

EXCERPT

FROM THE MINUTES OF A REGULAR MEETING OF
THE COUNCIL OF THE CITY OF GLENDALE
MARICOPA COUNTY, ARIZONA, HELD AT
7:00 P.M., TUESDAY THE 26TH DAY OF
NOVEMBER, 1991.

Land Development Action - Public Hearing

**5. Hillcrest Ranch Development Requests (GP-91-09, DMP-91-01,
Z-91-18): 7100 West Deer Valley Road**

Mr. Bob Coons, Planning Director, pointed out that this item was discussed in great detail at last week's Workshop. These are requests by Shea Homes in conjunction with the Hillcrest Ranch Development Master Plan located at the northwest corner of 67th Avenue and Deer Valley Road.

The requests involved are a General Plan Amendment, Development Master Plan and an amendment of a PAD zoning. The General Plan Amendment merely adjusts some land use designations and densities, as well as provides the addition of a neighborhood park, relocation of two school sites and adjustments to the Major Street System Map and the Trails and Bikeways Map as found in the General Plan.

The Hillcrest Ranch Development Master Plan establishes land use and design guidelines for all properties in this area to direct and coordinate future development by Shea Homes and other property owners. The Development Master Plan defines the planned land uses, collector street system, streetscape concepts, design guidelines for perimeter wall details, landscape concepts and design guidelines for housing products and the shopping center site.

The PAD Zoning Amendment adjusts the zoning from the previous zoning approved by the City Council in 1985. This request implements the Development Master Plan for all properties owned by Shea Homes and the 16.6 acre elementary school site owned by the Deer Valley Unified School District located at the southeast corner of 71st Avenue and Hillcrest Boulevard.

The Planning Commission unanimously recommended approval of these three requests subject to various stipulations. After Planning Commission approval, the applicant submitted a revised Hillcrest Ranch Development Master Plan report dated November 13, 1991, which addresses the stipulations of the Planning Commission.

The recommended action is to conduct a public hearing, and approve the Hillcrest Ranch Development requests, GP-91-09, DMP-91-01, and Z-91-18, with the Development Master Plan and PAD zoning amendment being subject to the following stipulations.

DMP-91-01:

- (1) Future development shall be in general conformance with the land use and design concepts presented in the Draft Development Master Plan for Hillcrest Ranch dated November 13, 1991.
- (2) A master water and sewer plan with the supporting study shall be submitted for review and approval by the Engineering Department prior to final plat approval for the first subdivision.

Z-91-18:

- (1) The stipulations of approval for PAD Z-85-36 shall be superseded for all property included in this request.
- (2) Development shall be in substantial conformance with the Development Master Plan and Preliminary Development Plan for Hillcrest Ranch dated November 13, 1991.
- (3) The maximum number of dwelling units shall be 1,161. Density, maximum unit count, and minimum lot size for Parcels A-I shall be as shown on the approved Preliminary Development Plan. The specific boundaries of each parcel will be determined at the time of site plan review.
- (4) Dedication and improvement of street rights-of-way and related easements shall be according to the approved Development Master Plan (DMP-91-01).
- (5) The Phase I improvements shown on the approved Development Master Plan (DMP-91-01) shall be completed concurrent with the first phase of development. The timing of improvements in subsequent phases shall be determined by the Planning Commission in conjunction with preliminary plat approval for the first subdivision in each phase.
- (6) A comprehensive sign package which addresses all project entry, product entry, development and builder directory signs shall be reviewed and approved by the Community Development group staff.
- (7) The developer shall reach an agreement with the City regarding the construction and dedication of a water booster pump station prior to final plat approval for the first subdivision.

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- (8) The developer shall reach an agreement with the City regarding the proposed improvement and dedication of land for the eight acre neighborhood park site prior to final plat approval for the first subdivision.

Mr. Kelly House, Project Manager for Shea Homes, 4040 E. Camelback Road, thanked staff for continued involvement with Shea Homes. It is Shea's opinion that the amenity package presented in the Hillcrest Ranch Development will meet or exceed those that rival many larger master plans, not only in Glendale but throughout the Valley. The elimination of multi-family and the overall reduction of the densities throughout the project helped to integrate this community with the surrounding land uses. The incorporation of the residential design guide lines and commercial design guide lines that were lacking in the previous plan are comprehensive and will ensure the City that quality growth will occur not only in Phase I but throughout the balance of the project. He stated Shea Homes supports staff recommendations.

Mayor Renner asked if anyone present wished to speak to this item. No one responded.

It was moved by Scruggs, seconded by Tolby, to approve the Hillcrest Ranch Development requests, GP-91-09, DMP-91-01 and Z-91-18; with the Development Master Plan and PAD zoning amendment being subject to the stipulations as recommended by the Planning Department. Motion carried unanimously.



Community Development Group

DATE: November 26, 1991
TO: Martin Vanacour, City Manager
FROM: Bob Coons, Planning Director
Jon M. Froke, Planner
SUBJECT: GENERAL PLAN AMENDMENT GP-91-09: 7100 WEST DEER VALLEY ROAD

REQUEST: Amend the General Plan to be consistent with the proposed Hillcrest Ranch Development Master Plan.

PARCEL SIZE: Approximately 480 acres.

LOCATION: The area is located between the Patrick Lane alignment and Deer Valley Road and the 75th Avenue alignment and 67th Avenue.

APPLICANT: Shea Homes

OWNERS: Multiple

STAFF RECOMMENDATION: Approval.

GENERAL PLAN: The existing General Plan shows residential densities of 2.5-3.5, 8-12, and 12-20 dwelling units per gross acre. It also includes three school sites, a shopping center site, and open space for New River.

PARCEL HISTORY: The existing General Plan was adopted in 1989 and reflects the previously approved preliminary development plan for Hillcrest Ranch (PAD 2-85-86).

EXISTING LAND USE: Vacant land, Hillcrest Middle School, and four single-family residences.

SURROUNDING LAND USE AND ZONING:

North: Vacant land and scattered single-family residences, planned for 1-2.5 dwelling units per gross acre.
East: Thunderbird Park, and vacant land in Arrowhead Ranch planned for 2.5-3.5 dwelling units per gross acre.
South: Vacant land in Arrowhead Ranch planned for 3.5-5.0 dwelling units per gross acre.
West: Sand and gravel operation, vacant land, and the New River channel planned for park/open space and 1.1-6.0 dwelling units per gross acre located within the City of Peoria.

SUMMARY OF FACTS:

1. This request is being evaluated concurrently with cases DMP-91-01, and Z-91-18, which are also on the agenda.
2. The proposed amendment will eliminate the townhouse and multi-family density ranges of 8-12 and 12-20 units per gross acre, reduce the single-family area in the category of 2.5-3.5 units per gross acre, and add single-family areas in the range of 3.5-5.0 and 5.0 - 8.0 dwelling units per gross acre for an overall reduction in residential density. Other adjustments include the addition of a neighborhood park, the relocation of the elementary school site to reflect land owned by the Deer Valley Unified School District, and a slight reduction in the acreage of the shopping center site (see exhibits #2 and #3).
3. The Major Street System Map in the General Plan shows 75th Avenue as a collector street from Deer Valley Road to Pinnacle Peak Road. Policy #8 of the Foothills Character Area Development Guidelines calls for the alignment to be moved east of the section line to avoid the New River channel. This proposal will amend the circulation element by turning 75th Avenue east into Hillcrest Boulevard approximately one-half mile north of Deer Valley Road and eliminating the connection to Pinnacle Peak Road.
4. The current General Plan shows an east/west equestrian trail through this area to connect the trail along New River with Thunderbird Park. The proposed amendment will move that trail link farther north to the Pinnacle Peak Road alignment where properties are planned and zoned for equestrian use. The trail will continue along the south side of Pinnacle Peak Road to 67th Avenue then south one-quarter mile to the Thunderbird Park entrance. The Equestrian Trails Advisory Committee reviewed and recommended approval of this amendment to the Trails and Bikeways Map on September 25, 1991.
5. The proposed amendment to the Hillcrest Ranch area meets the Maricopa Association of Governments threshold criteria for enhanced notification to neighboring jurisdictions. Notices were sent to the City of Phoenix, City of Peoria, and Maricopa County on September 11, 1991. No negative comments have been received to date.
6. The City Parks Department states in a memo dated September 12, 1991, that the addition of a neighborhood park in this area is desirable. They also recommended that the park development proposal be reviewed by the Parks and Recreation Advisory Commission. At their meeting on November 18, 1991, the Parks

Commission approved Shea Homes proposal for land dedication and park improvements in lieu of the residential development tax for all dwelling units within the Hillcrest Ranch Development Master Plan area.

7. Shea Homes owns 331 of the 480 acres included in the area of the proposed amendment. Notices were sent on October 1, 1991 and November 8, 1991, to other property owners in the area.
8. The CalMat Companies operate a sand and gravel operation on 140 acres within New River. In a letter dated October 8, 1991, they suggested that mitigation measures be considered to eliminate future conflicts with their operation and that consideration be given to buffering single-family homes from arterial street truck traffic.

ANALYSIS AND CONCLUSIONS: The City Council should consider the following key issues before reaching its findings on this request:

1. Is the overall reduction in density and proposed mix of residential densities appropriate at this location?
2. Are there any potential adverse affects on future land use and development in the surrounding area?
3. Will there be any significant long term affects on traffic volumes, schools, or the demand for public services?
4. Is a neighborhood park needed at this location?
5. Will the elimination of 75th Avenue as a collector street between Deer Valley Road and Pinnacle Peak Road have any negative affects on regional or neighborhood traffic circulation?
6. Is the proposed relocation of the east/west equestrian trail link to the Pinnacle Peak Road alignment preferable to its current location?

