

***The Highlands
at Arrowhead Ranch***



230 units max.

August 4, 1995

Mr. Michael J. Curley
Earl, Curley & LaGarde
3101 N. Central Ave. Suite 1090
Phoenix, AZ 85012

Subject: City Council Approval of GP-94-11 and Z-94-36

Dear Mike,

At their regularly scheduled meeting of July 25, 1995, the Glendale City Council unanimously approved General Plan Amendment GP-94-11 and rezoning application Z-94-36 located at 6600 W. Utopia Road, located within Phase IV of Arrowhead Ranch. Z-94-36 was approved subject to the following 12 stipulations:

1. Development shall be in substantial conformance with the PRD Plan and narrative report for "The Highlands at Arrowhead Ranch", dated June 28, 1995 with the following additions:
 - a. The rear of all lots on Parcel "B" which are adjacent to 67th Avenue shall be a minimum of 70 feet in width. Additionally, the minimum size home for these lots adjacent to 67th Avenue will be 1,800 sq. ft.
 - b. The width of those lots adjacent to Beardsley Road on Parcel "A" will be widened to 60 feet.
 - c. The trail system, the park and the perimeter street landscaping, will be installed in connection with Phase I.
2. A maximum of 871 lots shall be permitted by the R1-7 PRD zoning.
3. The R1-7 development standards shall be amended as shown in the narrative report for the "Highlands at Arrowhead Ranch" dated June 28, 1995.
4. Prior to final plat approval, the developer shall execute a development agreement with the City regarding compliance with the Arrowhead Ranch Effluent and Reuse Storage System.
5. Prior to final plat approval, the developer shall execute a development agreement with the City regarding the dedication and improvement of the neighborhood park site identified as Parcel "G".

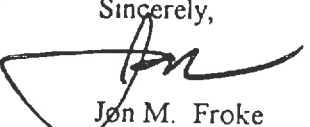
Mr. Michael Curley
August 4, 1995
Page 2

6. A masonry perimeter wall of approximately eight (8) feet in height shall be constructed adjacent to the west and north boundary of Parcel "A"; and along the west and south boundary of Parcel "F".
7. The perimeter theme wall on 59th Avenue, Utopia Road, Westcott Drive and 63rd Avenue shall match the theme wall for the "Copper Crest" subdivision.
8. A 20-foot landscape tract shall be provided on the north side of Parcel "A" adjacent to Beardsley Road. A 15-foot landscape tract shall be provided on the east side of Parcel "E" adjacent to 59th Avenue.
9. The future median construction and landscape and irrigation improvements on 63rd Avenue (adjacent to Parcel "A") and Utopia Road (adjacent to Parcels "E" and "F") shall be based on the submittal of an engineer's cost estimate that is reviewed and approved by the Project Team.
10. The landscape median in 63rd Avenue adjacent to Parcel "D" shall be constructed as far south as Kinberly Way.
11. The following architectural enhancements shall be provided on each home within the PRD Plan regardless of lot locations:
 - a. Window popouts on each second-story window on rear elevations.
 - b. All patio covers shall include a tile roof or parapet wall.
12. Landscape and irrigation improvements shall be installed in the existing median in 59th Avenue between Utopia Road and Wescott Drive as part of Phase I development.

The site is now zoned R1-7 PRD and R-4 as depicted on the legal description submitted for this application. Future development is subject to the existing zoning, the City Council stipulations and the PRD Plan for "The Highlands at Arrowhead Ranch", dated June 28, 1995.

Please call me at 930-2800 if you have any questions regarding the City Council's approval.

Sincerely,



Jon M. Froke
Senior Planner
Community Development Group

JMF/kl PL557.95

cc: Mr. Curt Nelson
Continental Homes, Inc.

Ms. Christine Taratsas
Coe & Van Loo

00401486

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 25TH DAY OF JULY, 1995

23. GENERAL PLAN AMENDMENT GP-94-11 AND REZONING APPLICATION Z-94-36: 6600 WEST UTOPIA ROAD

Mr. Jon Froke, Senior Planner, presented this item. Continental Homes and Land Owners, L.P. have made applications to amend the General Plan and rezone 266 acres within Section 30 of Arrowhead Ranch. The project site is located south of Beardsley Road, west of 59th Avenue, north of Union Hills Drive and east of 67th Avenue.

The General Plan Amendment is a request to amend the Arrowhead Ranch Specific Plan Land Use Map on approximately 20 acres at the southwest corner of 59th Avenue and Utopia Road. The amendment will eliminate approximately 20 acres of Business Park and replace it with 11.5 acres of Residential, 12-20 dwelling units per acre and 8.5 acres of Residential, 3.5-5.0 dwelling units per acre.

The Rezoning Application is a request to rezone 254.5 acres from C-2 (General Commercial) to R1-7 PRD (Single Residence; Planned Residential Development) and 11.5 acres from C-2 to R-4 (Multiple Residence). The proposed R-4 parcel is located at the southwest corner of 59th Avenue and Utopia Road. Continental would develop the single-family portion and the property owner would retain the multi-family portion for future development. The existing C-2 zoning allows multi-family development at any location within this project.

The proposed PRD Plan for "The Highlands at Arrowhead Ranch" include 871 single-family lots, and approximately 39 acres of planned open space which includes a neighborhood park. The single family density is 3.4 units per gross acre. A mix of 50, 60 and 70 foot wide lots will be provided.

The proposed R-4 parcel will allow an additional 230 units at a maximum density of 20 units per acre. Overall, the proposed ratio is 79% single family versus 21% multi-family.

At the meeting held on April 6, 1995, the Planning Commission recommended denial of these applications, citing several concerns regarding the overall density of the project, the 50-foot wide lots which, at that time, were proposed on two parcels within this development, and the proposed 11.5 acre multiple residence parcel. Since then, Continental has revised its proposal to eliminate one of two parcels originally planned with 50-foot wide lots and replace it with 60-foot wide lots (shown as Parcel "D"). The remainder of the project remains relatively the same.

This item was reviewed by the Mayor and Council at the July 18, 1995 workshop session. At that time, the applicant's attorney submitted a letter advising that the Arrowhead Ranch Phase I Homeowners' Association was no longer in opposition to these applications. It indicated that the attached letter dated July 17, 1995 listed nine stipulations that the Homeowners' Association would like added to any approval. Staff has reviewed these stipulations and all but Nos. 1, 3 and 9 are already included as components of this project. Staff's recommended stipulation No. 1

includes the Homeowners' Association proposed stipulations Nos. 1, 3 and 9.

The Council also discussed a concern regarding advance notification of surrounding zoning to prospective home buyers. Continental Homes requires each buyer to sign a "zoning acknowledgement". A sample disclosure statement from Continental Homes is attached to the report.

It was recommended that a public hearing be conducted on GP-94-11 and Z-94-36, to review these requests and consider the issues. If the Council decides to approve application Z-94-36, it should be subject to the twelve stipulations recommended by staff.

Councilmember Ewing asked if the current C/2 zoning allowed multi-family housing. Mr. Froke responded the current C/2 zoning would presently allow multi-family development anywhere within the 266 acres on the site. Councilmember Ewing asked the difference between the current zoning and proposed rezoning to R/4. Mr. Froke answered the current C/2 zoning would allow 46 units per acre. He noted that the proposal this evening to rezone the southwest corner of 59th and Utopia would result in greater control. Under the current R/4 zoning, it would allow 20 units per acre.

Mr. Mike Curley, 3101 N. Central, Phoenix, AZ, attorney for the applicant, stated the Board of Directors of the Phase I Homeowners Association for Arrowhead Ranch, which is the homeowners association, immediately contiguous to our parcel, have changed their position from opposition to support. The status of the underlying zoning is commercial, which could allow a tremendous number of multi-family units on this project and tremendous intensity in terms of commercial development. Due to the efforts of the City Council, through Councilmember Ewing, who has taken a very active interest in this parcel, the efforts of the Phase I Homeowners Association Board of Directors, and the cooperation of Continental, there has been a drastic change in this application. The basis for the change is that the underlying zoning is being removed to eliminate that threat. The neighbors were greatly relieved to have that zoning removed.

Mr. Curley noted the primary characteristic of this site plan is predominately a single family subdivision which is consistent in terms of lot size and density with the surrounding development. There is a very significant open space component to this, i.e. approximately 39 acres of open space, 8 acres of parks features, 4 acres of lakes, 10 acre pedestrian path, and 4 acre main entrance feature. Each of the individual subdivisions have their own monumentation which are landscaped along both Utopia and 67 Avenue on both sides. There are curvy, linear streets. The neighborhood was very concerned about having Utopia going straight through from 59th Avenue to 67 Avenue; hence the discontinuous nature of Utopia. There are landscaped medians throughout the major roads. He said that, based on the comments at the Study Session regarding the proximity of the lots to 59th Avenue, they were amenable to a stipulation that would allow an additional 15' of buffer for a total of 35' between the back of the curb and the lots.

Excerpt of City Council Minutes
July 25, 1995
GP-94-11 and Z-94-36
Page 3

Mr. Curley listed the last few concerns of the Homeowners Association which cost Continental 36 lots between the last subdivision request and this one. These requested changes involved increasing lot sizes in Parcel D and along 67 Avenue.

Mr. Harold Mountan, 19201 N. 73 Lane, Glendale, AZ stated he was an Officer on the Phase I Board of Directors. Their purpose tonight was to show their approval for this project as it has been changed. He indicated that their requests along 67 Avenue have been met not only with lot size but they have agreed to keep the houses at a 1,800 sq. ft. or larger size. Most of their goals have been met. He said that the underlying zoning had been covered tonight. They had negotiated to get the best deal, as no one wanted to lose this single family possibility and go back to multi-family/commercial. He lives in a Continental home and he thought they delivered the best home per square foot, per dollar.

Mr. Nate Borum, 5956 West Morning Dove Drive, Glendale, AZ stated that he spoke in opposition to the plan presented at the original Planning Commission hearing. The lots that about the ABCO shopping center were discussed at that meeting but he didn't see any modification to address the issue of set backs. The number of un-subdivided parcels that will retain the C/2 zoning is very large. It is not part of the Continental project presented. A question arose as to whether any consideration would be given to request the owner of that parcel to clearly post signage indicating the zoning. If this change is approved tonight the question of whether Parcel F, the multi-family parcel, be subject to the Arrowhead Master Plan site development guidelines.

Mr. Brian Kinney, 5949 W. Robin Lane, Glendale, AZ stated he attended the Planning Commission meeting on this project. There was mention at that meeting that \$500,000 would go to the City of Glendale for reduction in lake size that was a requirement on the C-2 parcel. If there is a lake requirement on this whole overall parcel, he asked are they going to require it be fulfilled. The C-2 is supposed to have 12 acres of lakes which is now reduced to 4 acres.

Mayor Scruggs stated to additional speaker cards were received on this item from: Mr. Bruce Laughlin, 7236 W. Morrow Drive, Glendale, AZ in opposition and Mr. Jerry Howe, 6401 W. Irma Lane, Glendale, Arizona in support.

