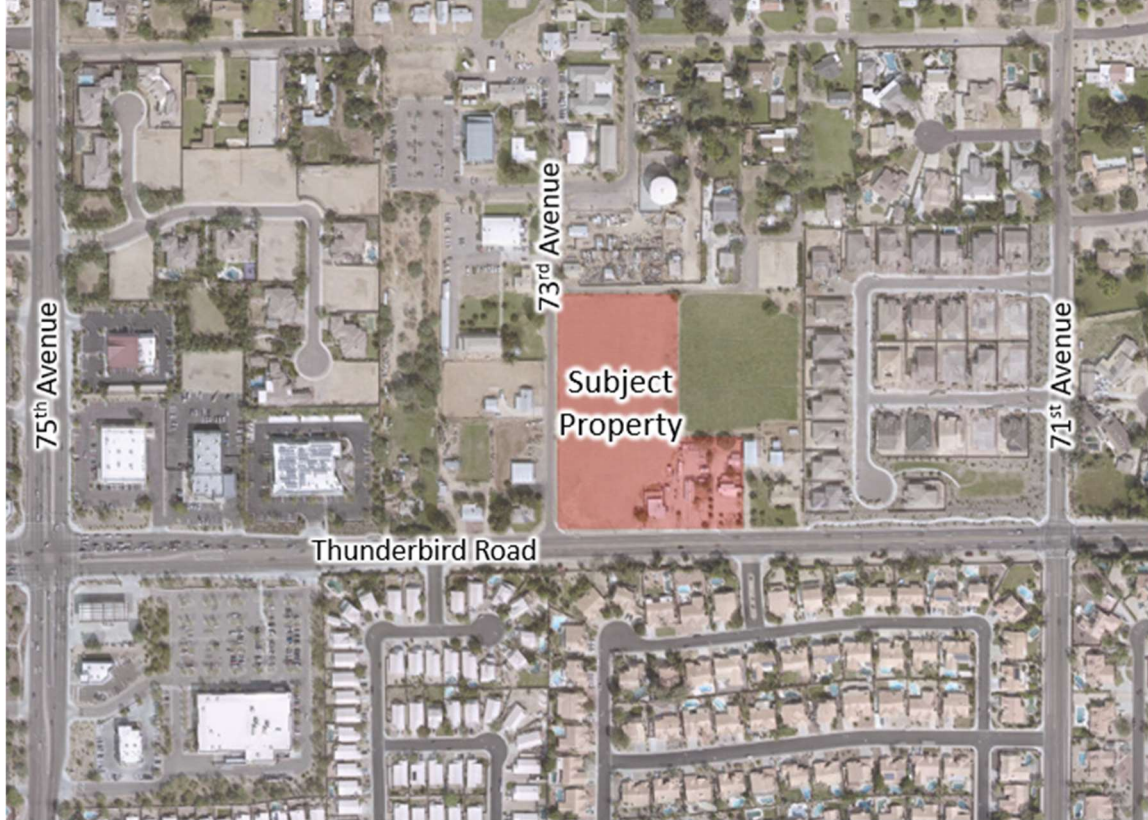


The Ville – Apartment Townhomes

Northeast Corner of 73rd Avenue and Thunderbird Road

APNs: 200-68-020G, L, M, N, P, Q, R, S, T & U



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INTRODUCTION

Since 2010, Capital Allocation Partners and its Arizona-native principals have successfully executed various value-add, redevelopment, and ground-up construction on close to 100 projects in Arizona and Utah. As of the date of filing, Capital Allocation Partners is currently under construction on more than 1,000 residential units with an additional 650 units slated to commence in 2022/2023. Capital Allocation Partners is very familiar with this submarket and has been amongst the most active investors in the metro Phoenix area over the past 10 years.

Capital Allocation Partners is proposing to develop a quality class A, townhome style, multifamily project, consisting of nine, two-story buildings totaling 80 residences at the northeast corner of Thunderbird Road and 73rd Avenue, as shown on the aerial to the right (the “Property”). The development will offer future tenants ample green and shaded open space, a pool, clubhouse, individual 2-car garages, private yard space, and adequate parking for guests. The proposed community will be constructed on approximately 5 acres of land and will have three drive approaches for ingress/egress with most of the traffic to be diverted to Thunderbird Road. Capital Allocation Partners is dedicated to bringing a quality project to this site in unincorporated Maricopa County near the City of Peoria area.