Staff believes the elimination of multi-family residential uses and an overall reduction in density is appropriate. A gradual transition of single-family residential uses is provided in the northern portion of the city from Pinnacle Peak Road, south through Hillcrest Ranch and then further south into Arrowhead Ranch where higher density residential, such as multi-family is planned and zoned near the Agua Fria freeway. Residential densities in Hillcrest Ranch range from 3.0 - 5.3 dwelling units per acre resulting in minimum lot sizes which vary from 5,000 -

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10,000 square feet. This provides a range of density which is desirable and required by the General Plan.

The proposed land use mix is compatible with surrounding properties. Single-family development is under construction in Arrowhead Ranch approximately 1/4 mile east and south of Hillcrest Ranch. There are four active subdivisions in the vicinity of 63rd Avenue and Deer Valley Road. Arterial streets adjacent to Hillcrest Ranch have already been improved in the area and portions of the collector street system will be constructed by Shea Homes to provide adequate circulation.

Shea Home's participation in construction of the Zone III water booster station will improve water pressure for all portions of Zone III which includes approximately seven square miles, including Arrowhead Ranch.

General Plan policies require the acquisition and development of neighborhood parks. A proposed eight acre park is required in Hillcrest Ranch to satisfy the passive and active recreational needs of future Hillcrest Ranch residents.

75th Avenue will be developed to collector street standards north of Deer Valley Road as required by the General Plan. Elimination of this street north of Hillcrest Boulevard will not adversely impact regional or neighborhood traffic circulation. 67th Avenue and 83rd Avenue will adequately provide regional north/south traffic flows. Low density residential is planned and zoned between Hillcrest Ranch and Pinnacle Peak Road. The Equestrian Trails Advisory Committee supports the relocation of the east/west equestrian trail to Pinnacle Peak Road adjacent to the horse privilege properties, rather than its current location through the middle of the suburbanized development of Hillcrest Ranch.

STAFF RECOMMENDATION: The staff recommends that the City Council approve GP-91-09, a request to amend the General Plan to be consistent with the proposed Hillcrest Ranch Development Master Plan.

PLANNING COMMISSION ACTION: At their meeting of October 17, 1991, the Planning Commission unanimously recommended approval of this request.

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ATTACHMENTS:

1. Planning Commission Action.
2. General Plan Map Comparison.
3. General Plan Comparison Table.
4. Existing Major Street System Map.
5. Existing Trail and Bikeways Map.
6. Letter from CalMat Companies dated October 8, 1991.
7. Minutes of October 17, 1991 Planning Commission meeting.
8. Hillcrest Ranch Development Master Plan Report dated November 13, 1991.

PROJECT MANAGER: Jon M. Froke, Planner, 435-4169



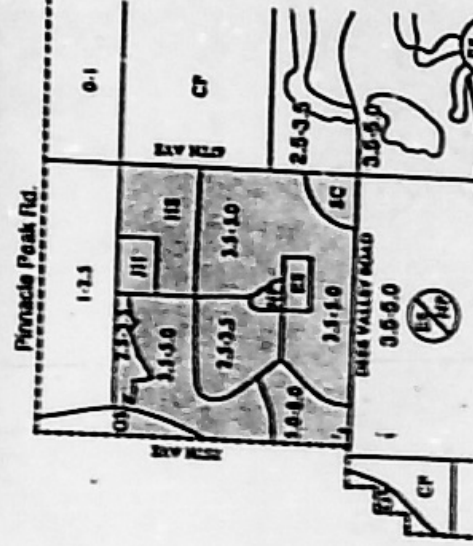
Department Head Approval



Deputy City Manager Approval



Existing General Plan



Amended General Plan



PLANNING DEPARTMENT

CASE NUMBER

GP-91-09

LOCATION

7100 W. DEER VALLEY RD.

REQUEST

GENERAL PLAN AMENDMENT

HILLCREST RANCH

General Plan Amendment - Land Use Comparison Table

Land Use	Area, ac		Max Units		Differential	
	existing	proposed	existing	proposed	acres	units
RESIDENTIAL						
2.5-3.5 DU/ac	219	75	766	262	[144]	[504]
3.5-5.0 DU/ac	0	242	0	1210	242	1210
5.0-8.0 DU/ac	0	34	0	272	34	272
8.0-12.0 DU/ac	98	0	1176	0	[98]	[1176]
12.0-20.0 DU/ac	45	0	900	0	[45]	[900]
SUB-TOTAL	362	351	2842	1744	[11]	[1098]
OPEN SPACE	3	3	-	-	0	-
NEIGHBORHOOD PARK	0	10	-	-	10	-
COMMERCIAL	20	18	-	-	[2]	-
SCHOOL	95	98	-	-	3	-
TOTAL	480	480	2842	1744	0	[1098]

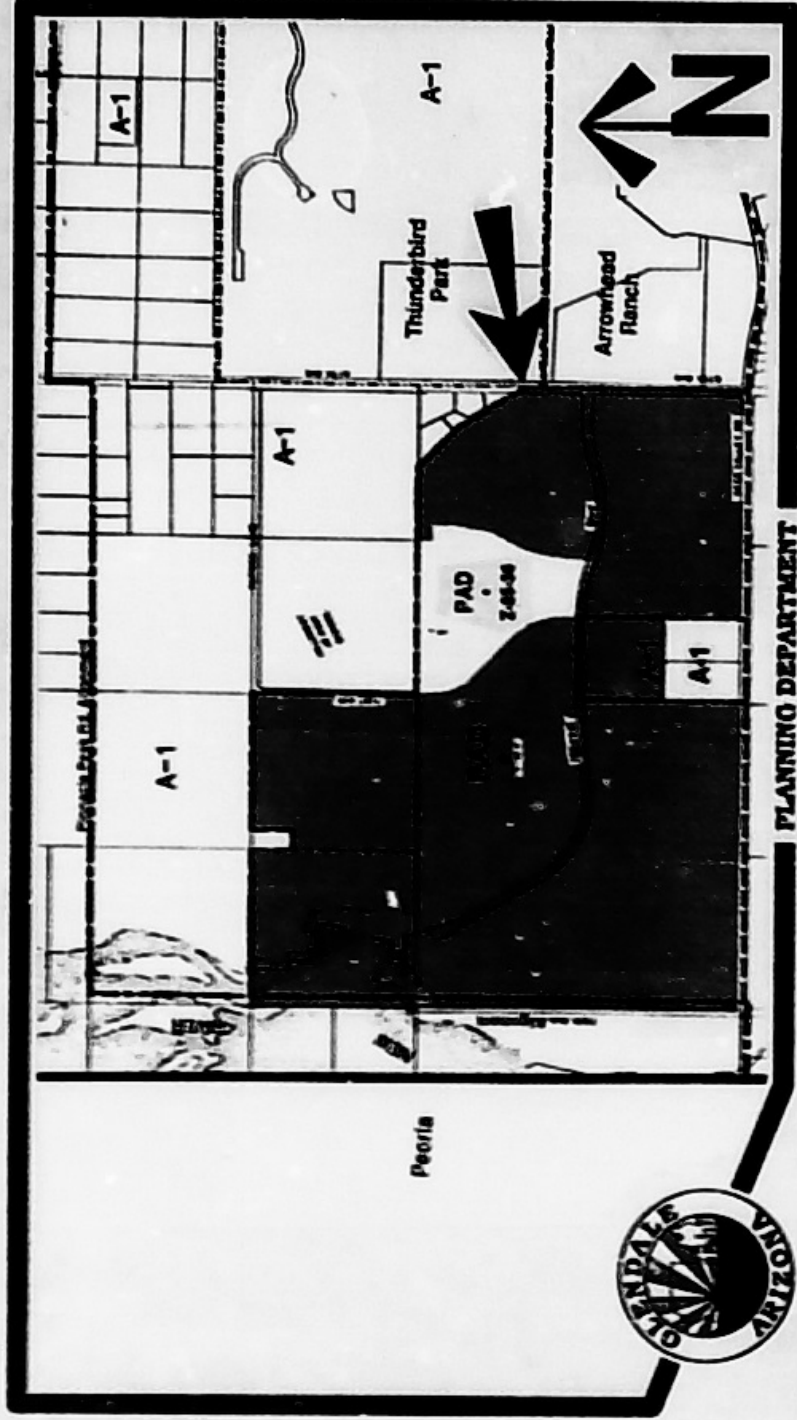
[] - Indicating net decrease

HILLCREST RANCH

General Plan Amendment - Land Use Comparison Table

Land Use	Area, ac		Max Units		Differential	
	existing	proposed	existing	proposed	acres	units
RESIDENTIAL						
2.5-3.5 DU/ac	219	75	766	262	[144]	[504]
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8.0-12.0 DU/ac	98	0	1176	0	[98]	[1176]
12.0-20.0 DU/ac	45	0	900	0	[45]	[900]
SUB-TOTAL	362	351	2842	1744	[11]	[1098]
OPEN SPACE	3	3	-	-	0	-
NEIGHBORHOOD PARK	0	10	-	-	10	-
COMMERCIAL	20	18	-	-	[2]	-
SCHOOL	95	98	-	-	3	-
TOTAL	480	480	2842	1744	0	[1098]

[] - Indicates net decrease



CASE NUMBER

Z-91-18

LOCATION

7100 W. DEER VALLEY RD.

REQUEST

1. AMENDED PAD ZONING

2. A-1 TO PAD

HILLCREST RANCH

General Plan Amendment GP-91-09

Development Master Plan DMP-91-01

Planned Area Development Amendment Z-91-18

7100 West Deer Valley Road

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
BY CITY COUNCIL 11/16/91**

Prepared For:

SHEA HOMES

**4040 East Camelback Road
Phoenix, Arizona 85018
(602)952-1009**

Prepared By:

**CORNOYER
HEDRICK**

**2425 East Camelback Road
/ Fourth Floor
Phoenix, Arizona 85016
(602)381-4848**

November 13, 1991

Acknowledgements

The Hillcrest Ranch Development Master Plan was prepared for Shea Homes, a division of the J. F. Shea Co., Inc. The following individuals were key members and contributors to the Project Team:

City of Glendale Staff

Jerry Swanson, Deputy City Manager
Bob Coons, Planning Director
Dean Svoboda, Planning Manager
Jon Froke, Planner
Bill Amlong, P.E., Land Development Engineer
Katherine Emery, ASLA, City Landscape Architect

Shea Homes

Garth Wieger, President, Shea Homes Southwest
John Shea Jr., Vice President, Land Acquisition and Development
Kelly House, P.E., Project Manager

Cornoyer-Hedrick Architects & Planners, Inc.