Mayor Scruggs closed the public hearing.

Mr. Curley responded to Mr. Borum's comments indicating that there is a stipulation regarding some sort of protection for Parcel A and the shopping center. It is part of Continental's normal sales. A disclosure statement is given to purchasers that alerts adjacent property owners next to undeveloped parcels what the nature of the development potential is of those parcels. Mr. Curley responded to Mr. Kinney comments that the \$520,000 in lieu fee is still part of this application. He explained that there is some lake/open space obligation which they meet to a large degree with their open space. However, they still fall short of what is necessary for the lake obligation. One of the methodologies the City is using is to have an in-lieu fee for that obligation which Continental is paying up to a total of \$520,000.

Excerpt of City Council Minutes
July 25, 1995
GP-94-11 and Z-94-36
Page 4

Vice Mayor McAllister stated he understood that the C-2 apartments would be under the old zoning which allowed 43 units per acre and this has a maximum of 20 units per acre thereby reducing the possibility by 23 units per acre. Mr. Curley responded this was correct, and in addition, to the substantially diminished parcel that the multi-family could be on and the location where it is not contiguous to existing development. Vice Mayor McAllister commented from a zoning standpoint that is very significant. Mr. Curley noted that, from our standpoint, the 67th Avenue site was a more desirable site, but, as part of these negotiations, it was located by Honeywell and the college.

Councilmember Ewing asked that Mr. Borum's question regarding the multi-family parcel being subject to the Arrowhead Ranch Specific Guidelines be answered. Mr. Froke responded the R-4 parcel if approved is part of Arrowhead Ranch and would be subject to multi-family design guidelines that have been approved by City Council as part of the Specific Plan.

Councilmember Ewing stated this parcel has been of concern to the Arrowhead Ranch Phase I residents for the past two years when the draft Specific Plan first came out showing multi-family and commercial lots all along 67th Avenue. At that time there was an up-roar from the residents of Phase I. Over 600 signatures opposing apartments along 67th Avenue were collected. The feeling of the neighborhood was to move the multi-family development across from Honeywell, where people who bought homes there would know there was a potential for apartments. She said that this is something the people in Phase I have been working toward for two years. The people who live there were very happy to have this property down zoned to a single family residential area.

Mayor Scruggs asked for a clarification of the zoning acknowledgement given to property owners adjacent to undeveloped property. Mr. Kurt Nelson, of Continental Homes, indicated that the acknowledgements are signed at the time the homeowners sign a purchase agreement. At that time, they are aware of the surrounding zoning. Mayor Scruggs asked if the City Council could be assured that the acknowledgement with a map would be given to all homebuyers. Mr. Nelson replied in the affirmative indicating that they did that same thing at the Continental Arrowhead Ranch project that they are building on 79th Avenue north of Union Hills.

It was moved by Ewing, and seconded by Eggleston, to approve General Plan Amendment GP-94-11 and Rezoning Application Z-94-36, including the 12 stipulations recommended by staff. The motion carried unanimously.



City of Glendale, Arizona

Council Communication

CC NO: 23 - 39
1995/96

Date: 7/25/95

TO: Honorable Mayor and Council
FROM: Martin Vanacour, City Manager
SUBJECT: GENERAL PLAN AMENDMENT GP-94-11 AND REZONING APPLICATION Z-94-36:
6600 WEST UTOPIA ROAD

SUMMARY

Continental Homes and Land Owners, L.P. have made applications to amend the General Plan and rezone 266 acres within Section 30 of Arrowhead Ranch. The project site is located south of Beardsley Road, west of 59th Avenue, north of Union Hills Drive and east of 67th Avenue.

The General Plan Amendment is a request to amend the Arrowhead Ranch Specific Plan Land Use Map on approximately 20 acres at the southwest corner of 59th Avenue and Utopia Road. The amendment will eliminate approximately 20 acres of Business Park and replace it with 11.5 acres of Residential, 12-20 dwelling units per acre and 8.5 acres of Residential, 3.5-5.0 dwelling units per acre.

The Rezoning Application is a request to rezone 254.5 acres from C-2 (General Commercial) to R1-7 PRD (Single Residence; Planned Residential Development) and 11.5 acres from C-2 to R-4 (Multiple Residence). The proposed R-4 parcel is located at the southwest corner of 59th Avenue and Utopia Road. Continental would develop the single-family portion and the property owner would retain the multi-family portion for future development. The existing C-2 zoning allows multi-family development at any location within this project.

SUBJECT:

GENERAL PLAN AMENDMENT GP-94-11 AND
REZONING APPLICATION Z-94-36: 6600
WEST UTOPIA ROAD

PAGE NO:

2

CC NO:

23 - 39

Date:

7/25/95

The proposed PRD Plan for "The Highlands at Arrowhead Ranch" include 871 single-family lots, and approximately 39 acres of planned open space which includes a neighborhood park. The single family density is 3.4 units per gross acre. A mix of 50, 60 and 70 foot wide lots will be provided.

The proposed R-4 parcel will allow an additional 230 units at a maximum density of 20 units per acre. Overall, the proposed ratio is 79% single family versus 21% multi-family.

At the meeting on April 6, 1995, the Planning Commission recommended denial of these applications citing several concerns regarding the overall density of the project, the 50-foot wide lots which at that time were proposed on two parcels within this development and the proposed 11.5 acre multiple residence parcel. Since then, Continental has revised its proposal to eliminate one of two parcels originally planned with 50-foot wide lots and replace it with 60-foot wide lots (shown as Parcel "D"). The remainder of the project remains relatively the same.

This item was reviewed by the Mayor and Council at the July 18, 1995, workshop session. At that time, the applicant's attorney submitted a letter advising that the Arrowhead Ranch Phase I Homeowners' Association is no longer in opposition to these applications. The attached letter dated July 17, 1995 lists nine stipulations that the Homeowners' Association would like added to any approval. Staff has reviewed these stipulations and all but Nos. 1, 3 and 9 are already included as components of this project. Staff's recommended stipulation No. 1 includes the Homeowners' Association proposed

SUBJECT:

GENERAL PLAN AMENDMENT GP-94-11 AND
REZONING APPLICATION Z-94-36: 6600
WEST UTOPIA ROAD

PAGE NO: 3

CC NO: 23 - 39

Date: 7/25/95

stipulations Nos. 1, 3 and 9..

The Council also discussed a concern regarding advance notification of surrounding zoning to prospective homebuyers. Continental Homes requires each buyer to sign a "zoning acknowledgement". A sample disclosure statement from Continental Homes is attached to the report.

RECOMMENDATION

Conduct a public hearing on GP-94-11 and Z-94-36, review these requests, and consider the issues. If the Council decides to approve application Z-94-36, it should be subject to the twelve stipulations recommended by staff.

Ed Bray Fox

Martin Vanacour
City Manager



Memorandum

DATE: July 25, 1995

TO: Martin Vanacour, City Manager

FROM: Ken Reedy, Acting Planning Director
Jon M. Froke, Senior Planner

SUBJECT: GENERAL PLAN AMENDMENT GP-94-11 AND REZONING
APPLICATION Z-94-36: 6600 WEST UTOPIA ROAD

REQUESTS:

1. Amend the Arrowhead Ranch Specific Plan Land Use Map on approximately 20 acres at the southwest corner of 59th Avenue and Utopia Road. The amendment will eliminate 20 acres of Business Park, replacing it with 11.5 acres of Residential, 12-20 dwelling units per acre and 8.5 acres of Residential, 3.5-5 dwelling units per acre.
2. Rezone 254.5 acres from C-2 (General Commercial) to R1-7 PRD (Single Residence, Planned Residential Development) and 11.5 acres from C-2 (General Commercial) to R-4 (Multiple Residence).

PARCEL SIZE: 266 gross acres.

LOCATION: South of Beardsley Road, west of 59th Avenue, north of Union Hills Road and east of 67th Avenue.

ADDRESS: 6600 West Utopia Road.

APPLICANT: Continental Homes, Inc.

OWNER: Land Owners L.P.

STAFF RECOMMENDATIONS:

Approve GP-94-11
Review Z-94-36 to determine if it meets the required findings. Approval of Z-94-36 should be subject to twelve stipulations.

GENERAL PLAN: Residential, 3.5-5 units per acre and Business Park

PARCEL HISTORY: The property was annexed on September 11, 1979. The existing zoning was approved by the City Council in 1981 (Z-81-11) as part of the initial Arrowhead Ranch Master Plan and zoning. On April 25, 1995, the City Council adopted the Arrowhead Ranch Specific Plan which established the current General Plan designations.

BACKGROUND: The City Council conducted a workshop session on these applications on July 18, 1995.

EXISTING LAND USE: Citrus orchards and vacant land.

SURROUNDING LAND USE AND ZONING:

- North: Arrowhead Plaza shopping center and Beardsley Road (Aqua Fria Freeway alignment), zoned C-2.
- East: Vacant land and Honeywell Satellite Systems Facility, across 59th Avenue, zoned B-P.
- South: Arrowhead Community Hospital and Medical Center and "Copper Crest" subdivision, zoned C-2 and R1-7 PRD respectively.
- West: "Arrowhead Heights" and "Hamilton Arrowhead Ranch Two" subdivisions, across 67th Avenue, zoned R1-6 PRD.

SUMMARY OF FACTS:

1. The site is an irregular-shaped parcel in the middle of Section 30 of Arrowhead Ranch. The existing C-2 zoning was originally intended to accommodate approximately 15 million square feet of regional mall space and related commercial, office, hotel, and business center land uses. The subject property has existing C-2 zoning and development rights which would permit general commercial, office and multi-family development throughout the property.
2. These proposed rezoning would allow a maximum of 1,101 residential units at an overall density of 4.1 units per gross acre. Of these, approximately 79% would be single-family and 21% would be multi-family.
3. The proposed development plan submitted by continental Homes for "The Highlands at Arrowhead Ranch" includes 254.5 acres and six development parcels. Parcel "A" through "E" are planned for 868 single-family residential lots. Parcel "G" is planned as a 7.5-acre neighborhood park site.

A summary of the proposed PRD land use/lot size is as follows:

Parcel "A", 180 lots	50' x 110' minimum.
Parcel "B", 271 lots	60' x 110' minimum.
Parcel "C", 98 lots	60' x 110' minimum.
Parcel "D", 115 lots	60' x 110' minimum.
Parcel "E", 207 lots	70' x 110' minimum.