THE PROPOSAL

The proposal by Capital Allocation Partners is to rezone the approximately 6.23 gross / 5.23 net acre site from RU-43 (Rural Residential) to R-4 RUPD (*Multiple Family Residential with Residential Unit Plan of Development overlay*) to allow for a unique multifamily rental development to be known as “The Ville – Apartment Townhomes.” This request to rezone the subject site to R-4 RUPD is an appropriate zoning category and will also contain a residential overlay that allows for a slight variation to the R-4 zoning base development standards to meet the unique needs of the project and development type.

The Ville – Apartment Townhomes is a residential community of two-story luxury townhomes. The proposed 80 units will be clustered in 5-unit and 10-unit buildings and will contain two bedrooms in each unit. The proposed density is approximately 12.84 du/acre (gross), which will greatly support the existing employment in the area, such as the Peoria Sports Complex, the Banner Thunderbird Medical Center and Arizona State University West Campus.

Many multifamily projects require residents to park in a common surface parking lot, and only sometimes with shade. Each of our residents will have their own 2-car garage. Similarly, multifamily projects typically rely on common open spaces as the *only* means of providing open space to their residents. But we will provide *both* private open space and common open space. Our private space will consist of a privately enclosed yard while also enjoying the larger maintained community open space areas/amenities. The Ville fills a niche market for those renters who do not need or want a single-family home/lot and/or the maintenance that comes along with

it; however, would like the intimacy of townhome style living with private outdoor space and an alternative to the traditional (i.e., garden style) apartment development experience.

With that said, Capital Allocation Partners is excited to complete the rezoning and ultimate development of this property and expand housing opportunities for residents in an established and mature area of the county (City of Peoria) where resources and infrastructure are in currently place to facilitate orderly and efficient growth. The utilization of the existing infrastructure for new developments aligns with Maricopa County Vision 2030 comprehensive plan's development strategies and ultimately the site is planned for annexation into the City of Peoria. There are several parcels along the southern portion of the subject Property that are currently within the jurisdiction of the City of Peoria, for strip annexation, that are not apart of this subject rezoning request. They are however under the same ownership and will be included in the development when annexed into the City of Peoria.

RELATIONSHIP TO SURROUNDING PROPERTIES

The Property is vacant, agricultural with two (2) homes and accessory structures, as shown on the aerial to the right. The property fronts Thunderbird Road, a major arterial thoroughfare and bus route. It is also close to commercial/retail/office users to the west at the intersection of 75th Avenue and Thunderbird. The Property is a county island with a mix of residential zoning and densities surrounding it. Most of the land surrounding the Property is zoned and located within the City of Peoria. It is worth noting, there is a higher density zoning of RM-1 (multifamily) that exists along 73rd Avenue to the west and north that would allow by-right 30-48 feet in height and 8-18 dwelling units per acre in density.



As stated, the Property is within the county with a Comprehensive Plan designation of “Rural Densities (0-1 du/ac)” and is also within the Peoria Planning Boundary with a General Plan designation of “Estate Residential (0-2 du/acre; target density 1.0).” However, the Property has become an infill opportunity with a mix of zoning districts and uses (e.g., agricultural, church, water tank/utilities, commercial, etc.) that have developed around it. Additionally, the Property is ideally located at an intersection and fronts Thunderbird Road, which further supports the proposed density and style of townhome multifamily development. The Ville – Apartment Townhomes will provide a nice buffer/transition as well as a diverse and needed housing mix to the area.

CONSISTENCY WITH THE INTENT OF THE COMPREHENSIVE PLAN

The requested rezone is in conformance with the goals and policies of the Comprehensive Plan. Listed below are a few of the goals and policies that demonstrate the proposed land use compatibility with and conformance to the various elements of the Comprehensive Plan.

Land Use

"The Land Use element maintains that sensible, functional, balanced, fiscally efficient, and economically viable land use patterns are important priorities. This element also reinforces the county's support for its area plan program and includes updated land use categories."