Jackie L. Guthrie, AICP, Principal-in-Charge
H. Duane Blossom, ASLA, Project Director
Debra Z. Sydenham, AICP, Project Manager - Planning
Don Cox, Project Designer
David Davis, Landscape Designer
Ben Redman, Landscape Designer

Clouse Engineering, Inc.

Darrell D. Smith, P.E., Vice President

Wood / Patel Associates

Ash C. Patel, P.E., R.L.S., Principal

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Introduction

Introduction

Property and Location

The Hillcrest Ranch Planned Area Development, is envisioned to become one of the principal planned neighborhoods in Glendale, and comprises 331 acres generally bounded by Deer Valley Road to the south, 67th Avenue to the east, 75th Avenue to the west, and the Patrick Lane alignment to the north. The community is benefited by close proximity to the future Agua Fria Freeway which is approximately one mile south, and will offer both east and west travel movements via the full interchanges at 75th and 67th Avenues. Thunderbird Park Recreation Area is adjacent to and east of Hillcrest Ranch, and offers enthusiasts recreation in a natural desert environment. The New River essentially forms the western limits of development immediately west of 75th Avenue and will ultimately provide a link to the city-wide trails network to encourage the neighborhood to participate in non-vehicular modes of transportation.

Project History

The original 371.8 acre Hillcrest Ranch Planned Area Development (P.A.D.), rezoning application Z-85-36, submitted by Knoell Homes, was approved by the Glendale City Council in 1985. The plan included a mix of land uses with residential densities varying from single family at 2.7 du/ac to multi-family at 15.4 du/ac with a net residential density of 4.8 du/ac. An 18.5-acre commercial site was also planned, as was a small neighborhood park and linear open space areas. In 1989, a majority of the property transferred (331 acres) ownership to Shea Homes. One 30-acre parcel remains under the ownership of the Knoell family, in addition, two small parcels also remain under separate ownership.

Presently, the property is vacant with some basic infrastructure having been installed by Knoell Homes shortly after the original approval. Site grading was initiated, 67th Avenue and Deer Valley Road improvements were completed, and underground utilities were begun along Hillcrest Boulevard and 71st Avenue, providing service to the existing Hillcrest Middle School. The undeveloped nature of the property has provided opportunities to Shea Homes to upgrade and improve the existing Hillcrest Ranch Plan and promote a compatible relationship between the community and surrounding areas.

Shea Homes Developer Profile

The J.F. Shea Co., Inc. has earned a prominent position among construction companies and is one of the oldest and largest privately held operations in the country. The Company's predecessor, the J.F. Shea Plumbing Company, was founded by John F. Shea in Portland, Oregon, during the early 1880s.

Today's J.F. Shea Co., Inc. has diversified into other facets of the construction and building industry. The Company has increased its strength through four operating divisions; the Heavy Construction Division is the oldest operating division and cornerstone; the Redding Division is a producer of sand, gravel, asphalt and concrete products; the Shea Homes Division had its beginnings in 1968 and now builds residential units and develops master planned communities throughout California and Arizona, and; the Shea Business Properties Division is the youngest division, started in 1977 to manage Shea-owned apartment communities, has also assumed the builder and managerial responsibilities for industrial and commercial complexes. The combined efforts of these four Divisions contribute to the success of J.F. Shea Co., Inc.

J.F. Shea Co., Inc. has firmly established its reputation for quality and innovation in the heavy construction field. These characteristics of excellence have been inherited by Shea Homes.

Known for its product diversity, Shea Homes delivers high-quality products ranging from condominiums and townhouses to luxury detached housing. Shea meets the desires and needs of the first-time buyer to the luxury home buyer. In recent years, Shea Homes has evolved from a homebuilder to a developer of mixed-use communities. The Company develops master planned communities that are sensitive to the needs of the environment and existing communities while providing quality homes for a wide range of buyers.

The planning efforts for Hillcrest Ranch were reinitiated in January of 1991 when market conditions began to strengthen. From January to June, on-going meetings with City staff were held which culminated in submittal of preliminary plats for Phase One in July, and Development Master Plan submittal in August of 1991. Throughout the process, extensive cooperation has been evident between Shea Homes, and the various City of Glendale departments including planning, traffic, engineering. These efforts are continuing, and will be maintained throughout the development of Hillcrest Ranch.

Hillcrest Ranch represents an opportunity for Shea Homes to make a positive statement about the type of family-living environment provided to our buyers. We want prospective homebuyers to remember Hillcrest Ranch as a place they want to raise their families, and we want them to spread the word that Shea Homes and the City of Glendale have created something special in Hillcrest Ranch.

In order to achieve this goal, we need to create a neighborhood that is not only a relaxing and aesthetically pleasing break from everyday life for working parents, but also one that is economically affordable to today's economically sensitive family. Shea Homes is committed to this philosophy and will strive to promote it throughout the development of Hillcrest Ranch.

Project Description

Hillcrest Ranch is designed as a family-oriented neighborhood that incorporates a range of housing types, architectural styles, and sensitive planning principles that will reinforce the concept of "the neighborhood". The size of Hillcrest Ranch allows for smooth transition of varying residential densities, as well as the provision for amenities typically associated with larger developments. A multi-use trail system and park will link each neighborhood into a cohesive community focusing on recreational opportunities within Hillcrest Ranch, nearby Thunderbird Park, and the New River. The commercial retail center in the southeastern portion of Hillcrest Ranch will be closely integrated with the architectural flavor and family orientation of the community to provide a unified development and a compatible relationship.

The commitment to "family" in Hillcrest Ranch is emphasized by the three school sites integrated into the community through compatible land use relationships and open space/multi-use trail opportunities. The proximity of these schools will promote safety and recreation throughout the community.

Residents and visitors of Hillcrest Ranch will be provided a pleasant visual and physical appearance as they traverse throughout the community. Use of native plant materials which are consistent with water conservation trends will create a true Arizona environment, friendly to all who experience it.

- General Plan Amendment

General Plan Amendment

Relationship to General Plan and Character Areas

The Hillcrest Ranch General Plan Amendment forms the northern edge of the Foothills Character Area as defined by the Glendale General Plan Development Guide.

Envisioned as a gateway into Glendale, the Foothills Area is impacted by a number of guidelines, several of which are specifically addressed in the General Plan Amendment and ultimate Hillcrest Ranch Development Master Plan:

- *Place emphasis on high-quality residential dwelling units.*

Shea Homes brings positive name-recognition and a history of high-quality development to Glendale through Hillcrest Ranch. The discussion of architectural elements and design guidelines demonstrates only a portion of the various techniques that will be utilized throughout Hillcrest Ranch to promote quality.

- *Realign 75th Avenue, north of Deer Valley Road, to the east to avoid New River. Develop it as a collector street.*

In accordance to the Glendale General Plan and the City's desires, 75th Avenue has been realigned to accommodate this goal. Smooth circulation transition results from this modification and provides a dramatic arrival into Hillcrest Ranch.

- *Acquire and develop additional community and neighborhood parks to provide active and passive public recreational opportunities for area residents.*

Hillcrest Ranch will offer residents significant recreational opportunities ranging from passive to active elements. The eight acre park and 14 acres of open space/multi-use trails will provide the City with a means to address this goal, therefore, implementing their General Plan.

A major influencing source contained in the Foothills Character Area is Arrowhead Ranch to the south and east of the Hillcrest Ranch General Plan Amendment which is presently experiencing development activity. Future development in the area will be spurred by the completion of the Agua Fria Freeway which was initiated in 1985. Hillcrest Ranch will greatly benefit by proximity to this major transportation corridor which will allow residents to reach many areas of Glendale and greater Phoenix within minutes.

A major employment and activity center, the Bell Road Corridor Character Area, is located just three miles south of Hillcrest Ranch. Specific uses proposed within this corridor include business parks, regional shopping, general office, hotels, entertainment, and community services. In particular, Westcor Partners has recently received zoning approval on their proposed Arrowhead Mall, a regional mall intended to house from four to six anchor tenants. Construction is anticipated to begin on this regional shopping facility in 1992. It is envisioned that this mall and the numerous other opportunities along the Bell Road Corridor will provide a substantial employment base to the residents of Hillcrest Ranch and the surrounding area.