4. The proposed R-4 zoning at the southwest corner of 59th Avenue and Utopia Road would permit a maximum of 230 apartment units on this 11.5 acre parcel at a density of 20 dwelling units per acre. The property owner has indicated to Continental Homes and staff that approval of this R-4 parcel is a condition of the land sale of the 254.5 acres to Continental Homes. The property owner would retain the R-4 parcel for future development as an apartment complex.
5. A major amenity package is provided within the PRD Plan consisting of two lakes, planned open space, multi-use paths, a neighborhood park site identified as Parcel "G", landscaped medians on portions of Utopia Road and 63rd Avenue, entry features and perimeter theme walls. Two lakes (totalling 4 acres) are provided in the center of the project. The open space system consists of 39 acres and is provided adjacent to 67th Avenue and within portions of Parcels "A" through "E". An 8-foot wide concrete multi-use path system is provided in the open space and also adjacent to the collector streets. Storm water retention is provided in portions of the planned open space.
6. Perimeter access is provided on Beardsley Road at 63rd Avenue, 59th Avenue at Utopia Road and Wescott Drive, 63rd Avenue (north of Union Hills Drive) and 67th Avenue at Utopia Road and Tonto Drive. Major collector street access is provided on Utopia Road and 63rd Avenue, with minor collector street access on Tonto Drive and Wescott Drive.
7. Every property that develops within Arrowhead Ranch is subject to participating in the Effluent Reuse and Storage System. This generally includes the construction of lakes, use of reclaimed water on landscaping and the extension of the effluent distribution line. The Project Team has calculated the lake and reuse requirements that would be generated by Continental's proposed single-family lots. That development would generate a need for 12.9 acres of lakes and 25.5 acres of turf within this project area. Continental has proposed to construct 4 acres of lakes, 24.4 acres of turf and 10.6 acres of xeriscape as part of The Highlands at Arrowhead Ranch, leaving a storage deficit equivalent to 8.9 acres of lake. Continental Homes has proposed, and the Team has agreed to

- accept a \$520,000 payment from Continental Homes as an in-lieu payment for the construction of the 8.9 acres of lakes. The future developer of the multi-family parcel will be responsible for its proportionate share of the lake and reuse requirements for the development of that parcel.
8. The Deer Valley Unified School District has advised in a letter dated September 30, 1994, that they would like to acquire Parcel "D" as a middle school site if they can obtain financing and Continental has been agreeable to selling that parcel to the District.
 9. On March 7, 1995, the applicant conducted a neighborhood meeting at the Arrowhead Country Club in order to present this project to area residents, answer questions and identify issues. The meeting was attended by Continental Homes, their planning consultant, Planning Department staff and Councilmember Karen Ewing. The neighborhood identified the following issues regarding this proposed project:
 - a. School capacity and future school sites.
 - b. Traffic generation and street design.
 - c. Proposed lot sizes and home sizes.
 - d. Neighborhood park.
 10. For comparison, the Copper Crest Subdivision located southeast of the site, includes 60-foot wide lots adjacent to 59th Avenue and 80-foot wide lots adjacent to 63rd Avenue.

REQUIRED FINDINGS

Section 6.205 of the Zoning Ordinance requires that the following findings be met prior to approval of a PRD (Planned Residential Development) overlay district:

- A. The proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.
- B. The proposal will be compatible with other existing and planned development in the area.
- C. The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.
- D. The proposal will result in a quality living environment and accommodate desire lifestyles.

- E. The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.
- F. The type and quality of house products will be consistent with the intended character of the development.

ANALYSIS AND CONCLUSIONS:

General Plan Amendment: The proposed General Plan Amendment will eliminate the Business Park land use designation and replace it with single family and multi-family residential use. The zoning rights on this property and the existing and planned development in the area should be considered in reviewing this request. The 3.5-5 units per acre portion is located at the northwest corner of 59th Avenue and Wescott Drive which will provide a buffer to the developing neighborhood in Copper Crest. The 12-20 portion is at the intersection of an arterial street and collector street and is located close to nearby employment centers which are located east of 59th Avenue. The elimination of Business Park in favor of a mix of housing would appear to be acceptable at this location.

Rezoning Request: The requested R1-7 PRD and R-4 zoning are the proper zoning classifications to implement the proposed General Plan land uses. The existing C-2 zoning is not appropriate for this property and is inconsistent with the desired residential land uses identified in the adopted Arrowhead Ranch Specific Plan. The existing commercial zoning permits multiple land uses with densities and intensities that would be incompatible with adjacent residential neighborhoods and the Specific Plan.

PRD Plan: The proposed "Highlands at Arrowhead Ranch" PRD Plan is in conformance with the stated purpose and appears to meet the required findings for a Planned Residential Development. The overall plan provides some diversity and will result in a quality living environment.

The proposed PRD Plan contains an extensive open space and amenity package which is desirable in large scale master planned developments. A focus on pedestrian and bicycle amenities is provided within the planned open space, multi-use path system, lakes and neighborhood park.

Staff has analyzed the issues identified at the neighborhood meetings. a) The City has no authority to mandate the dedication of the middle school site or other school sites to the school district. Acquisition and construction of any additional school

sites and buildings is the responsibility of the school district. b) The collector street design for Utopia Road and 63rd Avenue is consistent with the recommendations of the Traffic Engineering Department. Both of these streets have been designed in a discontinuous manner so as to discourage cut-through traffic. Perimeter street improvements already exist on Beardsley Road, 59th Avenue and 67th Avenue. The latter two streets were constructed as part of the Phase I infrastructure for Arrowhead Ranch and were designed to accommodate the anticipated traffic volumes generated by the planned regional mall. A significant reduction in traffic generation will be realized if the property develops as proposed by the applicant. c) Examples of other neighborhood parks recently provided by developers include Carmel Park, Hillcrest Ranch, Arrowhead Lakes, Arrowhead Ranch Phase II and Coventry Estates. d) The City has no authority to regulate the size or price of homes. The homes proposed within the PRD Plan contain design features that meet or exceed the Arrowhead Ranch Design Guidelines.

Several stipulations are necessary if the rezoning application is approved. These will ensure implementation of the PRD Plan and address the need for additional landscape buffers, perimeter improvements, theme wall design and construction, and architectural enhancements to the proposed house products which is necessary to maintain the quality standards established by the existing Copper Crest subdivision.

PLANNING COMMISSION ACTION: At their meeting on April 6, 1995, the Planning Commission recommended denial of these applications citing several concerns regarding the overall density of the project, the 50-foot wide lots that at that time was proposed on two parcels within this development and the 11.5 acre multiple residence parcel proposed at the southwest corner of 59th Avenue and Utopia Road.

Since the time of the Planning Commission hearing, Continental has had ongoing discussions with staff and the Arrowhead Ranch Phase I Homeowners Association in an attempt to resolve the issues identified by the Commission. They have revised their proposal to eliminate one of two parcels originally planned with 50-foot wide lots and replace it with 60-foot wide lots. Continental has also agreed to drop the smallest house from the product line proposed within Parcel "B". The remainder of the project remains relatively the same.

STAFF RECOMMENDATION: The City Council will need to take separate actions on the General Plan Amendment and Rezoning request. The Planning Department recommends that the Council carefully review these applications and consider the issues. If Council decides to approve application Z-94-36, it should be subject to the following stipulations:

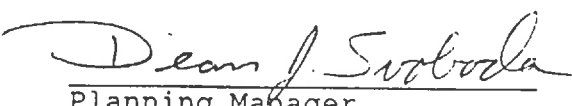
1. Development shall be in substantial conformance with the PRD Plan and narrative report for "The Highlands at Arrowhead Ranch" at Arrowhead, dated June 28, 1995 with the following additions:
 - a. The rear of all lots on Parcel "B" which are adjacent to 67th Avenue shall be a minimum of 70 feet in width. Additionally, the minimum size home for these lots adjacent to 67th Avenue will be 1,800 sq. ft.
 - b. The width of those lots adjacent to Beardsley Road on Parcel "A" will be widened to 60 feet.
 - c. The trail system, the park and the perimeter street landscaping, will be installed in connection with Phase I.
2. A maximum of 871 lots shall be permitted by the R1-7 PRD zoning.
3. The R1-7 development standards shall be amended as shown in the narrative report for the "Highlands at Arrowhead Ranch" dated June 28, 1995.
4. Prior to final plat approval, the developer shall execute a development agreement with the City regarding compliance with the Arrowhead Ranch Effluent and Reuse Storage System.
5. Prior to final plat approval, the developer shall execute a development agreement with the City regarding the dedication and improvement of the neighborhood park site identified as Parcel "G".
6. A masonry perimeter wall of approximately eight (8) feet in height shall be constructed adjacent to the west and north boundary of Parcel "A"; and along the west and south boundary of Parcel "F".
7. The perimeter theme wall on 59th Avenue, Utopia Road, Westcott Drive and 63rd Avenue shall match the theme wall for the "Copper Crest" subdivision.
8. A 20-foot landscape tract shall be provided on the north side of Parcel "A" adjacent to Beardsley Road. A 15-foot landscape tract shall be provided on the east side of Parcel "E" adjacent to 59th Avenue.

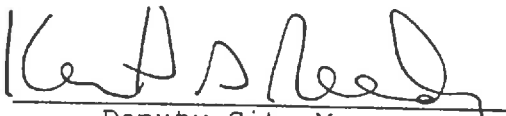
9. The future median construction and landscape and irrigation improvements on 63rd Avenue (adjacent to Parcel "A") and Utopia Road (adjacent to Parcels "E" and "F") shall be based on the submittal of an engineer's cost estimate that is reviewed and approved by the Project Team.
10. The landscape median in 63rd Avenue adjacent to Parcel "D" shall be constructed as far south as Kimberly Way.
11. The following architectural enhancements shall be provided on each home within the PRD Plan regardless of lot locations:
 - a. Window popouts on each second-story window on rear elevations.
 - b. All patio covers shall include a tile roof or parapet wall.
12. Landscape and irrigation improvements shall be installed in the existing median in 59th Avenue between Utopia Road and Wescott Drive as part of Phase I development.

ATTACHMENTS:

1. Vicinity Maps (2)
2. Proposed PRD Plan Exhibit
3. Proposed PRD Plan and Narrative Report for "The Highlands at Arrowhead Ranch", dated June 28, 1995
4. Planning Commission Actions (2)
5. Planning Commission Meeting Minutes, April 6, 1995.
6. Letter from Michael J. Curley, dated July 17, 1995.
7. Sample Disclosure Statement.

PROJECT MANAGER: Jon. M. Froke, Senior Planner, 930-2800


Planning Manager


Deputy City Manager

KAR/JMF/dl

CITY OF GLENDALE
PLANNING COMMISSION

PLANNING COMMISSION ACTION
GP-94-11

I. FINDINGS:

- A. An application was filed by Continental Homes representing Land Owners, L.P. on November 14, 1994. The request is to amend the General Plan Land Use Map from Town Center/Regional Center to Single Family Residential; 3.5-5 dwelling units per acre on 254.5 acres and from Town Center/Regional Center to Multi-Family Residential; 12-20 dwelling units per acre on 11.5 acres located at 6600 West Utopia Road.
- B. On April 6, 1995, the Planning Commission conducted a noticed public hearing on this request.
- C. The Planning Commission finds that the proposed residential density is not appropriate at this location.