Land Use Goal #1: Achieve balanced and efficient development patterns.

Land Use Policy #17: Maricopa County supports balanced land use patterns that include various residential, retail, non-retail employment, and public and civic land uses.

Response: The proposed rezoning will help to achieve a balanced land use pattern in the area by providing a new residential opportunity. The diversity of the surrounding uses and existing nearby infrastructure supports the multifamily residential use in the area, which will provide a balance to other nearby and surrounding land uses (e.g., retail). This use acts as a part of the greater area providing a balanced and efficient network of residential developments.

Transportation

"The Transportation element establishes Maricopa County's support for coordinating future growth with an efficient transportation system. The Transportation element also emphasizes the importance of an efficient transportation system to the region's economy and air quality."

Transportation Goal #2: Contribute to a safe, seamless and effective transportation system.

Transportation Goal #3: Coordinate land use decisions with transportation investments to help the county exercise sound financial management and build the county's fiscal strength.

Transportation Policy #9: Maricopa County supports balanced and efficient land use patterns that reduce the number and length of vehicle trips.

Response: The proposed rezoning contributes to a safe, seamless, and effective transportation system that locates the residential land use in close proximity to an existing major arterial street and bus line (i.e., Thunderbird Road), providing effective and sustainable transportation access for residents to the immediate and greater surrounding area. Moreover, the property is also within proximity to the freeway systems (i.e., the US-60/Grand Avenue is approx. 1.5 miles to the east; 101-freeway is approx. 2.5 miles to the west), which will broaden the attractiveness of these units to a larger market due to transportation options/access. Both 73rd Avenue and Thunderbird Road are under the jurisdiction of the City of Peoria and will be improved per their standards.

Economic Growth

"The Economic Growth element includes strategies that Maricopa County can use to help create a diverse and resilient economy. Opportunities focus on locating employment proximate to where people live, supporting small and start-up businesses, and supporting industries that require a lot of land but not urban services or infrastructure."

Economic Growth Goal #1: Contribute to an effective regional economy.

Response: The contribution of a well-located land use/development within a desirable community that provides easy access to the surrounding freeway/bus systems supports and encourages regional economic activity.

Energy

"The Energy element is the newest in this plan and includes policies to promote renewable energy, energy conservation and overall more efficient energy use."

Energy Goal #3: Have balanced and efficient development patterns.

Response: The proposed development provides for an efficient land use pattern that locates shared, diverse, and unique housing options within close proximity (i.e., walkable) to services that reduces the overall energy consumption.

Cost of Development

"The Cost of Development element specifies ways to help ensure that new development pays its fair share towards the cost of additional infrastructure and services needed to serve new development. The Cost of Development element also identifies current cost sharing methods, recommends future cost sharing strategies, and includes ways to ensure reasonable application of the recommended strategies."

Cost of Development Goal #2: New development pays its proper and reasonable share of the costs of new infrastructure, services, and other public improvements.

Response: The development proposal (and density) will ultimately pay its fair share of infrastructure and services needed, which will help sustain/maintain the infrastructure. The developer will work with both Maricopa County and the City of Peoria to determine cost appropriation.

ACCESS AND CIRCULATION

The Ville – Apartment Townhomes is situated at the northeast corner of 73rd Avenue and Thunderbird Road and within the future annexation area for the City of Peoria. The proposed development will be accessed from both Thunderbird Road and 73rd Avenue. There will be coordination with the County Department of Transportation and the City of Peoria regarding all necessary street dedications and improvements. With that said, access will circulate throughout the site for ease of movement for both vehicles and pedestrians.

RUPD COMPARISON CHART

The table below illustrates the deviation from the base zone district standards regulations in comparison to the proposed development standards. The proposed enhanced required setbacks will provide a greater buffer/transition for compatibility. In addition, the required two (2) car garage parking spaces per unit will assure a more single-family style living/home feel consistent with the area.