General Plan Comparison

A comparison of land uses and densities between the existing General Plan and the proposed amendment indicates a minor modification. The General Plan Amendment area is approximately 480 acres and contains residential, commercial, parks and school uses. A total of 351 acres or 73% is planned for residential development with densities ranging from 2.5 to 3.5 units per acre to 5.0 to 8.0 units per acre. The total maximum units planned for this area will not exceed 1,744 single family units. This is a 39% reduction or 1,098 units, which are allowable under the existing General Plan. The proposed amendment eliminates approximately 2,076 multi-family units from this area.

In addition to the reduction in total units, an eight acre neighborhood park is provided. Approximately 2% of the total General Plan amendment area, the park should provide for safety and convenience for the neighborhood. The park is centrally located within the area and is off of the major arterial streets. This park is adjacent to the elementary school and is linked by multi-use trails and bike paths to the surrounding neighborhoods and school sites. The eight acre park was not indicated on the existing General Plan.

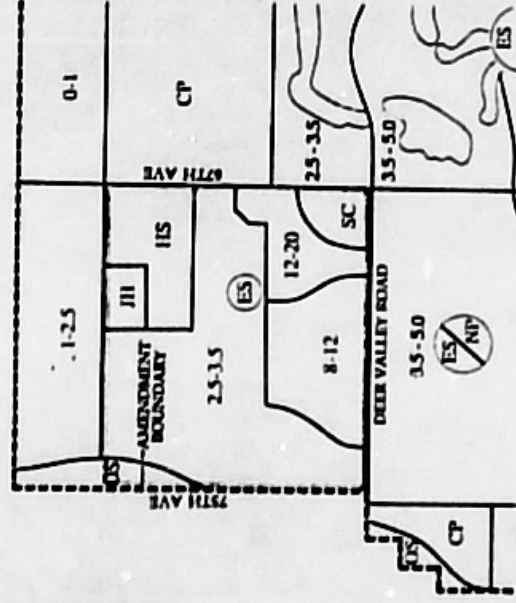
The existing General Plan identifies an elementary, middle, and high schools. This amendment locates each school consistent with the general plan. A total of 98 acres or 20% of the area is dedicated to schools.

The existing General Plan identifies a commercial shopping center at 67th Avenue and Deer Valley Road. This amendment is consistent with the General Plan and allocates approximately 18 acres or 3.8% of the area for neighborhood shopping convenience. The lack of planned alternatives for shopping in this area supports the need for this site. Hillcrest Boulevard has been aligned to provide safe and convenient internal access from the neighborhoods to this shopping center.

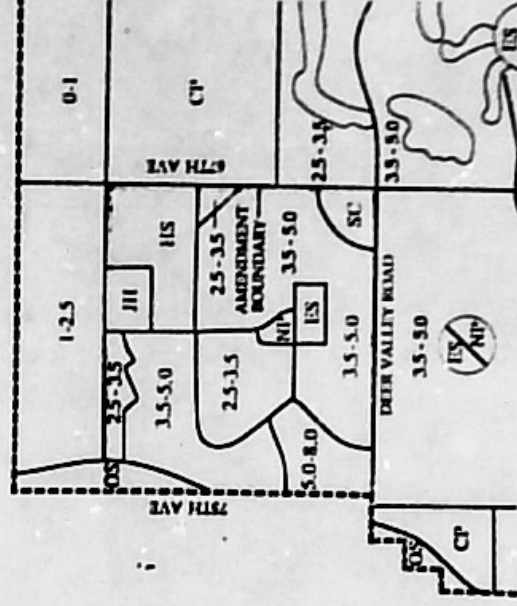
Finally, the proposed General Plan Amendment and ultimate Hillcrest Ranch Development Master Plan provides a greater sensitivity to the integration of these parcels under separate ownership in terms of their cohesiveness with the established neighborhood character and theme.

The table on page 8 summarizes the land use comparison.

GENERAL PLAN COMPARISON



Existing General Plan



Amended General Plan

HILLCREST RANCH

HILLCREST RANCH

General Plan Amendment - Land Use Comparison Table

Land Use	Area, ac		Max Units		Differential	
	existing	proposed	existing	proposed	acres	units
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2.5-3.5 DU/ac	219	75	766	262	[144]	[504]
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SUB-TOTAL	362	351	2842	1744	[11]	[1098]
OPEN SPACE	3	3	-	-	0	-
NEIGHBORHOOD PARK	0	10	-	-	10	-
COMMERCIAL	20	18	-	-	[2]	-
SCHOOL	95	98	-	-	3	-
TOTAL	480	480	2842	1744	0	[1098]

[] - Indicates net decrease

Impacts and Benefits to City

The broad impacts of the Hillcrest Ranch General Plan Amendment include a substantial decrease in the maximum number of housing units that can be developed. The existing general plan allows a maximum of 2,842 units while the proposed plan would allow a maximum of 1,744 units, an overall decrease of 1,098 units or 39%.

The existing plan provides for 143 acres of high density (8 to 20 du/ac) development, whereas the proposed plan has eliminated all multi-family use. The majority of the residential units in the proposed plan are in the 3.5. to 5 du/ac category (1210 or 69%) with 262 units in the 2.5 to 3.5 du/ac category and 272 units in the 5.0 to 8.0 du/ac category.

The reduction of densities and total number of residential units will have a positive impact on the provision of City services and infrastructure. The following outlines the benefits to services and infrastructure.

Water

The proposed General Plan Amendment indicates 1,098 fewer residential units. Using the figure of 190 gallons / capita / day, (which was utilized by the project engineers to calculate water line sizing), multiplied by the 1,098 units with 2.5 persons per unit, results in a daily water usage reduction of 521,550 gallons.

Sewer

The proposed development amendment results in a daily sewer reduction of 384,300 gallons. This is calculated by multiplying the 1,098 units by the State criteria, 350 gallons / unit / day of sewage produced.

Traffic

The impacts to the arterials will be lessened based on the Amended General Plan. Using guidelines published by the Institute of Transportation Engineers, a total of 4,763 fewer trips could be anticipated due to this proposal.

Schools

The existing general plan indicates an elementary, middle, and high school. The proposed amendment is consistent with the existing plan. Additionally, the elementary school has been located to provide safe access by trail or bike path and is situated away from the major arterial streets. Because the development proposal suggests fewer residential units, and there are other school sites indicated on the General Plan, it can be assumed that this amendment will not impact the school system.

Parks

The proposed amendment indicates an eight acre park. This eight acre neighborhood park located near the center of the development will provide convenient places for safe neighborhood activities and will be the focal point for neighborhood identity. The provision of an eight (8) acre neighborhood park is a benefit to the City Parks system, fulfilling a neighborhood demand that was not provided for in the existing General Plan.

Public Safety Services - Police/Fire

There should be no negative impacts on police and fire protection as a result of this General Plan amendment, and in fact, the elimination of multi-family areas may reduce future demand for police service. The fewer residential units, the elimination of multi-family in lieu of single family and development standards consistent with city codes, should provide an adequate level of protection for its residents.

Impacts Upon Surrounding Area

Negative impacts on the surrounding area are not created with the proposed general plan amendment. A transitional buffer of low density 2.5 to 3.5 du/ac is maintained on the north boundary as was indicated on the existing general plan. Densities on the south boundary have been reduced from 8 - 12 du/ac to 3.5 - 5.0 du/ac which has a positive impact on providing a better transition to the 3.5 to 5.0 du/ac south of Deer Valley Road, proposed within Arrowhead Ranch. Densities on the east boundary which abut Thunderbird Park have been decreased as well to increase positive land use density transitions.

The proposed General Plan amendment has only positive impacts and benefits the City of Glendale, and is consistent with General Plan policies by promoting the reduction in acreage devoted to multi-family use throughout the City of balance the mix of housing.

In comparing specifics of the existing Glendale General Plan with the proposed amendment, the increase in benefits to the City and community becomes apparent. The proposed overall reduction in dwelling units promotes the family-oriented theme and increases the opportunities to provide a variety of single family products. It is envisioned that this reduction will also convey a feeling of stability to the community, encouraging a more permanent environment.

The land use patterns and parcel configurations have remained essentially the same, although slight modifications have occurred to achieve smooth transitions throughout the community. The addition of a park now provides a central focal point for the entire section.

The current General Plan shows an east/west equestrian trail through this area to connect the trail along New River with Thunderbird park. The proposed amendment will relocate that trail link to a more appropriate location farther north to the Pinnacle Peak Road alignment where properties are planned and zoned for equestrian use. The trail will continue along the south side of Pinnacle Peak Road to 67th Avenue then south one-quarter mile to the Thunderbird Park entrance. On September 25, 1991, the Equestrian Trails Advisory Committee reviewed and recommended approval of this amendment to Glendale's Trails and Bikeways Map.

Based upon the desires of the Deer Valley Unified School District, the proposed elementary school originally planned at the southwest corner of 71st Avenue at the Patrick Lane alignment has been relocated to a recently purchased site at the southeast corner of 71st Avenue and Hillcrest Boulevard. The new location across from the park will not only provide for potential joint use of school and park facilities, but allows students to travel to a more central location when going to and from the school. Elementary schools primarily service the community they are part of, and this future school will emphasize the community's core of activity and social interaction.

The proposed General Plan Amendment maintains the commercial retail center, designated as Shopping Center on the General Plan, in order to provide shopping and services to the community-at-large. This center is the focus of a four (4) square mile area which is devoid of virtually all commercial designations with the exception of this parcel. Improvements to this parcel have occurred through a realignment of Hillcrest Boulevard southward, thereby allowing residents vehicular access to shopping without having to enter arterial traffic or drive through and disrupt a residential neighborhood as illustrated on the previously approved Plan. The City is becoming increasingly aware of internal access opportunities and the improved safety factors built into this approach.