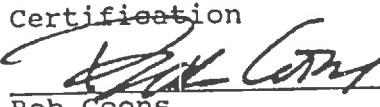
II. ACTION:

- A. The Planning Commission recommended denial of GP-94-11.
- B. The above-referenced action was taken on a motion by Commissioner Ryan; seconded by Commissioner Piwinski;

AYES: _____ 4 _____
NAYS: _____ 2 _____
ABSTAIN: _____
ABSENT: _____

C. Effective date: April 6, 1995

Certification



Bob Coons
Planning Director

BC/nr

CITY OF GLENDALE
PLANNING COMMISSION

PLANNING COMMISSION ACTION
Z-94-36

I. FINDINGS:

- A. An application was filed by Continental Homes representing Land Owners, L.P. on November 14, 1994. The request is to rezone 254.5 acres from C-2 to R1-7 PRD and to rezone 11.5 acres from C-2 to R-4. This 266-acre parcel is located at 6600 West Utopia Road.
- B. On April 6, 1995, the Planning Commission conducted a noticed public hearing on this request.
- C. The Planning Commission finds that the proposed 50 wide lots will result in a negative living environment and that that lot size is not appropriate at this location.

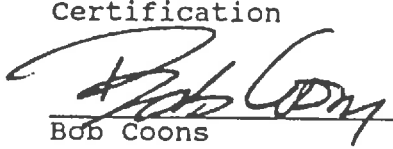
II. ACTION:

- A. The Planning Commission recommended denial of Z-94-36.
- B. The above-referenced action was taken on a motion by Commissioner Piwinski; seconded by Commissioner Solita;

AYES: _____ 5 _____
NAYS: _____ 1 _____
ABSTAIN: _____
ABSENT: _____

- C. Effective date: April 6, 1995

Certification


Bob Coons
Planning Director

BC/nr



City of Glendale, Arizona

Council Communication

CC NO:

Date: 11/14/95

TO: Honorable Mayor and Council
FROM: Martin Vanacour, City Manager
SUBJECT: GENERAL PLAN AMENDMENT GP-94-11 AND REZONING APPLICATION Z-94-36:
6600 WEST UTOPIA ROAD

SUMMARY

Continental Homes and Land Owners L.P. have made applications to amend the General Plan and rezone 266 acres within Section 30 of Arrowhead Ranch. The irregular shaped site is located south of Beardsley Road, west of 59th Avenue, north of Union Hills Drive and east of 67th Avenue.

The General Plan Amendment is a request to amend the Arrowhead Ranch Specific Plan Land Use Map on approximately 20 acres at the southwest corner of 59th Avenue and Utopia Road. The amendment will eliminate approximately 20 acres of Business Park and replace it with 11.5 acres of Residential, 12-20 dwelling units per acre and 8.5 acres of Residential, 3.5-5 dwelling units per acre.

The Rezoning Application is a request to rezone 254.5 acres from C-2 (General Commercial) to R1-7 PRD (Single Residence, Planned Residential Development) and 11.5 acres from C-2 to R-4 (Multiple Residence). The proposed R-4 parcel is located at the southwest corner of 59th Avenue and Utopia Road. Continental would develop the single family portion and the property owner would retain the multi-family portion for future development. The existing C-2 zoning allows multi-family development at any location within this

SUBJECT:

PAGE NO:

CC NO:

Date:

project.

At their meeting on April 6, 1995, the Planning Commission recommended denial of these applications citing several concerns regarding the overall density of the project, the 50 foot wide lots which at that time were proposed on two parcels within this development and the proposed 11.5 acre multiple residence parcel. Since then, Continental has revised their proposal to eliminate one of two parcels originally planned with 50 foot wide lots and replace it with 60 foot wide lots (shown as Parcel "D"). The remainder of the project remains relatively the same.

RECOMMENDATION

Review the proposed General Plan amendment and rezoning and provide staff with direction.

Martin Vanacour, City Manager



Memorandum

DATE: July 11, 1995

TO: Martin Vanacour, City Manager

FROM: Kenneth A. Reedy, Acting Planning Director
Jon M. Froke, Senior Planner

SUBJECT: GENERAL PLAN AMENDMENT GP-94-11 AND REZONING APPLICATION
Z-94-36: 6600 WEST UTOPIA ROAD

RECOMMENDATION: Review the proposed General Plan Amendment and rezoning and provide staff with direction.

DISCUSSION: Continental Homes and Land Owners, L.P. have made an application to amend the General Plan and rezone 266 acres within Section 30 of Arrowhead Ranch. The irregular shaped site is located south of Beardsley Road, west of 59th Avenue, north of Union Hills Drive and east of 67th Avenue.

GP-94-11 is a request to amend the Arrowhead Ranch Specific Plan Land Use Map on approximately 20 acres at the southwest corner of 59th Avenue and Utopia Road. The amendment will eliminate approximately 20 acres of Business Park, replacing it with 11.5 acres of Residential, 12-20 dwelling units per acre and 8.5 acres of Residential, 3.5 - 5 dwelling units per acre.

Z-94-36 is a request to rezone 254.5 acres from C-2 (General Commercial) to R1-7 PRD (Single Residence, Planned Residential Development) and 11.5 acres from C-2 to R-4 (Multiple Residence). Continental would develop the single family portion and the property owner would retain the multi-family portion for future development.

871

The proposed PRD Plan for the "Highlands at Arrowhead Ranch" includes 254.5 acres and six development parcels. Parcels "A" - "E" are planned for ~~868~~ single family residential lots. Parcel "G" is planned as a 7.5 acre neighborhood park site. A major amenity package is provided within the PRD consisting of two lakes, planned open space, and multi-use paths.

A summary of the proposed PRD land use/lot size is as follows:

Parcel "A", 181 lots 180	50' x 110' minimum
Parcel "B", 271 lots 271	60' x 110' minimum
Parcel "C", 99 lots 98	60' x 110' minimum
Parcel "D", 134 lots 115	60' x 110' minimum
Parcel "E", 207 lots	70' x 110' minimum.

July 11, 1995
Martin Vanacour, City Manager
GENERAL PLAN AMENDMENT GP-94-11;
REZONING APPLICATION Z-94-36
Page 2

The Deer Valley Unified School District has reviewed the proposed PRD Plan and have expressed an interest in acquiring Parcel "D" as a middle school site if they can obtain financing.

The existing C-2 zoning allows multi-family development at any location within this project. The property owner has indicated that approval of the proposed R-4 parcel at 59th and Utopia is a condition of the land sale of 254.5 acres to Continental Homes. A maximum of 230 apartment units would be developed on this parcel. Rezoning to R-4 would ensure that the apartments are built to current development standards.

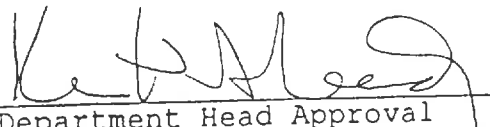
At their meeting on April 6, 1995, the Planning Commission recommended denial of these applications citing several concerns regarding the overall density of the project, the 50 foot wide lots that at that time were proposed on Parcels A and D and the 11.5 acre multiple residence parcel proposed at the southwest corner of 59th Avenue and Utopia Road.


Since the time of the Planning Commission hearing, Continental has had ongoing discussions with staff and the Arrowhead Ranch Phase I Homeowners' Association in an attempt to resolve the issues identified by the Commission. They have revised their proposal to eliminate one of two parcels originally planned with 50 foot wide lots, replacing it with 60 foot wide lots (shown as Parcel "D"). Continental has also agreed to drop their smallest house from the product line proposed for Parcel "B" which is closest to Phase I. The remainder of the project remains relatively the same.

Staff will provide an update to the City Council of the revised PRD Plan for the Highlands at Arrowhead Ranch at the workshop.

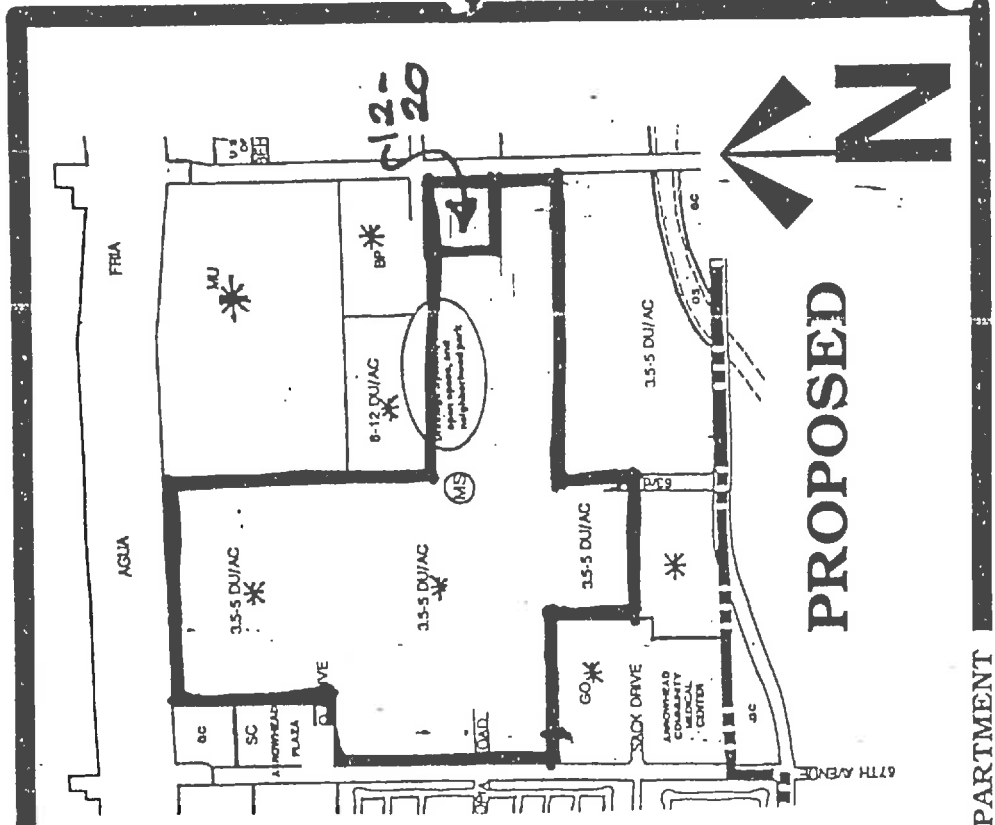
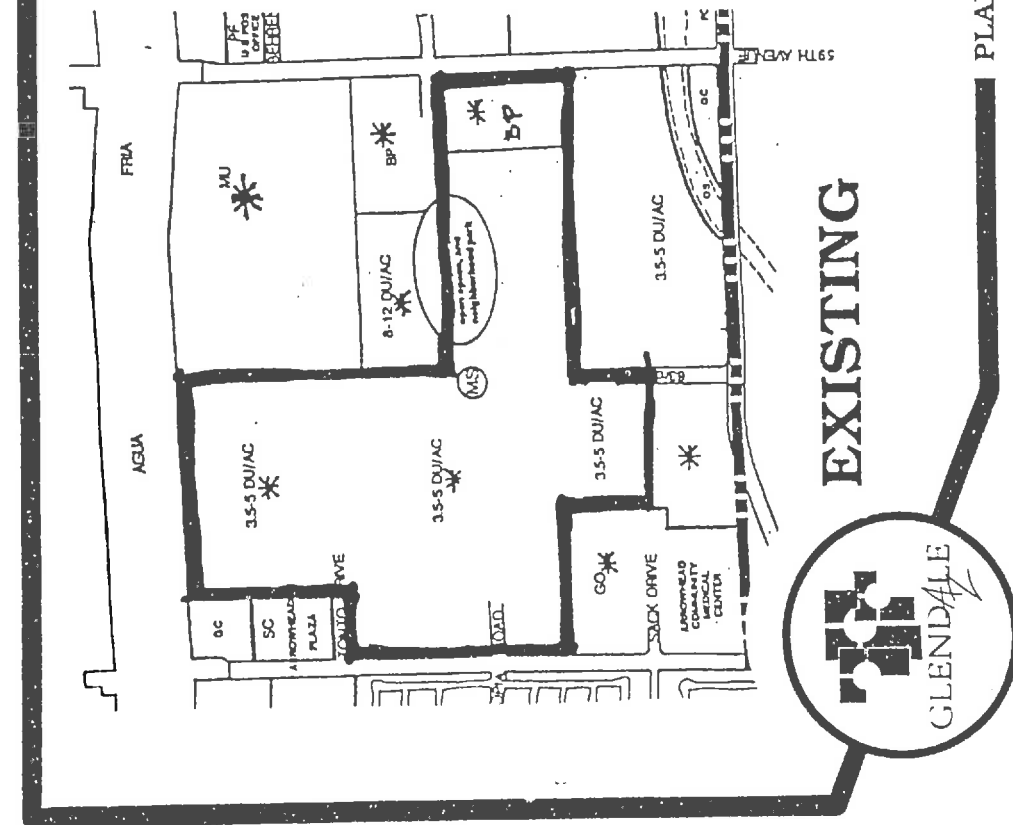
- ATTACHMENTS:
1. Vicinity General Plan Map.
 2. Vicinity Zoning Map.
 3. Proposed PRD Plan Exhibit for "The Highlands at Arrowhead Ranch".
 4. Planning Commission minutes of April 6, 1995.