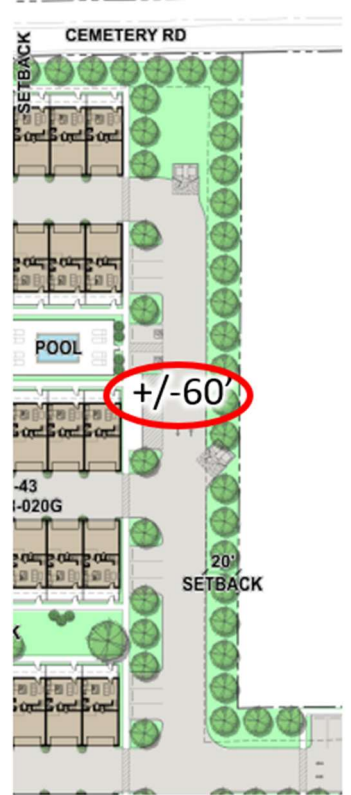
Regulation	Base R-4 Zoning District (R-4)	Proposed Zoning District Regulations (R-4 RUPD)
Height	40'	30'* * Exception: Excluding parapets, which may extend a maximum 3-feet or to a height necessary to screen mechanical equipment.
Front (South along Thunderbird Road and North along Cemetery Road)	20'	20'
Interior Side Yard (East boundaries)	5'	20'* * Exception: Refuse enclosures are allowed to encroach.
Street-side Yard (West along 73 rd Avenue)	10'	20'
Rear Yard (North for eastern part of site)	25'	20'* * Exception: Refuse enclosures and a maximum of three (3) parking spaces allowed to encroach.
Lot Area	6,000 sq. ft.	6,000 sq. ft
Lot Width	60'	60'
Lot Area per Dwelling Unit	2,000 sq. ft.	2,000 sq. ft.
Lot Coverage	60%	60%
Common Open Space	N/A	10%
Parking Spaces	2	2 per Unit (Garage Parking)
Open Parking Stall Dimensions	9' x 18'	9-6" x 20'* *Parking space may overhang 2-feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access.

Regulation	Base R-4 Zoning District (R-4)	Proposed Zoning District Regulations (R-4 RUPD)
Maximum Privacy Wall	8'	8' privacy wall or fence along residentially zoned/shared property lines

JUSTIFICATION

All but one deviation set forth in this RUPD is proposed as an increase in development standards. These include increasing side yard setbacks, requiring common open space and reducing the overall allowable height. These modifications under the RUPD are minor and promote the development of a premier community that features first-rate amenities, private open space, and sophisticated modern design. The increased setbacks and open space standards set the tone for a high-quality development while also blending with the existing single-family residential surrounding the property.

The one true deviation is in the rear yard setback, which we are requesting to reduce by five feet from 25' to 20'. Because the Property is considered a through lot, with two front yards, unusual yard designations are created. The rear yard on the proposed project is along the eastern property line, in the north, as shown on the image to the right. The five-foot reduction is mitigated by the presence of the drive aisle, parking stalls and landscape islands. All which create an approximate 60-foot setback from the proposed residential unit to the rear property line.



Lastly, the proposed project is anticipated to develop once annexed into the City of Peoria. The proposed increase in development standards is consideration to the City of Peoria and the surrounding residential developments.

ARCHITECTURE

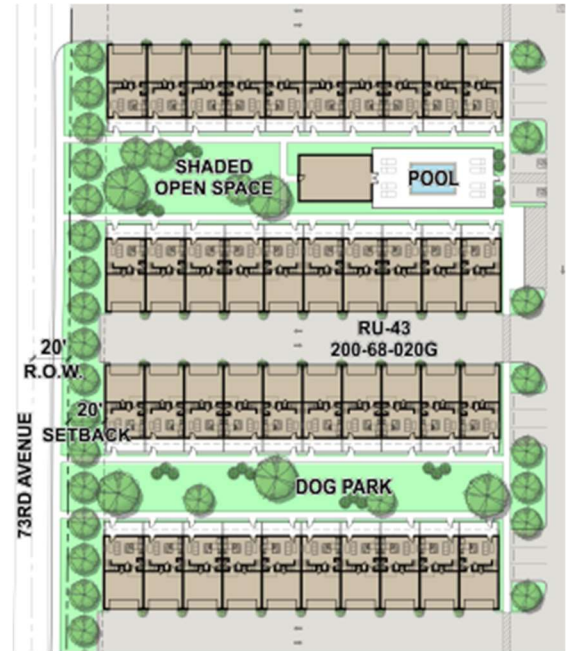
The Ville – Apartment Townhomes are proposed as "rear loaded" residential units, with front doors along an internal, shared open space areas while still offering private, outdoor space for the residents. The garages will be accessed along the private internal drives. The project will be limited to two-story, attached rental homes (i.e., townhomes) that will range in size and feature a variety of a contemporary architectural style and color scheme, see conceptual elevation below.