An additional circulation system modification results from the realignment of 75th Avenue directly east into Hillcrest Boulevard which is in response to General Plan goals of creating a 75th Avenue collector street. The presence of the New River approximately one-quarter mile further north forms a physical barrier to the direct extension of 75th Avenue into the City of Peoria. Adverse impacts on an area-wide or regional circulation basis do not occur as a result of this realignment.

The result of the modifications described above is a General Plan Amendment which ultimately promotes the goals and policies of Glendale in a strong and positive manner.

Development Master Plan

Development Master Plan

Introduction

The Hillcrest Ranch Development Master Plan has been prepared for all property extending from Patrick Lane at the north to Deer Valley Road at the south, between 67th Avenue on the west boundary and 75th Avenue on the east boundary. A Development Master Plan (DMP) is required by the City under the Subdivision Ordinance whenever multiple land ownership or other factors complicate the normal subdivision review process. In this case, Shea Homes owns 331 of the 480 acres included in the Development Master Plan for Hillcrest Ranch.

The Development Master Plan will serve as the Project Concept for the entire area. When parcels which are not under the applicant's (Shea Homes) control are proposed for development in the future the City will analyze them against the street standards alignments, land uses, open space system, density, infrastructure, design guidelines and phasing outlined in this Development Master Plan.

Within the DMP, each neighborhood will offer future residents a quality house product comprised of numerous architectural details to add interest, variety, and a sense of style. First-time homebuyers, move-up, and high-end purchasers alike will be accommodated by varying floor plans and price ranges. The overall integration of single family neighborhoods will create a cohesive mix of residential elements.

As a gateway into Glendale from the north and west, the Hillcrest Ranch DMP will set a precedent for planned communities by integrating a variety of quality design elements and techniques exemplifying a family environment and sense of "neighborhood". Features including special paving areas, entry monumentation and medians, attractive wall designs, and permanent trail markers demonstrates the design sensitivity and care taken to achieve this quality.

The multi-use trails for pedestrian and bicycle use throughout the planning area connect to the city-wide network and promotes the use of non-vehicular forms of transportation in response to health and environmental consciousness trends. Equestrians will utilize the trail designated along Pinnacle Peak Road and the New River as proposed by the General Plan amendment. In addition, the daily shopping needs of the community and surrounding residents will be met through a variety of retail and service opportunities.

The Hillcrest Middle School at 71st Avenue and Patrick Lane is open to students, and the proposed adjacent high school is awaiting development in the next several years. Also, an elementary school on Hillcrest Boulevard and 71st Avenue should be constructed in a timeframe responsive to the students generated by Hillcrest Ranch.

The Hillcrest Ranch Development Master Plan includes an approximately eight acre neighborhood park land dedication which will be improved by Shea Homes, in exchange for waiver and reimbursement of the residential development tax that would have been incurred by Shea Homes. Other builders, such as parcels K, L, M, and N, will pay the City and the City will reimburse Shea on a quarterly basis. Credit will be given only for that area and those improvements which would not otherwise be required for the approximately 3.5 acres of on-site retention. The park will include such passive and active opportunities as areas for frisbee tossing, informal soccer play, informal ball-field areas, picnic ramadas, BBQ grills, children's play equipment, and bike paths. This common open space area will encourage neighborhood activities and will reflect the recreation-orientation adopted by the City of Glendale. The park site is the social and recreational focus of Hillcrest Ranch, linking the entire community through the trail system, the schools, and the individual neighborhoods. In addition, the park's convenient location will promote ease of vehicular, pedestrian, and bicycle access.

Shea Homes will construct the first phase of the park in Phase One which will include the expansive open field play area that will accommodate soccer, ball games, pathways, a tot lot, ramada, picnic tables, and landscape areas. The remainder of the park will be developed by Shea during Phase Two construction. Park maintenance will be the responsibility of the City. The park's friendly atmosphere encourages family participation in the many recreational opportunities offered. While there is significant expense involved, Shea Homes feels that the early development of a portion of the neighborhood park is a worthwhile statement of the quality that is being provided throughout the community.

Tied through an extensive recreational network, Hillcrest Ranch residents will enjoy opportunities to use a park specifically designed for their community or nearby areas of a more regional nature. Close proximity to school facilities and a shopping and retail center serves to reinforce the traditional family unit and encourage interaction. Social activities will be focused around the neighborhood park which boasts a wide range of passive and active recreational areas to appeal to many ages and lifestyles.

THE



1. ☐ **Threats** (e.g., "I will hurt you if you don't do what I say")
 2. ☐ **Blame** (e.g., "It's all your fault")
 3. ☐ **Intimidation** (e.g., "I will make your life a living hell")
 4. ☐ **Coercion** (e.g., "Do this or else")
 5. ☐ **Manipulation** (e.g., "I will make you feel guilty")
 6. ☐ **Isolation** (e.g., "I will cut you off from your friends and family")
 7. ☐ **Stalking** (e.g., "I will follow you everywhere")
 8. ☐ **Sexual Assault** (e.g., "I will force you to have sex with me")
 9. ☐ **Physical Assault** (e.g., "I will hit you")
 10. ☐ **Verbal Abuse** (e.g., "I will insult and humiliate you")

5

had some big patches (about 100 to 200 plants) and some small ones.

HILLCREST RANCH
SHEA HOMES
2700 W. DEER VALLEY ROAD

Development Master Plan Land Use Concept

The following discussion outlines the Project Concept related to land use mix and configuration for the Hillcrest Ranch Development Master Plan. The boundary for the area described includes all property extending from Patrick Land at the north to Deer Valley Road at the south, between 67th Avenue on the west boundary and 75th Avenue on the east boundary.

Residential

The Hillcrest Ranch DMP provides a variety of single family densities to accommodate a range of housing needs in anticipation of future Glendale population demands. The average single family residential density range of 2.5 to 6.0 dwelling units per acre is achieved through a mix of lot sizes which may range from 5,000 to 10,000 square foot lots. The combination of lot sizes and housing types will meet the demand of first-time, move-up and high-end housing markets of the area, with planned densities in accordance with the proposed General Plan amendment and the Glendale General Plan Development Guide, which places an emphasis on high quality residential neighborhoods. In addition, through the elimination of the multi-family areas, a more family-oriented neighborhood can be provided due to the increased acreage which may be utilized to offer a greater mix of single family opportunities throughout the DMP.

The Hillcrest Ranch DMP addresses the City's desire to encourage the reduction of density typically found within single family residential development, in an effort to continue balancing Glendale's housing mix. Homes throughout the neighborhood will be comprised of complete stucco exterior finishes, tile roofs versus asphalt shingles, architectural variety in the facades, and setbacks. A number of detail techniques will be integrated to accentuate a high quality ambiance including coordinated painting and color schemes, prohibition of roof mounted equipment, and the screening of mechanical equipment from public view.

All house products will be reviewed by Shea Homes and the City of Glendale against the Design Guidelines and quality philosophies established in the Development Master Plan. The proposed Design Guidelines exceed normal City design expectations for residential development. The Hillcrest Ranch Homeowner's Association will use the CC & R's in analyzing those modifications proposed by individual residents which are home improvements. Greater demonstration of the high levels of quality sought for the Hillcrest Ranch DMP is provided throughout the Design Guidelines found in the Appendix of this document.

The Hillcrest Ranch DMP implements a pattern of residential development which maximizes density transitioning and compatibility with surrounding development. Higher density development is generally found along the perimeter, adjacent to commercial areas and major arterials. Lower density single family areas, which comprise a majority of the DMP, are focused internally to buffer from areas of greater density. This technique ultimately increases property values of the single family homeowners by providing a desirable, family oriented environment in an essentially protected and

stable setting. The overall reduction in total dwelling units of the revised plan emphasizes the opportunity for quality single family development in response to the City's desires and general housing market trends.

Each neighborhood in the Hillcrest Ranch DMP will benefit from the extensive multi-use trail system and the many recreational opportunities found within the park. Family interaction will be promoted and enjoyed in a setting of visually pleasing landscape and hardscape designs and monumentation.

Commercial

The commercial element in the southeast corner of the Hillcrest Ranch DMP is anticipated to be a shopping center that will be planned, constructed, and operated as an integral part of the community. The center may accommodate anchor tenants such as a supermarket and major drug store, hardware, and theatre, along with restaurants and support retail/service businesses within one or more functionally related buildings that share a common architectural theme consistent with the overall Hillcrest Ranch DMP design philosophy. Primary vehicular access will be provided from Deer Valley Road and 67th Avenue. A 27 foot wide landscape and screening area measured from the back of the attached sidewalk to the parking area provides a pleasing visual transition. Access will also be provided from Hillcrest Boulevard to allow residents to travel to the commercial area without entering arterial traffic, ultimately minimizing traffic impacts to the adjacent arterials.

At this time, a median does not exist on 67th Avenue. Should a median be installed by the City in the future, median breaks offering left turn traffic movements will occur at 67th Avenue and Hillcrest Boulevard to provide ease of access in and out of the community. Also, as agreed upon by the City, a median break on 67th Avenue at the commercial parcel will provide left turns into the commercial parcel, and right turns out onto 67th Avenue. The specific location of this median break into the commercial parcel will be determined at the time development occurs on the commercial parcel. Pedestrian and bicycle access via the Hillcrest Boulevard sidewalks, striped bicycle lanes, and multi-use trail system will be provided to the commercial center.

Commercial tenants will share common entries and parking areas with an integrated landscape theme consistent with the overall Hillcrest Ranch DMP concept. The clustering of these commercial related land uses at the intersection adheres to the intent of the General Plan.