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


Department Head Approval


Deputy City Manager Approval

KAR/JF/dl



PLANNING DEPARTMENT

CASE NUMBER
GP-94-11

LOCATION
6600 W. UTOPIA ROAD

REQUEST
AMEND GENERAL PLAN FROM
BUSINESS PARK TO SINGLE
FAMILY RESIDENTIAL 3.5-5 DU/AC
AND MULTI-FAMILY RESIDENTIAL
12-20 DU/AC



Community Development Group

July 6, 1995

Dear Arrowhead Ranch Resident/Property Owner:

SUBJECT: NOTICE OF PUBLIC HEARING - THE HIGHLANDS AT ARROWHEAD RANCH

The Glendale City Council invites you to attend its next regularly scheduled public hearing to discuss two applications that have been submitted to the City by Continental Homes and Land Owners, L.P. for a 266-acre parcel in Section 30 of Arrowhead Ranch.

GP-94-11: Is a request to amend the General Plan Land Use Map from Business Park Residential, 3.5-5 dwelling units per acre on 8.5 acres, and Residential, 12-20 dwelling units per acre on 11.5 acres.

Z-94-36: Is a request to rezone 254.5 acres from C-2, General Commercial, to R1-7 PRD, Single Residence, Planned Residential Development, and to rezone 11.5 acres from C-2, General Commercial to R-4, Multiple Residence. The proposed R-4 parcel is located at the southwest corner of 59th Avenue and Utopia Road.

The existing C-2 zoning was originally intended to accommodate a regional mall. These applications, if approved, will significantly reduce the land use intensity and density on this property.

The City Council will consider these applications at its public hearing on Tuesday, July 25, 1995, at 7:00 p.m. in the Glendale City Council Chambers Building, located at 5850 West Glendale Avenue.

Please call me or Thomas Sedlmeier at 930-2800 prior to the hearing if you would like further information regarding this project. The attached maps identify the location of the property.

Sincerely,

Jon M. Froke
Senior Planner
Community Development Group

JMF/dt

cc: Thomas Sedlmeier, Planner

FUTURE WORKSHOP ITEMS

This item will appear on the July 11, 1995 Workshop Agenda

TITLE: CONTINENTAL HOMES' PROPOSED PROJECT WITHIN ARROWHEAD RANCH ENTITLED "THE HIGHLANDS AT ARROWHEAD RANCH"

SUMMARY:

Continental Homes and Land Owners, L.P. have made an application to amend the General Plan and rezone 266 acres within Section 30 of Arrowhead Ranch. The project site is located south of Beardsley Road, west of 59th Avenue, north of Union Hills Drive and east of 67th Avenue. The Highlands at Arrowhead Ranch consists of 96% single family development, 4% multi-family development and includes approximately 39 acres of planned open space which includes a proposed neighborhood park.

GP-94-11 is a request to amend the Land Use Map on 254.5 acres from Town Center/Regional Center to Single Family Residential, 3.5-5 dwelling units per acre; amend 11.5 acres from Town Center/Regional Center to Multi-Family Residential, 12-20 dwelling units per acre. The existing land use was originally intended to accommodate a regional mall.

Z-94-36 is a request to rezone 254.5 acres from C-2 to R1-7 PRD (Single Residence; Planned Residential Development) and 11.5 acres from C-2 to R-4 (Multiple Residence).

At its meeting on April 6, 1995, the Planning Commission recommended denial of these applications citing several concerns regarding the overall density of the project, the 50 foot wide lots that at that time was proposed on two parcels within this development and the 11.5 acre multiple residence parcel proposed at the southwest corner of 59th Avenue and Utopia Road. The existing C-2 zoning allows multi-family development at any location within this project.

Since that time, Continental has revised their proposal to eliminate one of two parcels originally planned with 50 foot wide lots and replace it with 60 foot wide lots. The remainder of the project remains relatively the same.

Staff will provide an update to the City Council of the revised PRD Plan for this project.

CONTACT PERSON: Ken Reedy, Deputy City Manager

CITY OF GLENDALE
Planning Department Memorandum

DATE: May 30, 1995

TO: Mayor Scruggs
Councilmember Ewing
Marty Vanacour, City Manager
Ed Beasley, Assistant City Manager
Ken Reedy, Deputy City Manager
Bob Coons, Planning Director

FROM: Jon Froke, Senior Planner

SUBJECT: The Highlands @ Arrowhead Ranch (GP-94-11/Z-94-36)

Bob Coons asked that I give you an update on the status of this project. This is the 266 acre project proposed by Continental Homes and the current property owner, Land Owners, L.P. The entire site is zoned C-2. The developers proposal is to rezone 254.5 acres to R1-7 PRD, and 11.5 acres to R-4.

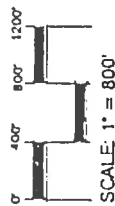
The PRD Plan proposes a mix of lot sizes with 50', 60', and 70' wide lots on the single family portion of the development. The amenity package includes a neighborhood park, lakes, planned open space, multi-use paths, landscape medians, entry features, and theme walls.

On April 6th, the Planning Commission recommended denial of both the General Plan Amendment (on a 4-2 vote), and rezoning application (on a 5-1 vote). The Commission spent a lot of time discussing the proposed 50' wide lots.

Since that time, Continental has agreed with the Project Team's stipulation that one of the two parcels originally planned with 50' wide lots (Parcel "D"), be developed with minimum lot widths of 60'. That would then leave only one parcel proposed at 50' wide lots which is located adjacent to the freeway, west of 63rd Avenue.

Continental had originally asked that their applications be scheduled for the May 23rd Council hearing, but that was not possible with the shopping center application. We have set the Highlands for June 20th workshop, and June 27th hearing.

Let me know if you need any further information.



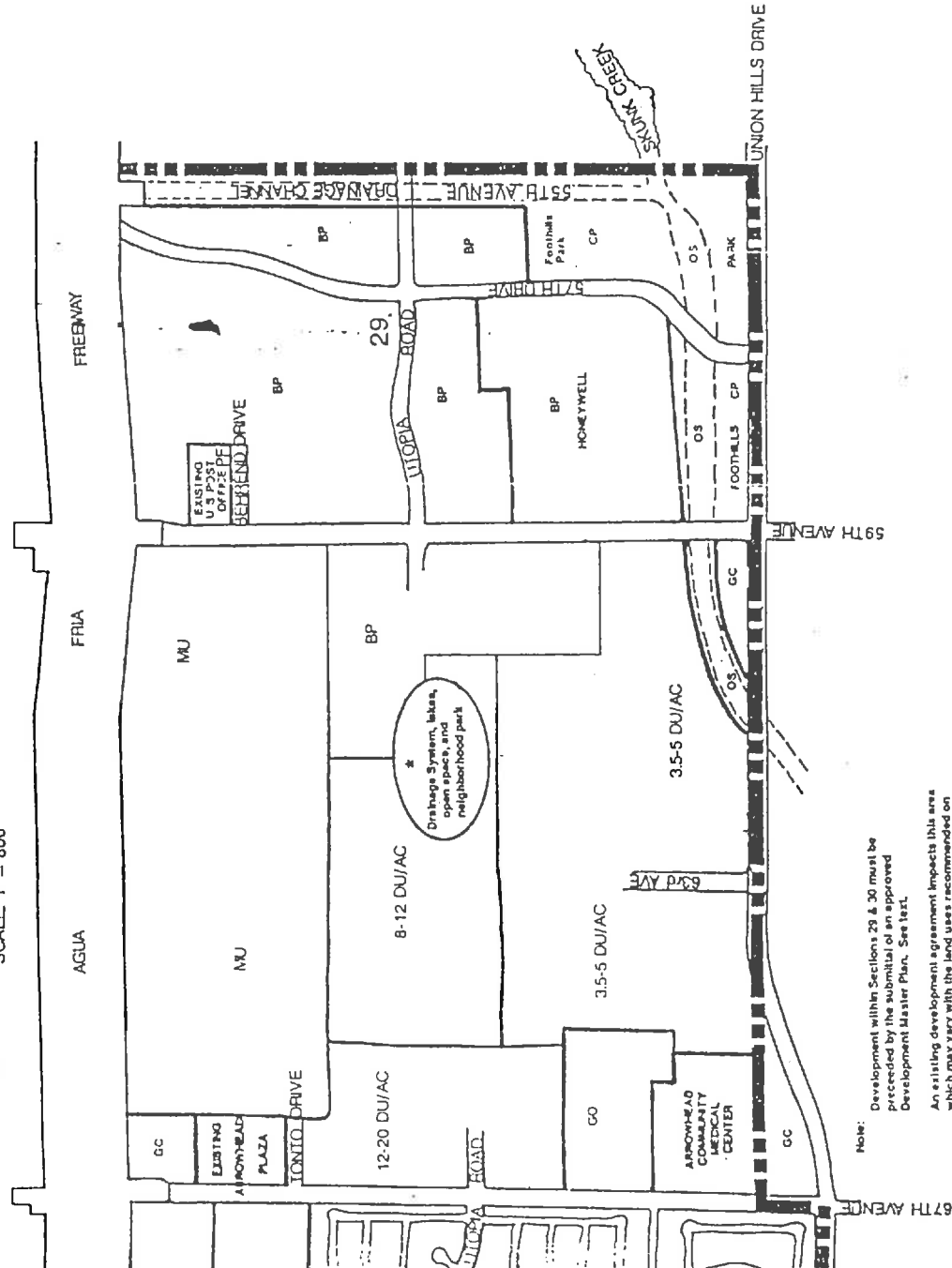
LEGEND

1-12 DU/AC	Single Family Residential, Overlaid Units per Gross Area
12-20 DU/AC	Multiple Family Residential, Overlaid Units per Gross Area
BP	Business Park
GC	General Commercial
GO	General Office
SC	Shopping Center
CP	Community Park
PF	Public Facility
OS	Open Space
NP	Neighborhood Park
MU	Mixed Use
*	The required drainage system, which includes open space, lakes, and the neighborhood park, shall be agreed upon by the landowners in this section and approved by the City.