OPEN SPACE AREAS

The Ville – Apartment Townhomes community will provide a main amenity area (i.e., clubhouse/pool area) as well as a plethora of open space areas easily accessible to all residents for passive and active amenities (i.e., dog park, games, etc.), as shown on the excerpt to the right. The intent of the open space areas and main amenity area will be to provide residents with an opportunity to interact, socialize, and gather with family and friends; thus, creating a greater sense of community and togetherness.

The incorporation of pervious surfaces through the use of more plant material and less hardscape is also a goal of the overall design. Plant materials will be based on their sustainability in the Arizona climate and durability as low water use, drought tolerate plant materials, but that provide the appearance of a “lush” environment with shade.



Water conservation will have a major emphasis on the planting designs and irrigation systems. Water efficient landscape and efficient irrigations systems will be required within all landscape areas. Landscape areas will be designed with a direct correlation between water use with the higher intensity activity areas (i.e., providing for grass). The Ville – Apartment Townhomes will be maintained by a professional management company.

Typical Requirements for Open Space Areas:

- 1) Common useable open space and recreation areas shall be provided at a prescription of one hundred fifty (150) square feet per unit. All such areas shall be unencumbered and be a minimum width of twenty (20) feet.
- 2) Unless otherwise approved by Staff, all required trees shall be a minimum of fifteen (15) gallon in size and at least fifty percent (50%) of those trees must be twenty-four (24) inch box or larger in size. All shrubs shall be a minimum of five (5) gallon in size.

All trees shall be of a size at the time of installation to conform with the standards established in the Arizona Nursery Association Grower’s Committee Recommended Tree Specifications.

- 3) The Ville – Apartment Townhomes shall limit the use of turf (lawn) to a maximum of fifty percent (50%) of the lot area. Due to the historical agricultural/irrigated nature of the surrounding area, turf (lawn) helps to transition and conform this development into the existing fabric. Moreover, the communal open space areas for recreating, gathering, etc. would be well served with the use of turf (lawn) as well as providing passive cooling. Sustainable irrigation monitoring devices, creative landscaping techniques, grading, and rainwater diversion shall be employed to irrigate the turf (lawn).
- 4) All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, ¾” screened decomposed granite at a 2” minimum depth, river rock,

expanded shale, or bark. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials (i.e., decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.

- 5) "Hostile Vegetation" such as Ocotillo, Cacti or other plant types that discourage pedestrian movement or vandalism may be placed under windows or adjacent to long, remote expanses of perimeter walls.

SURFACE PARKING LANDSCAPING REQUIREMENTS

- 1) Surface parking areas shall contain one (1) tree and three (3) shrubs for every parking island (one stall in length).
- 2) The main and secondary entry drive-aisles shall be landscaped with one (1) shrub for every five (5) linear feet of landscaping. A minimum of three (3) trees per 1000 sq. ft. of planning area.
- 3) Landscaped parking medians shall contain one (1) shrub for every five (5) linear feet of landscaping. A minimum of one (1) tree shall be provided between landscape islands. Adequate planter area shall be provided to accommodate full tree maturity.
- 4) Shrubs within a landscape island or median shall be maintained to a maximum height of 3-feet, and all trees at maturity within such planters shall maintain a minimum clearance of 6-feet from the lowest branch to the adjacent grade elevation.

FOUNDATION LANDSCAPING REQUIREMENTS

The Ville – Apartment Townhomes are proposed to be "rear loaded" garages with a main drive aisle to these garages. The front doors of the units opening onto a communal open space area and as such landscape foundation shall not be required along these "rear loaded" garages between the building and the drive aisle.