Based upon the City's desire, expressed through discussion, and review of the Glendale General Plan, the commercial element has been maintained as an integral part of the Hillcrest Ranch DMP. According to the General Plan, this shopping center will meet the daily needs of a minimum four square mile area population. The nearest similar designations consist of two small general commercial areas approximately one and two miles south and southeast of the Hillcrest Ranch DMP. The Hillcrest shopping center will be developed as the community demands within one of Glendale's premier planned neighborhoods.

Park / Open Space / Retention

Neighborhood interaction throughout Hillcrest Ranch Development Master Plan will be encouraged by the neighborhood park and the extensive multi-use trail network meandering along key corridors in the community. We suggest the park will be the focus of family-oriented recreational opportunities, offering passive areas including ramadas and pedestrian paths, and active play of soccer, frisbee, softball, and children's play equipment. Located central to the development, the park is easily accessible by foot, bicycle, or car.

Through the integration of a significant recreation trail network, Shea Homes has created a community in which this amenity can be experienced and enjoyed by all Hillcrest Ranch DMF residents versus a select few. Function and aesthetics are combined to form an open space linkage system throughout the project. The park retention area is used for the large open play fields, resulting in a recreational benefit to residents. Active play areas within the park are also located further from residential development than are the passive areas to continue the concept of buffering and transitioning to create compatible land use relationships, and alleviate privacy issues.

Not only is the Hillcrest Park central to the community, the community is in close proximity to future trail connections in the New River that provide alternative transportation linkages throughout the City. Thunderbird Park is a major regional recreation focus for Glendale and its direct relationship will provide Hillcrest Ranch DMP residents with expanded facilities such as group ramadas, grills, fire pits, hitching posts, trail heads, amphitheater, riding and hiking trails. All activities are enjoyed within a native Sonoran desert setting. The Hillcrest Ranch DMP offers a strong live-play family environment to meet the specific demands of the growing Glendale population.

Circulation

Access to the Hillcrest Ranch DMP is designed with minimal vehicular penetration points to safely and conveniently move residential traffic into and out of the development while discouraging non-neighborhood through-traffic. Streets will be designed to provide variety and interest in the visible streetscene. The Hillcrest Boulevard realignment allows residents to access the commercial area internally, eliminating the need for residents to drive on the major arterials. Existing improvements in Hillcrest Boulevard will be removed as necessary to accommodate this realignment. In an effort to promote travel through alternative modes of transportation, striped and signed bike lanes will be provided along both Hillcrest Boulevard and 71st Avenue. These five and one-half (5.5) foot lanes will accommodate potential future commuter traffic from Hillcrest Ranch to the surrounding employment, and will provide for safe bicycle travel to and from the three school sites in the community.

The multi-use trail system will offer families a linear recreation network with an additional opportunity for non-vehicular travel such as pedestrian and bicycle. In some areas, these wide, meandering sidewalks replace the smaller standard curb-attached sidewalks found throughout the City. Prominent trail markers/monuments will signal major points of entry into the trail network and convey a "trail head" message.

Internal access between development parcels will be analyzed during the subdivision plat review process, unless specifically noted in the DMP, in order to promote a cohesive circulation system and environment throughout the project and surrounding area. Specific alignments of local roads within the individual Hillcrest Ranch DMP neighborhood parcels will be determined at the time of preliminary platting. Preliminary plans and standards will be developed at the request of the City which will be available to the owners of the outparcels for their use in creating consistency in circulation techniques with the Hillcrest Ranch DMP community.

The design techniques utilized throughout the Hillcrest Ranch DMP will uniquely identify each neighborhood with consistent paving, signage, landscape, and architecture elements to create a signature planned family neighborhood for Glendale. Major entries and product entries will be similar to the paving features, plant palette, and signage illustrated in the major entry theme and typical product entry graphics.

Several specific circulation considerations increase the uniqueness of the Hillcrest Ranch DMP. For instance, the 75th Avenue alignment has been modified to create a collector street north of Deer Valley Road which turns eastward from its original north/south alignment. A dramatic gateway into the community will be emphasized through entry monumentation and landscape design. Intersections utilizing a "T" configuration at 71st Avenue and Hillcrest Boulevard at the two locations between Patrick Lane and Deer Valley Road will discourage acceleration to higher speeds and pass-through traffic. This same technique will be utilized in the design of the individual phase three parcels to avoid future high school through-traffic from 71st Avenue ultimately to 75th Avenue.

Patrick Lane will not be constructed west of 71st Avenue due to the regional drainage channel at this location north of Parcel H. Vehicular access to properties in this area will be provided from alternative routes such as 71st Avenue and Pinnacle Peak Road.

Shea Homes and/or the Hillcrest Ranch Homeowner's Association will provide additional right-of-way for bus bays, pullouts, and related facilities on arterials if necessary in the future based upon transit programs and demands.

Phasing

The lack of available residential opportunities in northwest Glendale has prompted Shea Homes to adopt an aggressive schedule to meet residential buying demands. In addition, each Phase of Hillcrest Ranch will offer two or more product types and densities to meet the ever-varying desires of homebuyers. Provided that all necessary approvals can be obtained, Shea Homes is prepared to begin construction of Phase One in late 1991 in order to allow home sales to begin in the first quarter of 1992. Construction of this initial phase includes a portion of the neighborhood park (Refer to the Conceptual Park Plan - Phase One) and the associated infrastructure to provide early homebuyers with a significant recreational amenity without having to wait until further residential development occurs in later phases.

Phase Two of Hillcrest Ranch will include Parcels D and E, and is programmed to begin in late 1992. It is envisioned that future Phases Three and Four will be developed as rapidly as market conditions will allow. Shea Homes is in a position to be responsive and move as quickly in completing development of Hillcrest Ranch, and achieving a neighborhood that will become the pride of Glendale. Shea Homes will be involved as builders in each phase, although to provide a diverse housing product, parcels may be sold for development by other quality home builders.

The land use and parcel configuration efficiently accommodates phasing of the development, thus allowing for each subdivision to be developed independent of each other. The design of Hillcrest Boulevard will provide for internal marketing of the various subdivisions, apart from the major arterials.

The development of the commercial element will occur when a sufficient number of homes have been built in the community and four square mile surrounding area, and market demands are evident. Perimeter landscape adjacent to the commercial property and a low landscaped berm along Hillcrest Boulevard which connects to the design of the residential wall will be installed with Phase One.

Responsibility of Improvements

Shea Homes will be the primary developer of the Hillcrest Ranch DMP, and as such is responsible for a great deal of improvements in the area. To simplify the level of responsibility required by Shea Homes, the Deer Valley Unified School District, and separate owners, an explanation of improvements to be made by others is provided.

The school district will be responsible for 67th Avenue north of Parcel M; Patrick Lane west of 67th Avenue; and the east half of 71st Avenue for a distance of approximately one-quarter mile south of Patrick Lane which is already existing.

The owner(s) of Parcel K will be responsible for the construction of the east half of 71st Avenue. The owner(s) of Parcel M will be responsible for construction of their respective frontage(s) along 67th Avenue.

Design Philosophy

The Hillcrest Ranch Design Guidelines which exceed normal City design expectations for residential development, will be the tool and mechanism by which high levels of quality will be established and maintained throughout the DMP community. Homes will be comprised of complete stucco exterior finishes, tile roofs versus asphalt shingles and architectural variety in the facades. A number of detail techniques will be integrated to accentuate a high quality ambiance including coordinated painting and color schemes, prohibition of roof mounted equipment, and the screening of mechanical equipment from public view.

The Hillcrest Ranch Homeowners Association, the Architectural Committee, and/or Shea Homes will provide enforcement of the Design Guidelines and CC&R's as they relate to those parcels owned by Shea Homes.

It is the goal of Shea Homes to include several of the first Hillcrest residents on the Architectural Review Committee for homeowner improvements. The Homeowners Association will maintain any open space which includes a multi-use trail, with the City maintaining the park, arterial rights-of-way, and the drainage channel on the extreme northern boundary along the Patrick Lane alignment. Parcels under separate ownership will be governed by individual CC&R's.

Development and Landscape Theme

Design Specifications

Hillcrest Ranch will be developed under the design guidelines discussed within the Appendix of this document. To some extent, these design guidelines are included in the Covenants, Conditions, and Restrictions (CC&R's). The CC&R's will be utilized to control the size, type, and quality of development, to require proper maintenance, to eliminate activities that may be objectionable to neighbors, to protect property values, and to enhance community appeal. There is presently a set of master Covenants, Conditions, and Restrictions recorded for the overall community. A homeowners association will be established to provide further maintenance and quality control throughout Hillcrest Ranch.

General / Overall Character

The streetscape image for Hillcrest Ranch is built upon the family-oriented character of the community's development. As such, the residential flavor of development characteristics translate to the following design criteria as key ingredients to streetscape and entry monumentation:

- Recognition of detail in entry and perimeter walls to tie to residential building materials.

- Use of broad canopy smaller or horizontal trees to reflect residential scale.
- Provision of a multi-use landscaped trail network to accommodate bicyclists, pedestrians, and joggers.
- Use of color in the landscape to create pedestrian-scale interest and detail.
- Changes in street paving to denote vehicular entrances to the project, and identify individual entries into neighborhoods.
- Continuity in use of materials throughout the project to reinforce a distinctive and unique image for Hillcrest Ranch, from the standpoint of walls, entry, monumentation, signage, and plant materials.
- The main multi-use theme trail along Hillcrest Boulevard follows a detached, meandering alignment to emphasize pedestrian and bicycling comfort, safety, and aesthetics.
- Multi-use trail connections and access are provided to foster community interaction and access other than automobile to schools and shared facilities; the neighborhood park and commercial shopping/retail area.
- Trail crossing and entry points to trails are marked by monuments to visibly recognize the importance and opportunity for pedestrian flow within the community.