THE PARKS NEIGHBORHOOD

SECTIONS 29, 30 MAP



Note:
Development within Sections 29 & 30 must be preceded by the submittal of an approved Development Master Plan. See text.
An existing development agreement impacts this area which may vary with the land uses recommended on this plan.

Summary Sheet of Section-Wide Issues

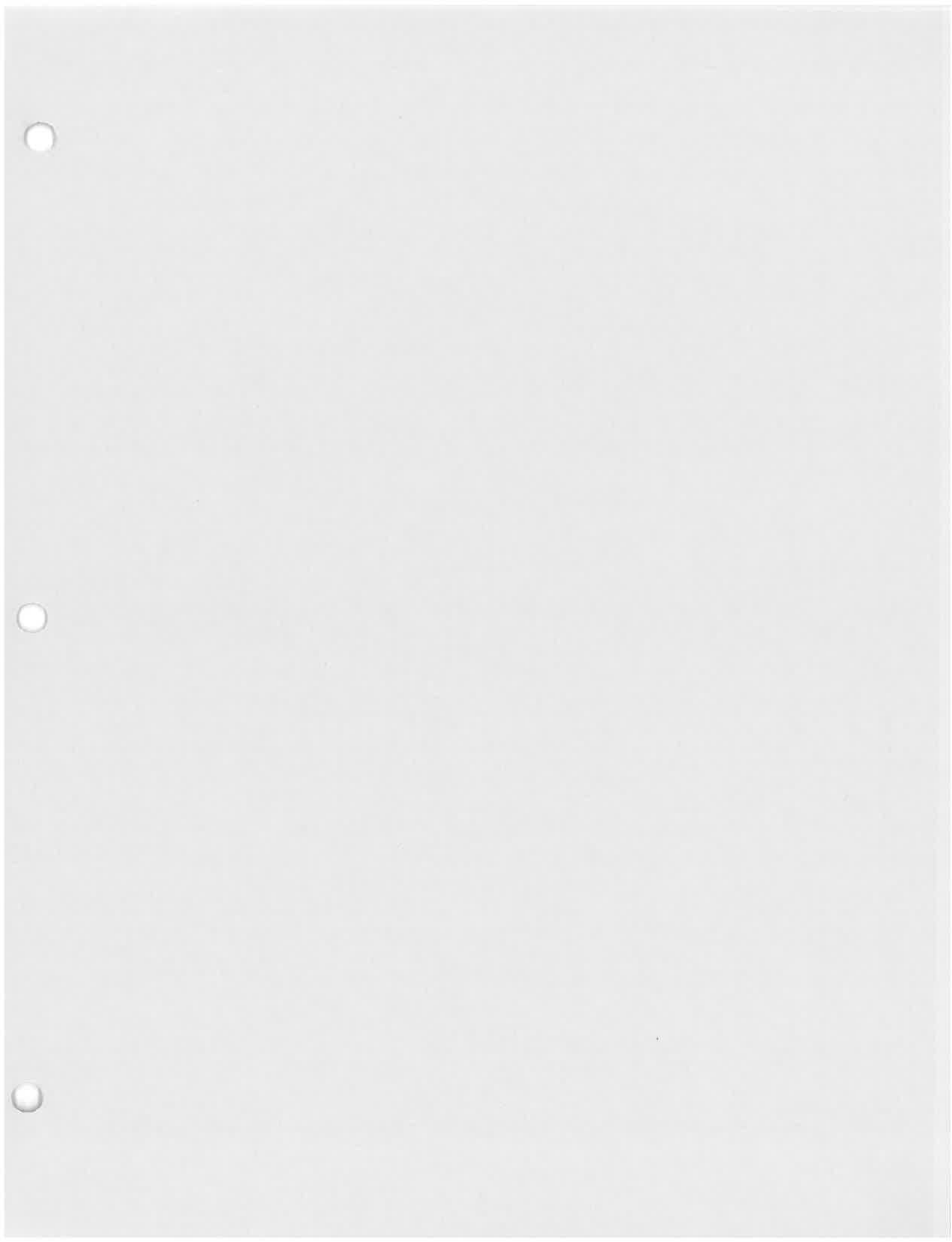
Circulation- Continental's parcel is located on the periphery and center of the section. Continental will construct the necessary street improvements required by the Project Team to serve the vehicular access and circulation needs to this parcel.

Drainage- The Engineering Department has reviewed drainage studies by Clouse Engineering, Greiner, Inc., and Coe and Van Loo, which have evaluated the drainage and storm water retention requirements for the entire section. Staff is comfortable with proposal to provide on-site storm water retention facilities in retention basins and the proposed lakes.

Neighborhood Park- A neighborhood park is proposed in the center of Section 30. The size and location is sufficient to accomodate the recreational needs of future residents within Highlands Ranch at Arrowhead. The neighborhood park could be expanded onto property north and east of the park site if additional land was acquired when that property develops.

Open Space and Buffers- The Specific Plan suggests that drainage be accomodated within open space and buffers throughout the section. Continental has provided landscape tracts on most of the perimeter streets. Additional buffer is required adjacent to Beardsley Road.

Effluent Reuse and Storage- The Specific Plan suggests that 12.9 acres of lakes and 25.5 acres of turf are required in Section 30 to satisfy the Arrowhead Ranch Effluent Reuse and Storage System. The Project Team believes that Continentals proposal to build 4 acres of lakes and make an in-lieu of payment will satisfy their requirements.



EXCERPT

FROM THE MINUTES OF THE MEETING
PLANNING COMMISSION
CITY OF GLENDALE

GLENDALE COUNCIL CHAMBERS
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301

APRIL 6, 1995
7:00 P.M.

APPLICATION

NO.: GP-94-11

SUBJECT: Request by Continental Homes for Land Owners, L.P. to amend the General Plan Land Use Map from Town Center/Regional Center to Single Family Residential, 3.5-5 dwelling units per acre, on 254.5 acres and from Town Center/Regional Center to Multi-Family Residential, 12-20 dwelling units per acre, on 11.5 acres. The parcel is located at the northeast corner of 67th Avenue and Utopia Road in Section 30 of Arrowhead Ranch. Staff Contact: Jon Froke.

APPLICATION

NO.: Z-94-36

SUBJECT: Request by Continental Homes for Land Owners, L.P. to rezone 254.5 acres from C-2, General Commercial to P1-7 FRD, (Single Residence Planned Residential Development) and to rezone 11.5 acres from C-2, (General Commercial) to R-4, (Multiple Residence). The parcel is located at the northeast corner of 67th Avenue and Utopia Road in Section 30 of Arrowhead Ranch. Staff Contact: Jon Froke.

Mr. Froke presented staff's recommendation to approve GP-94-11, without stipulation, and Z-94-36, subject to 11 stipulations, as included in the staff report.

Commissioner Goulet expressed his agreement that the change from Town Center/Regional Center to Single Family Residential is appropriate; however, he is concerned with several issues: lot sizes, setbacks, the lack of a green belt in Parcels A and E, the density, the fact that there are only four acres of lakes and whether the park is large enough. He commented that once the space is gone, it's gone, and the city should fight for more lakes and open space.

Mr. Froke discussed the original concept of Arrowhead Ranch as it relates to the lake system, open space and golf courses and the use of effluent to water landscaping. He discussed the impact of the loss of the master developer and the city's increased role in planning the development of Arrowhead Ranch. The project team has evaluated the number of units proposed, the impact on the sewer system and effluent storage, and recommended acceptance of the in lieu agreement in which the city receives \$520,000 in exchange for

Excerpt from the Minutes of the Planning Commission Meeting
April 6, 1995
GP-94-11/Z-94-36
Page 2

construction of the full 12.9 acres of lakes. The city will be able to use the funds for other water system related improvements. Mr. Svoboda explained that the effluent storage capacity and the character of open space are separate issues. The amount of open space necessary for effluent storage is an engineering calculation to ensure the effectiveness of the system.

Mr. Froke stated that the project includes 31.5 acres of overall open space. He compared the benefits of the open space package proposed in this development to others. He stated that staff agrees there are too many 50 foot lots and has recommended that Parcel D be developed with minimum 60 foot lots.

Commissioner Solita expressed concern with the 50 foot lots. He discussed three recent instances where the Planning Commission tabled or continued an item because of small lots sizes and questioned why the proposal is being presented with 50 foot wide lots.

Mr. Pennartz explained that the applicant is within his rights to bring a proposal for 50 foot wide lots to the commission, and staff is not able to refuse the applicant's request.

Mr. Svoboda suggested it may be more appropriate to have the developer respond to Commissioner Solita's concerns. He reminded the commission that this is a master plan type of development with a combination of lot sizes to address the need for diversity and a variety of features.

Commissioner Solita asked for a count of the number of multi-family developments that exist currently or are planned in the near future in the immediate vicinity. Mr. Froke delineated the multi-family developments in the area which total approximately eight parcels.

Commissioner Petrie expressed concern with the lack of a major park for children in the Arrowhead lakes area. He specifically used ball fields as an example of what is needed. Mr. Froke reviewed the park facilities in the general area, their acreage and the plans for future park development. He stated that the project will be reviewed by the Parks and Recreation Advisory Commission who will evaluate the sufficiency of the parks proposed.

Mr. Svoboda stated that there is a difference between a neighborhood and a community level park. The issue was discussed during the process of creating the Arrowhead Ranch Specific Plan. This area was targeted for a neighborhood park versus a community park.