GENERAL DESIGN GUIDELINES

The Ville – Apartment Townhomes are proposed to be a contemporary design. With that said the following general design guidelines shall apply.

Site

- 1) The building placement and orientation shall be allowed to be linear in style/design.
- 2) Dead end drive aisles shall be allowed and provide for screening via walls and landscaping.
- 3) Garage doors/driveway aprons should appear or be set into the buildings/walls a minimum of 18-inches rather than flush with the exterior wall.
- 4) A combination of ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, signs, and/or enhanced paving shall be incorporated into the Primary Themed Entry for the development.

Three (3) or more of the following elements shall be incorporated into the Primary Themed Entry for the development:

- Landscaped median.
 - Identifying building form such as a covered entry.
 - Unique pedestrian scale lighting or bollards.
 - Prominent architectural features or monuments, such as trellis or arbor.
 - Ornamental gates and/or decorative walls.
 - Water features.
 - Other feature(s) as approved by Staff.
 - Project entry features shall be reflective of the overall architectural identity and character of the project.
 - The main entry drive into the development shall be distinguished with hardscape materials such as pavers, stamped or colored concrete/asphalt, or exposed aggregate.
- 5) Pedestrian access to adjacent non-residential areas by incorporating wall and landscape penetrations into the pedestrian circulation element.
- 6) The development shall provide a continuous walkway from each abutting right-of-way to the leasing office. The walkway shall be separated from all vehicular traffic movements except where drive aisle crossings are necessary.
- 7) The onsite pedestrian circulation system shall link the various onsite amenities and components (i.e., parking fields, play areas, clubhouse, pools, recreation center, refuse enclosures).
- 8) Decorative materials may be used to clearly delineate pedestrian walkways. The use of hardscaping for walkways is encouraged when it is not in conflict with ADA requirements.
- 9) Pedestrian walkways/paths traversing onsite vehicle drive aisles may be distinguished with an alternative hardscape material such as, pavers, Streetprint™ and patterned, stamped, colored concrete/asphalt or exposed aggregate.
- 10) Private/secure outdoor areas shall be provided for each unit. Such space shall have an unencumbered area of at least 8-feet in in width.
- 11) A minimum of three (3) amenities shall be provided, such as
- Swimming pool, Ramada and bbq area;

- Jacuzzi with Ramada area;
- Ramada or trellis feature with barbeque and shaded seating areas;
- Tot lot/Jungle Gyms;
- Ball courts;
- Weight room;
- Community garden;
- Putting green;
- An alternative amenity options may be considered during the site plan process.

12) Perimeter walls shall integrate at least two (2) of the following treatments:

- Integration with one or more of the following: inlays, materials or color accents, capping, decorative pilasters, wrought iron, planters, or other approved feature that adds visual interest. Strong geometric patterns are discouraged.
- Incorporation of raised planters.
- Incorporation of decorative stone or masonry pillars with caps.
- Incorporation of decorative wrought iron trellises or artistic features in context with the area.
- Other alternative design as approved during the site plan process.

13) Mechanical equipment on the ground shall be screened from public view with landscaping and/or fencing or walls.

Buildings

- 1) The buildings shall be allowed to be linear in style/design (e.g., contemporary design) with the use of simple geometric/rectilinear shapes with straight rooflines.
- 2) Unifying architectural elements shall be used to carry a window pattern across a façade, such as a common sill or header line.
- 3) Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual base to the building.
- 4) Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or pop-out.

- 5) The development shall provide a monochrome color and material palettes with some appropriate color/enhancements to build upon and reinforce linear style/design (e.g., simple geometric/rectilinear shapes with straight rooflines).
- 6) The horizontal buildings shall integrate variations in exterior walls in depth or appearance of depth. Use building pop-outs, arches, score lines, reveals, decorative window treatments, veneers, color changes, and other architectural elements to break up the appearance of massing.