Landscape Palette / Materials

The overall landscape concept for Hillcrest Ranch emphasizes the use of turf only where it is a programmed surface at the neighborhood park for informal play; where retention functions may inundate areas, requiring a more resilient, serviceable surface treatment; or it is used as an accent or focal point at project perimeter entries.

The basic treatment of streetscape involves decomposed granite ground cover with a xeriscape palette of flowering shrubs, groundcovers, and trees. All plantings proposed with the exception of turf, are taken from the approved Department of Water Resources plant list. This applies to all streetscape, multi-use trail areas, and entry treatments to Hillcrest Ranch. Larger box size trees are proposed at major project entries, (i.e. 67th Avenue and Hillcrest Boulevard), and product entries off Hillcrest Boulevard, for a more immediate visual impact at entry points.

Theme Elements

Theme elements including project perimeter walls, demising line, or rear yard walls facing major streets or arterials, entry walls, and trail marker monuments are developed from a vocabulary of common materials and forms to reinforce theme and project image.

The use of saltillo tile as a theme wall detail is intended to recall highlights of tile roofs within the development, along with stucco wall surfaces in compatible light earth tone colors to integrate various neighborhoods in a harmonious fashion. Textured paving at project/perimeter entries, and individual neighborhood entries off Hillcrest Boulevard are intended to be of a similar range in color compatible to tile colors of residential roofs, and the wall accent tile.

The Hillcrest Ranch Design Guidelines provide direction in the color ranges acceptable to assure continuity of community image.

Neighborhood Park / Retention

The eight acre neighborhood park/retention area serves as the focus for Hillcrest Ranch. Entries into the community from 71st Avenue, and Hillcrest Boulevard culminate at the arrival to Hillcrest Park as a focal point. We suggest the park be designed for multi-purpose use and is specially focused to family lifestyles. Suggested family use accommodations include a group picnic ramada, children's play structure area, picnic tables, BBQ's, and open multi-use turf areas for impromptu activities (i.e. frisbee, touch football, kite flying, volleyball, etc.) Centrally located to all neighborhoods, the park is linked by multi-use trails to the elementary school site to the south, and Hillcrest middle school and future high school to the north. Together the joint use opportunity of school play fields and courts with those facilities of the park provide an expanded recreation system for all residents of Hillcrest Ranch to enjoy.

This synergistic relationship of facilities provides the Hillcrest homeowners with ideal family oriented recreation opportunity within easy proximity via the multi-use trail system. Trails also facilitate ease of safe access to schools and shopping for Hillcrest residents.

Planned Area Development

Planned Area Development

Land Use Overview

Since the overall Hillcrest Ranch Development Master Plan is the product of Shea Homes' intent to establish a quality community in northwest Glendale, the Planned Area Development has been developed to maintain the original design philosophy previously discussed. A significant positive aspect of the Hillcrest Ranch project is the involvement of Shea Homes from inception to actual construction. Shea Homes will have a strong presence throughout the development of Hillcrest Ranch. The design guidelines, development standards, and Architectural Committee to enforce continued quality throughout the neighborhood, are all mechanisms established by Shea Homes to achieve the expectations of the Development Master Plan.

The intent of Glendale's Planned Area Development (PAD) District is to "accommodate, encourage, and promote innovatively designed developments combining residential and non-residential land uses, which together form an attractive and harmonious unit of the community". This development provides the City with a quality development incorporating a unified and desert sensitive landscape concept including attractive signage, wall, and entry features. As mentioned in the general plan amendment discussion, this approach will fulfill various goals, objectives, and policies outlined for the Foothills Character Area.

The nine (9) residential parcels offered within the Shea Homes portion of Hillcrest Ranch offer a wide range of housing opportunities, allowing future homebuyers a choice of residential product types. The land uses are organized to promote compatibility through intensity and density transitioning, circulation, and open space buffering techniques.

Any significant changes in parcel boundaries, lot sizes, and density will require review and approval through the public hearing process. Minor changes in boundaries and lot yields will occur as a result of the final subdivision design process, and these adjustments will be approved with the preliminary plat. The project's maximum number of units and the variety of lot sizes will be maintained.

The extensive project open spaces are designed to offer pedestrian and bicycle opportunities through a "looped" trail system, linking neighborhoods to shopping, schools, and regional trail system areas. The landscape palette used throughout the park and open spaces will strengthen the theme experienced along the streetscape, and illustrate effective use of drought tolerant native plants.

Aesthetic and functional aspects have been combined in the reconfigured drainage system which conveys water and forms an integral part of the open space/multi-use trail network. This network forms an extensive circuit or loop central to the community which can be utilized for special events such as a 10K and other forms of races. Several connections from this open space loop to surrounding areas such as New River and Thunderbird Park provide a source of implementation of Glendale's General Plan in offering residents non-vehicular transportation routes.

The multi-use trail system will provide safety to pedestrians and bicyclists by avoiding vehicular conflicts as the various neighborhoods are traversed. For more serious cyclists and commuters using alternative modes of transportation, striped bicycle lanes are provided along all internal collector streets. The overall circulation system is sensitive to multi-uses who will enjoy the varied streetscape and non-traditional grid patterns.

The Hillcrest Ranch Planned Area Development will be guided by Shea Homes to ensure that the numerous elements of quality established in the Development Master Plan will be promoted until the community has reached total buildout.

[illegible]

	NO.	PERCENT
COMMERCIAL SHOPPING CENTER	15.7	
SCHOOL	16.6	
PARK	8.0	
TRANSIT STATION	13.8	
ROADWAY	21.7	
TRANSIT STATION	0.2	
TOTAL	56.0	100.0

Figure 10-10 to be included on this drawing. Number this as

the following questions:



HILLCREST RANCH
7100 W. DEER VALLEY ROAD
SHEA HOMES

7100 WESTVIEW BOULEVARD

HILLCREST RANCH

P.A.D. Amendment - Land Use Comparison Table

Land Use	Density, DU/ac		Area, ac		Total Units	
	existing	proposed	existing	proposed	existing	proposed
SINGLE FAMILY	3.0	3.0	216.8	52.6*	650	157*
SINGLE FAMILY	3.5	3.5	0	40.2	0	141
SINGLE FAMILY	3.9	3.9	0	69.4	0	271
SINGLE FAMILY	4.4	4.4	0	27.0	0	118
SINGLE FAMILY	4.7	4.7	0	43.5	0	317
SINGLE FAMILY	5.0	5.0	0	19.0	0	95
SINGLE FAMILY	5.3	5.3	0	30.4	0	162
SINGLE FAMILY	5.5	5.5	22.0	0	121	0
TOWNHOUSE	7.4	7.4	39.5	0	295	0
MULTI - FAMILY	16.5	16.5	23.6	0	389	0
SUB-TOTAL	4.8	4.1	301.9	306.1*	1452#	1261*
COMMERCIAL			18.5	15.7		
DRAINAGE/PARK /RETENTION			28.5	21.7		
SCHOOL			15.0	16.6**		
ROADWAYS			7.9	21.7		
TOTAL	3.9	3.3	371.8	381.8**	1452#	1261

*Includes 33.6 ac NE Corner Hillcrest Blvd and 71st Ave (not part of this application).

**Includes 10.0 ac SE Corner Hillcrest Blvd and 71st Ave (not part of previous application).

#The Data Table on the 1985 Preliminary Development Plan incorrectly showed 1456 units.

Density on the 1985 Plan is based on parcel areas that include collector right-of-way. Since the proposed 1991 Plan does not include collector right-of-way as part of the parcel area, a direct comparison of densities does not apply.

Comparison with Existing PAD

The proposed Hillcrest Ranch Preliminary Development Plan as compared to the existing plan accomplishes several City objectives and goals, and provides much more detail and assurance than the existing PAD.

The proposed plan provides for a wide range of single family residential uses, while eliminating the multi-family uses in the existing plan to create a substantial, stable single family neighborhood. Elimination of multi-family addresses the General Plan analysis that potential land use patterns in Glendale reveal an over abundance of undeveloped multi-family residential land and the lowering of densities is needed to accomplish the necessary balance.

The elementary school site has been moved to the south one quarter mile, in accordance to the City of Glendale General Plan and consistent with the site location already purchased by the school district.

An eight (8) acre neighborhood park, central to the development, has been included in the revised plan along with 14 acres of contiguous pedestrian/bicycle trailways. The park and trail system provides a central focal point and active recreational system that was not included in the existing plan. The park and trail system responds to the Foothills Character Development Guidelines to develop additional neighborhood parks to provide active and passive public recreational opportunities for area residents.

Hillcrest Boulevard has been modified at the 67th Avenue intersection to provide residents with direct access to the neighborhood shopping center without accessing the arterial streets. This realignment allows for increased safety and convenience of residents as compared to the existing plan and is consistent with the City's desire to provide secondary access orientation from shopping centers to adjacent residential neighborhoods.

The alignment of 75th Avenue has been revised to turn eastward into the site, one-half mile north of Deer Valley Road to avoid New River. This realignment is in accordance to the Foothills Character Development Guidelines.

Finally, the revised Planned Area Development includes guidelines and development standards for the neighborhood park, drainageways, pedestrian and bicycle trails, streetscape, signage, entry monuments, paving, commercial uses, and residential architecture and development, all in accordance to current City standards which the existing PAD did not.