Commissioner Ryan called for a comparison of parks in Arrowhead Ranch to the rest of the city. Mr. Froke stated that overall Arrowhead Ranch is below the city standards when one considers the

size of the neighborhood parks in the rest of the city. He discussed the evolution of planning as it relates to the use of open space and the impact of this evolution on the size of neighborhood parks.

Mr. David McGuire of Coe & Van Loo Consultants, representing the applicant, thanked the commission for the opportunity to present a plan that they are very proud of. He thanked staff for their efforts throughout the process. He discussed the pedestrian focus of the master plan as it relates to open space and the dramatic central area, street scene and entry feature. Mr. McGuire said this is a unique opportunity to create a high-quality residential development on a very large parcel. The proposal represents a good compromise with the city on the existing and proposed zoning. He reviewed the amenities provided in the park and the character of the landscaping throughout the entire area. He noted that a school will likely develop in Parcel D....

In response to the concerns raised with lot sizes, Mr. McGuire discussed the average lot size in each parcel, the curvilinear nature of the streets and the percentage breakdowns of lot widths per parcel. He discussed the three different product types that will be built in the project and the fact that this allows the developer to sell through the project more efficiently. He requested that Stipulation 4 be deleted as it throws off the marketing diversity the developer desires. He noted that the request is much less intense than what could develop under the existing zoning.

Mr. McGuire pointed out that the overall density is 3.5 units per acre, which he feels is a fair compromise. Fourteen percent of the property is open space and a total of 40% of the property is provided for uses other than lots. He discussed the fact that it takes a certain number of lots to make a development profitable. He discussed the average price of a home proposed for a 50 foot lot. He emphasized that the 50 foot lot width should not be the focus as much as the quality of the neighborhood. He doesn't feel a 50 foot lot should be automatically considered inferior.

Commissioner Goulet asked if there are any doubts there will be a need for a school. Mr. McGuire stated he believes a school will be built in the area.

Commissioner Goulet expressed concern with the "tight fit" and the fact that the property will be "forever dense." He noted that homeowners in Parcels B, C and D have to walk some distance to get to the linear green belt and the park. He is troubled that the best use of the land is not being proposed. He asked Mr. McGuire to address the lake ratio issue.

Mr. McGuire responded by stating that the homeowners in this

Excerpt from the Minutes of the Planning Commission Meeting
April 6, 1995
GP-94-11/Z-94-36
Page 4

development have a closer proximity to open space than any other project in Arrowhead Ranch. He feels the proposal for an in lieu agreement on lake construction is a much better deal for the city. It will allow flexibility in the future of effluent use. He feels the money could be used to fund effluent delivery lines in other areas to facilitate the use of effluent versus regular city water.

Commissioner Petrie commented on his discomfort with 50 foot lots, with the streetscape, with a 35-foot house product and the front of the home being 50% garage. He feels the homes will look more like townhomes than single family homes. He expressed concern with the water that runs off of landscaped areas into the street and the perception that water is being wasted.

Mr. McGuire responded with a review of the curvilinear approach to streetscape taken, especially where 50 foot lots are located.

Commissioner Solita asked if the developer can use 60 foot lots as a minimum width. Mr. McGuire answered that he is not in a position to discuss financial details. He stated that they have attempted to present a plan that will provide a reasonable profit potential and a quality project.

Mr. Erman C. Fisher, 18870 North 69th Avenue, Glendale, Arizona, listed his concerns with the proposed plan: 50 foot lots, whether the plan has been reviewed by other entities in the city such as the transportation department and the Parks and Recreation Commission, potential flooding from the lakes, and what considerations are included to accommodate water runoff.

Mr. Byron Limbers, 6922 West Sack Drive, Glendale, Arizona, expressed concern with the high density proposed and the 50 foot lots. He requested that the issues be properly addressed.

Dr. Salem Alshatti, Deer Valley Unified School District, 20402 North 15th Avenue, Phoenix, Arizona offered to answer any questions regarding the school district's plans. There were no questions.

Mr. Wade May, 7031 West Wescott Drive, Glendale, Arizona, representing over 1,400 homeowners in the Arrowhead Ranch Phase I Homeowners Association as the president of the association, stated he is in general agreement with the concept proposed. He is impressed with certain features such as the entry feature, the open areas, the trail system, the Utopia Road treatment and the set-aside in Parcel D for a school. He strongly urged the commission to adopt staff's recommendation on Parcel D in case the school does not follow through with the purchase of the school property. He expressed support of staff's recommendations. The concerns he has center on lot widths in general. He understands the concept of placing smaller homes in the parcel that is adjacent to the freeway, but the concentration of narrow lots combined with

the lack of open space is a serious concern. He recommends adoption of staff's proposed Stipulation 4. He is concerned with the lack of open space in Parcel A and Parcel E and urged the developer to reconsider its proposal as it relates to lot width and open space in the cited areas. He is concerned with the ratio of apartments in the area and encouraged the commission and staff to consider this concern relative to the ten other developments in the area. He strongly opposes overbuilding of apartments.

In response to a question posed by Commissioner Goulet, Mr. May stated that he was unable to attend the neighborhood meeting held. However, the subject was discussed at length at the recent annual homeowners association meeting at which several hundred people were present.

Mr. Nate Borum, 5956 West Morning Dove Drive, Glendale, Arizona, expressed concern with the lack of information available to the public. He is concerned with the significant reduction of C-2 zoning in the area and feels that Section 30 should remain dedicated to commercial uses. He is concerned with the lack of landscape buffer between Parcel A and the adjacent commercial center. He asked what the property owner's intentions are with regard to the multi-family parcel. He questioned how the developer will address the traffic issue along Tonto Drive, the lack of an exit on 63rd Avenue and the maintenance of the trail system. He was not aware of the neighborhood meetings and concluded by expressing his concern that all C-2 uses are being forced to the corners of arterial intersections which increases the amount of accidents, traffic, loitering and lighting. He reiterated his request that staff and the commission consider providing additional information to the general public so that they can be educated participants in public hearings.

Commissioner Goulet asked Mr. Borum to provide his rationale for C-2 not being appropriate on major arterial, collector or freeway corners. Mr. Borum stated he does not feel C-2 is not appropriate at the corners. He understands the value of the corners to the land owners. He is concerned as a member of the general public with what uses will be placed on the corner C-2 sites. He cautions that the city should think very carefully about how those sites are used and about how it changes the General Plan and zoning. He asked if there is anything that can be done to limit the amount of C-2 zoning on corners.

Commissioner Goulet asked what Mr. Borum would want to put on C-2 corners. Mr. Borum stated he would not want to put a single family subdivision on a major corner, but he feels that a business park would be an appropriate use.

In response to the comments made, Mr. McGuire returned to the podium. He stated that a drainage report was submitted to and

reviewed by the city. The open space will be maintained by the homeowners association, and the park will be dedicated to the city and maintained by the city. He said that they made diligent efforts to provide adequate notification of the neighborhood meetings, including obtaining a mailing list from Councilperson Ewing. Seven hundred notifications were sent out.

Regarding 50 foot lots, he discussed the parcel's proximity to the freeway as justification and noted the fact that the zoning being replaced is for 8-12 units per acre. The developer feels 50 foot lots open up an opportunity for more people to live in a great community. He feels the proposal is viable and reiterated the significant density decrease it represents.

Mr. Curt Nelson, Vice President, Continental Homes, expressed his dismay with the public input and his impression that the plan has resulted in a conversation about 50 foot lots. He discussed the quality of the homes and his feeling that the overall merits of the project should mitigate 50 foot lot concerns. He is hopeful that the school district will follow through with its plans for a school in Parcel D which will make the 50 foot lots a non-issue. He concluded by stating he is very proud of the project.

Commissioner Solita asked if there are any other master plan communities that have such a wide range in house products and include a multi-family complex. He stated he called a number of Valley cities, and all of them told him there were no master planned communities such as he described. Mr. Nelson said that Continental Homes is not a developer of multi-family housing, but there is one development in Arrowhead Ranch at 79th Avenue and Utopia Road where there are 50, 70 and 75 foot lots along with multi-family. He feels the practice is not uncommon and cited Lakewood as another example. He knows of at least five areas that are currently building on 45 and 50 foot lots.

Commissioner Goulet stated that he is not concerned with product quality at all. He commented that only one meeting was held with the neighborhood in the six to seven-month process, which he agrees is a long time, but the development will impact the area for 20+ years. He asked how Mr. Nelson would feel about another public meeting. He feels the concern with 50 foot lots is legitimate and should be looked at again.

Mr. Nelson discussed again their efforts at notifying the neighborhood through two mailings. He emphasized that the products proposed are not starter homes. They may be appropriate for a retired couple or young professionals. The developer has conceded to 90% of what staff has requested. They are in business to make money and to ensure the buyers enjoy the community. He feels the project is equal to anything else done in Arrowhead Ranch. He noted that the density is at the low end of what is called for in

the General Plan and called for the commission's approval of the plan.

Mr. Froke commented that not a lot more can be done relative to notification procedures than was done with this project. He only received a half dozen calls. He stated that all information relative to a project is available by calling staff. He noted that the concern of the landscape buffer adjacent to the shopping plaza has been addressed by Stipulation 5. Regarding the concern raised with pushing commercial development onto corners, he stated that he would not recommend commercial development anywhere else. He noted that Arrowhead Ranch is somewhat unique in that it does have some single family development versus commercial uses on major corners.

Mr. Froke recommended that the commission approve both applications with one correction to pages 43 and 44 in the PRD book. To facilitate that correction, Mr. Froke changed Stipulation 1 to read:

1. Development shall be in substantial conformance with the PRD Plan for "The Highlands at Arrowhead Ranch," dated March 27, 1995 with the following exception:

A) The development standards table on pages 43 and 44 shall be revised to accurately reflect the proposed lot areas.

Mr. Svoboda stated that it is not possible to provide commission packets to all people who attend a public hearing, but the information can be provided upon request. Staff is also willing to meet with a concerned citizen to discuss a project. Mr. Svoboda addressed the extensive public notice efforts and apologized to anyone who was missed.

Regarding the Multi-Family zoning, Mr. Svoboda reminded everyone that whether or not the rezoning occurs, the property owner could develop any part of the entire section as Multi-Family at as many as 43 units per acre without any further city review. The Arrowhead Ranch Specific Plan suggests that Multi-Family developments be built in the central and west part of the section.

Mr. Svoboda stated that the commission can include a stipulation to address their concern with 50 foot lots in their motion. He believes the applicant and staff have gone as far as they can, and he is not sure a continuation would serve any useful purpose.

Mr. Pennartz reminded the commission that it is not within their purvey to consider the price of homes in the project in their decision making process.

As there were no more speaker cards, Chairperson Davis closed the

Excerpt from the Minutes of the Planning Commission Meeting
April 6, 1995
GP-94-11/Z-94-36
Page 8

public hearing on GP-94-11 and Z-94-36 and called for separate motions.

Commissioner Ryan made a MOTION to forward a recommendation of approval on GP-94-11. Commissioner Piwinski SECONDED the MOTION.