Horizontal facades longer than thirty (30) feet shall be articulated into smaller sections utilizing at least three (3) of the following methods:

- Varied building heights.
 - Different materials used on first floor.
 - Different window types.
 - Different colors.
 - Offsets.
 - Projecting architectural elements – a minimum 4-inches.
 - Recesses/reveals.
 - Bay windows.
 - Variable parapet heights.
 - Other creative design methods may be considered during the building permit process.
- 7) Accent materials, such as stone, brick tile or other similar materials to add texture and visual interest to the building elevations should be provided. A minimum of three (3) of the following should be incorporated.
 - Stone clad or concrete columns as patio/porch supports.
 - Integrated corbels (wood or treated synthetic materials) placed under eaves at corner locations or throughout project.
 - Stone wainscot at varied heights with accented caps.
 - Integrated lighting sconces beyond individual porch lights.
 - Scored stucco areas where color changes or the addition of accent materials is not practical.
 - Pop-outs and other projections of materials other than wood frame and stucco.

- Decorative wrought iron accents in the form of stairway railings, gates into entry and amenity areas and patio/porch accents.
 - Other creative design methods may be considered during the building permit process.
- 8) A minimum of three (3) of the building facades should incorporate windows.
 - 9) Garages and storage/utility areas shall be architecturally integrated into the established design theme.
 - 10) Windows shall employ design details as appropriate to the architecture, such as mullions, arched windows, shutters/faux shutters, window surrounds, awnings, and canopies to break the scale of façade into smaller components.
 - 11) Shaped frames and sills shall be used to enhance openings and add additional relief. They should be proportional to the glass area framed (i.e., a larger window should have thicker framing members).
 - 12) Windows and balconies shall be provided in facades facing common communal open space areas, comprising at least twenty (20) percent of the façade area.
 - 13) Window and door type, material, shape and proportion shall complement the architectural style of the building.
 - 14) The use of landscaping as a design element is encouraged to reduce building mass. Landscaping should accentuate and compliment the architecture.
 - 15) Roof access ladders and roof drains/downspouts shall be internalized within the building.
 - 16) Mechanical equipment, roof mounted, shall be screened from public view with parapets or other appropriate architecturally compatible means.

DEVELOPMENT SCHEDULE

It is anticipated that The Ville – Apartment Townhomes will be developed as a single phased project, upon annexation into the City of Peoria with necessary requisite building permits. This development proposal will not adversely affect municipal and private facilities or services and will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities.

COMMUNITY FACILITIES AND SERVICES

Schools

The proposed development is located within the Peoria Unified School District. Students from this development are anticipated to attend either Oakwood Elementary School (K-8) or Pioneer Elementary School as well as Cactus High School.

Amenities

The Ville – Apartment Townhomes will provide significant open space areas throughout the development for passive and active recreation and enhanced landscaping. A 4-foot minimum pedestrian pathway system will traverse the site as well with connections to the abutting streets. Amenities may include ramadas with lighting, pool/clubhouse, BBQ grills, dog park, and a tot lot area.

Refuse

Refuse will be provided by a private waste management company or via the City of Peoria.

Sanitary Sewer Service

The Ville – Apartment Townhomes will annex into the City of Peoria, which will connect to the existing city sewer system.

Water Service

The Ville – Apartment Townhomes will annex into the City of Peoria, which will connect to the existing city water system.

Police and Fire

The Ville – Apartment Townhomes will annex into the City of Peoria, which will provide city police and fire services.

Dry Utilities

The Ville – Apartment Townhomes will coordinate with Arizona Public Service (APS) for electricity and Southwest Gas for natural gas (as needed). In addition, internet and phone services will be provided to the project via the many companies and options available.

CONCLUSION

In conclusion, the proposed development will allow for the construction of a high quality, unique, and desirable rental community within this area. The requested zoning will provide an opportunity for housing in an area currently devoid of multifamily housing options and is an appropriate transition and buffer from the existing single-family residential homes and unique, diverse uses within and abutting the property. The request will not have an adverse impact on the livability of the area, health, or safety of the current or future residents. Furthermore, the development will not adversely impact the built environment or residential/agricultural quality of the area. In fact, the proposed land uses should be considered an asset and buffer with the surrounding area than the existing more intense, impactful non-residential uses. With that said, Capital Allocation Partners and their team are committed to ensuring the creation of a high-quality development and look forward to working with Maricopa County and the City of Peoria on realizing this exciting housing development.

The Capital Allocation Partners and team respectfully requests your favorable consideration of this request.