Permitted Uses

Residential

The single family residential parcels are intended as neighborhoods of single family homes with not more than one (1) dwelling and customary accessory building upon one (1) lot.

Uses permitted other than single family must receive development plan review as required by City of Glendale Codes and Ordinances. The permitted uses include:

1. One (1) single family dwelling on any lot or parcel.
2. Temporary offices or construction sheds, appurtenant signs and storage incidental to a construction project, but only for the duration of such project, not to exceed twelve (12) months. Additional extensions of time may be requested by application for a City use permit and written approval of the Hillcrest Homeowners Association (and/or Shea Homes).
3. Foster homes.
4. Home occupations, subject to review and approval by the Hillcrest Homeowners Association and the City.
5. Teaching of the arts as a "home occupation".
6. Customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business.
7. Subject to securing a use permit and Hillcrest Homeowners Association (and/or Shea Homes) approval, the following uses may be permitted:
 - Accredited educational organizations, parochial schools, and private institutions of higher education, including: dormitories, athletics fields, playgrounds and swimming pools on the same lot or parcel of land and accessory thereto.
 - Churches, parish houses, convents and similar places of worship, except temporary revival tents and buildings.
 - Public utility buildings and facilities when necessary for serving the surrounding territory, provided that no public business office, repair facilities, or storage areas are maintained therein.
 - Free guest or servant quarters, provided that no facilities for the preparation or cooking of food are provided therewith, in an accessory building.

- Group foster homes.
- County certified adult foster care homes.
- Child care center in accordance with City Codes.

Commercial

The proposed community shopping center is intended to serve the shopping needs of Hillcrest Ranch and surrounding development, or approximately four (4) square miles.

The purpose of the following provisions is to regulate the design and development of the Commercial Shopping Center in Hillcrest Ranch. The commercial site will be developed as a planned neighborhood shopping center. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the general community. It is intended to meet the daily shopping and service needs of Hillcrest Ranch residents and those in other nearby neighborhoods.

The permitted uses within the shopping center are as follows:

1. Retail commercial businesses. Examples shall include, but not be limited to: grocery store, drug store, hardware and variety stores.
2. Service commercial businesses. Examples shall include, but not be limited to: banks, credit unions, barber and beauty shops, and drycleaners.
3. Administrative, professional and business offices. Examples shall include, but not be limited to: accountant, attorney, real estate and insurance brokers.
4. Food and entertainment. Examples shall include, but not be limited to: cafes, restaurants, (excluding convenience uses), and bars and cocktail lounges (without live entertainment or patron dancing) and indoor recreations uses less than 4,000 square feet of floor area such as health clubs, gymnasiums and fitness centers, and movie theaters.

Those uses subject to conditional use permit approval are as follows:

1. Bars and cocktail lounges with live entertainment or patron dancing.
2. Convenience uses subject to the development standards and criteria of the convenience use ordinance (Article XXIV.I.).
3. Health clubs, gymnasiums, and fitness centers over 4,000 square feet of floor area.
4. Church.
5. Recyclable materials collection center.

6. Auto repair (excludes auto body, painting and major engine and transmission work).
7. Indoor recreation uses (including movie theaters with over 4,000 square feet of floor area).

Development Standards

Commercial

1. Development shall conform to the City's Commercial Design Expectations as determined at the time of Development Plan approval (design review approval).
2. The maximum F.A.R. shall be .25.
3. Building height shall be limited to 32 feet. Additional height for parapets, mechanical screening, or similar architectural elements not to exceed 40 feet, may be allowed by the Planning Director as determined at the time of Development Plan approval (design review approval). Any height greater than 40 feet for parapets, mechanical screening, or similar architectural elements may be reviewed and approved by the Planning Commission.
4. A minimum building setback of 25 feet shall be maintained adjacent to any residential property boundary.
5. The minimum landscaped area between the back of curb and parking areas on Hillcrest Boulevard shall be 27 feet.
6. The minimum landscaped area between the back of curb and parking areas and/or buildings shall be 27 feet on 67th Avenue and Deer Valley Road. A meandering sidewalk may be constructed within this area.
7. Parking shall be permitted in accordance with an approved parking program.
8. Signs shall be permitted in accordance with an approved sign program.
9. Lighting, exterior and interior, shall be designed and located to confine direct rays to the premises.
10. Loading and service areas shall be designed to provide complete screening from adjacent streets or residential planning areas.
11. Trash and storage areas shall be screened from view within a building or an area enclosed by a wall not less than six (6) feet in height and six (6) inches thick.

12. All uses permitted together with their resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading and service areas, outdoor drying may be permitted in conjunction with a car wash subject to convenience use permit approval, areas for sale of nursery, landscape and home improvement material and outdoor dining areas, periodic sidewalk sales, and temporary seasonal sales as provided by Section 47 of the City of Glendale Zoning Ordinance.

General Requirements

1. All development and redevelopment shall be subject to the City's Development Plan Review Ordinance (design review approval).
2. A development plan for the entire shopping center shall be approved prior to construction plan approval on any portion of the property.
3. Full perimeter improvements including screen walls, sidewalks and landscaping shall be provided at the time of the first phase of development.
4. Pad sites shall not be developed prior to the construction of the main building. All pads will share the same architectural design and materials of the main building.
5. All operations and storage shall be conducted within an enclosed building. Exceptions include outdoor dining, gasoline sales, periodic sidewalk sales, and temporary seasonal sales as provided by Section 47 of the City of Glendale Zoning Ordinance.

Hillcrest Ranch Residential Development Standards

Minimum Lot Size	Lot Covers	Minimum Yard Setbacks@				Maximum Heights		Maximum Fence Height		
		Front Yard	Side Yard	Rear Yard	Side Yard on Corner Lot	Principal Ride	Accessory Ride	Front Yard	Side Yard	Rear** Yard
8,000, 9,000, and 10,000 square foot lots	40%	17'	1) 15' 2) 5' 3) 10'	25'	10'	30'	15'	3	6	6
6,500, 7,000, and 7,500 square foot lots	40%	17'	1) 15' 2) 5' 3) 10'	20'	10'	30'	15'	3	6	6
5,000 square foot lots	40%	17'	1) 10' 2) 0' or 5'*** 3) 10'	15'	10'	30'	15'	3	6	6

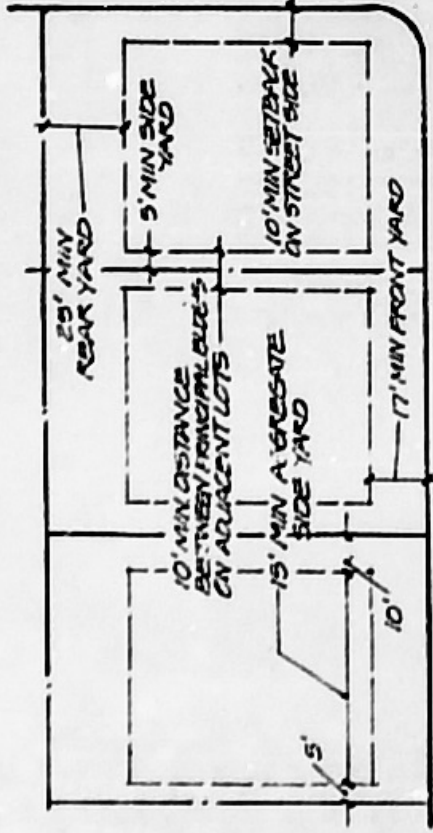
Note: 1) Aggregate setback
2) Minimum setback

3) Minimum distance between principal buildings in adjacent lots.

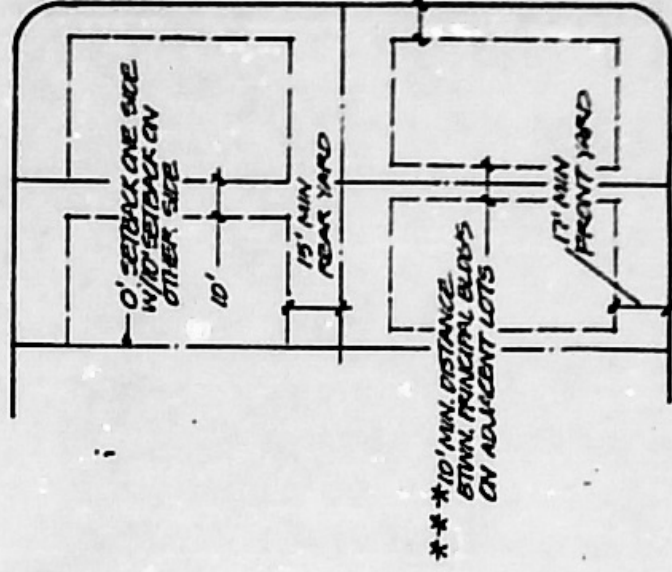
@ Accessory buildings are subject to a minimum 3 foot setback, per the City of Glendale Zoning Ordinance.

- Encroachments. Elements including fireplaces and baywindows may encroach into the front, side, and rear yards a maximum of 2.5 feet. Covered patios may encroach a maximum of five (5) feet into rear yard, but not front yards.
- Maximum fence heights do not include additional vertical feet due to a retaining wall situation.
- The allowance and future use of the five (5) feet and five (5) feet side yard building setbacks shall be conditioned upon the inclusion of certain subdivision design features which mitigate the potential negative impacts of these reduced setbacks. The design features shall include among the following: creative and discontinued street patterns, variations in front yard building setbacks, and innovative and varied house product design.

HILLCREST RANCH TYPICAL LOTS



8-12,000 SF



6500 - 7500 SF

5000 SF

*** SEE HILLCREST MINIMUM DEVELOPMENT STANDARDS ***