Commissioner Goulet expressed concern with the minimal attendance at the official neighborhood meeting and encouraged the developer to meet with the residents at the next homeowners association meeting. He reiterated his concern with the density and lack of open space in Parcels A, C and D. He suggested that an alternate proposal be made to the homeowners association. He stated he cannot support the proposal in its current state.

Commissioner Solita expressed concern with the 50 foot lots and the Multi-Family zoning, specifically its proximity to the ten other sites in the area.

Commissioner Petrie voiced concern with 50 foot lots and the lack of a community level park.

There being no further discussion, Chairperson Davis called for a roll call vote, and the MOTION FAILED, two to four (Commissioners Goulet, Solita, Petrie and Davis voted nay).

Mr. Pennartz stated that the application will go forward to City Council as a recommendation for denial.

Commissioner Ryan made a MOTION to forward a recommendation of approval on Z-94-36, subject to 11 stipulations and adopt the findings. The motion failed for lack of a second.

Commissioner Piwinski made a MOTION to forward a recommendation of denial on Z-94-36. Commissioner Solita SECONDED the MOTION.

There being no further discussion, Chairperson Davis called for a roll call vote, and the MOTION PASSED, five to one (Commissioner Ryan voted nay).

SITE DATA

PARCEL	ZONING	AREA*	YIELD	DUALC	LOT SIZE
"A"	R17 F.R.D.	± 38 AC.	17% LOTS	3.7	30' x 110'
"B"	R17 F.R.D.	± 38 AC.	17% LOTS	3.4	30' x 110'
"C"	R17 F.R.D.	± 38 AC.	17% LOTS	3.3	30' x 110'
"D"	R17 F.R.D.	± 38 AC.	17% LOTS	3.1	30' x 110'
"E"	R17 F.R.D.	± 38 AC.	17% LOTS	3.1	30' x 110'
"F"	MULTI-FAMILY RESIDENTIAL	± 397.00 AC.	200 LOTS	3.6	-
"G"	NEIGHBORHOOD PARK	± 11.3 AC.	250 LOTS	20	-
TOTAL		± 268 AC.	1,131 LOTS		

31.5 ACRES OPEN SPACE

39 ACRES OPEN SPACE W/ NEIGHBORHOOD PARK

AREA EXCLUDES DEDICATED R.O.W.'S ON 39TH & 67TH AVENUES

HAMILTON AHEAD RANCH
M.C. 975-33 ZORRO RIA, MD

LEGEND:

.... INDICATES A WIDE MULTI-PURPOSE CONCRETE PATH

(*) INDICATES PEDESTRIAN NOISE

--- INDICATES EFFLUENT FLOW LINE.

NOTES:

ALL UTILITIES EXISTING OR PROPOSED WITHIN OR CONTIGUOUS TO THIS SITE
WILL BE UNDERGROUND.

ALL UTILITY BOXES, VAULTS, BACKFLOW PREVENTION DEVICES WILL BE PAINTED TO MATCH BUILDINGS AND SCREENED FROM PUBLIC VIEW.

COMPLETION OF LANDSCAPE AND DRUGATION IMPROVEMENTS WITHIN 1974.

ALL LANDSCAPING WITH THE EXCEPTION OF MAINTENANCE OF EXISTING LANDSCAPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF PARCEL "F".

WILL BE MAINTAINED BY THE ARROWHEAD LUNCH PHASE IV HOMEOWNERS' ASSOCIATION

100



HIGHLANDS RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

GLENDAL, ARIZONA



Doc # 1: 87VJ55

DATE: 2-4-93

REV. DATE 2-24-93

72

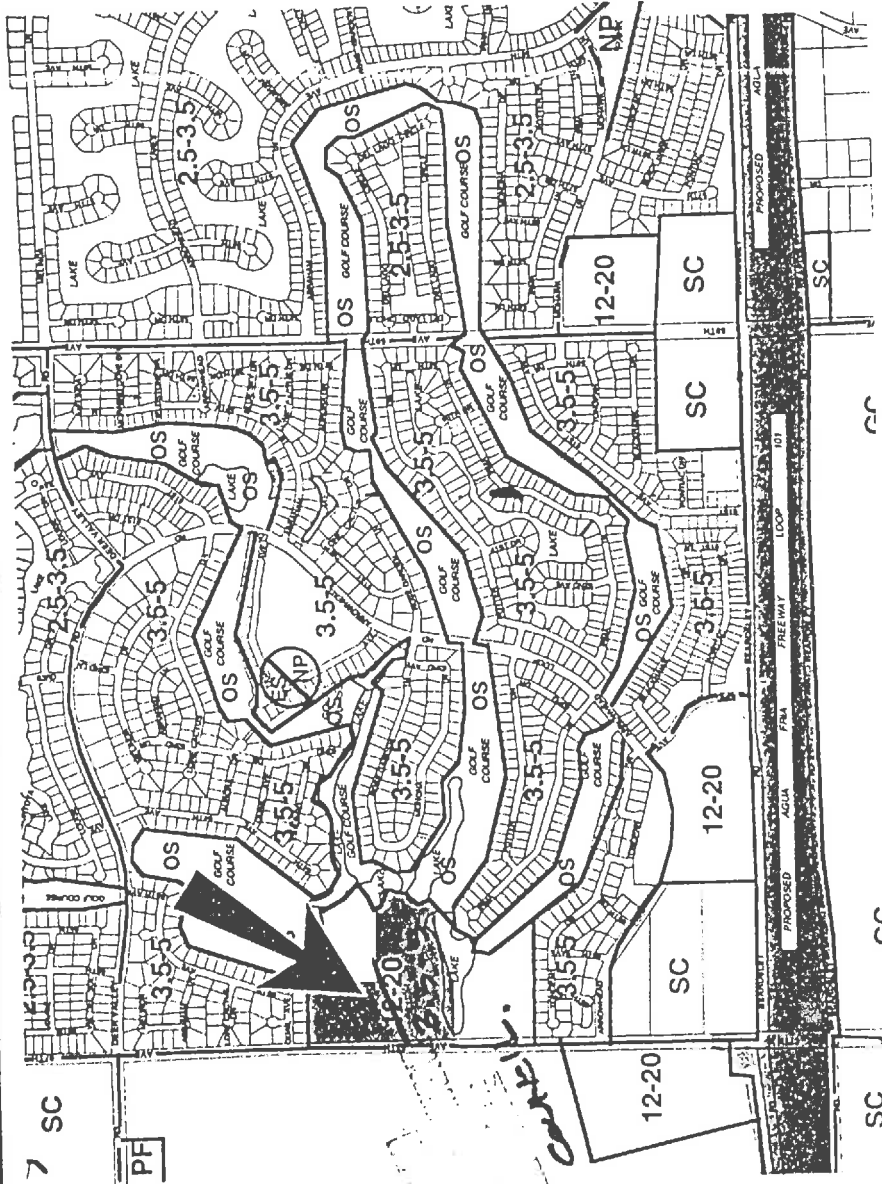
10-0210769 7A2

Z-94-36

DIARY

DIARY

DIARY



7/25/95
CITY COUNCIL

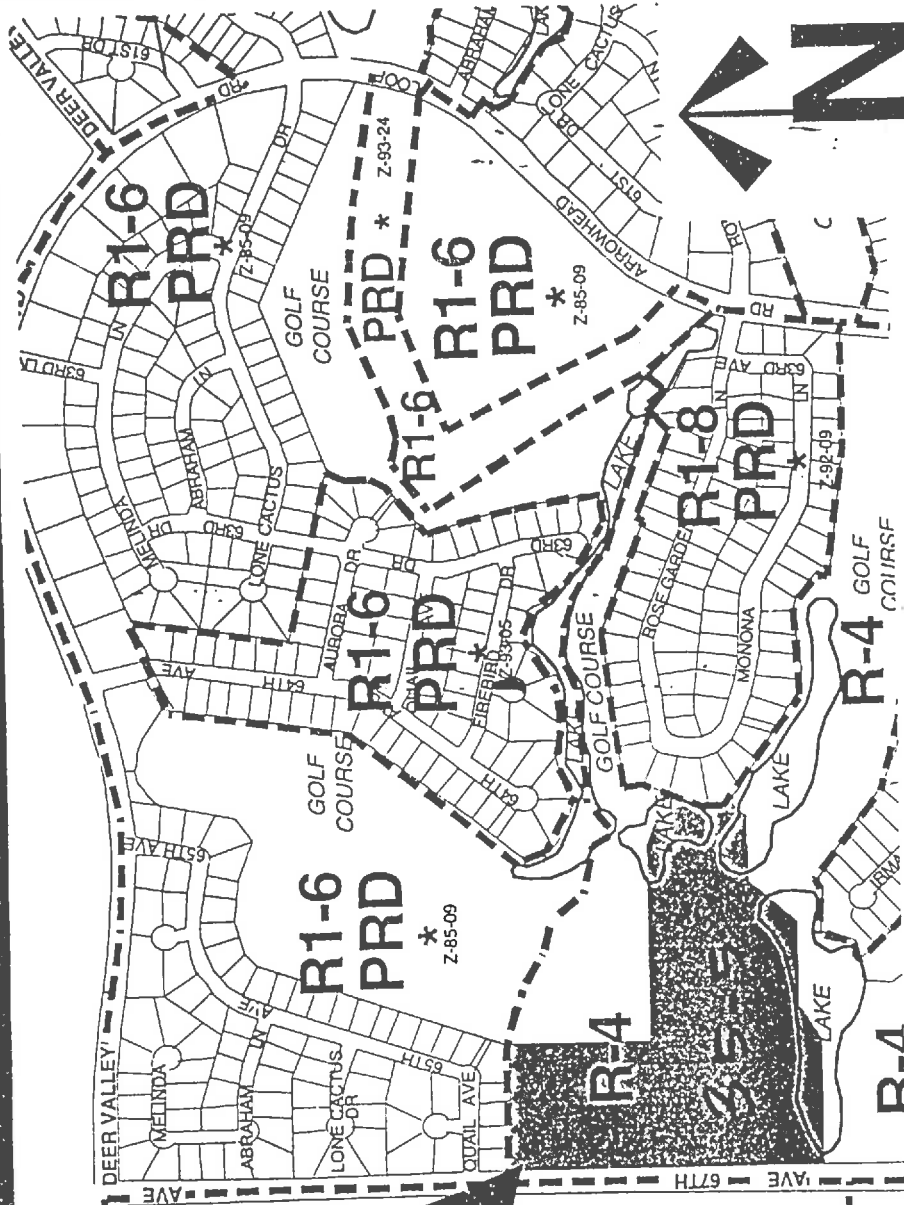


PLANNING DEPARTMENT

REQUEST
AMEND THE GENERAL PLAN
FROM RESIDENTIAL;
12-20 DU/AC TO RESIDENTIAL;
3.5-5 DU/AC

CASE NUMBER
GP-94-03

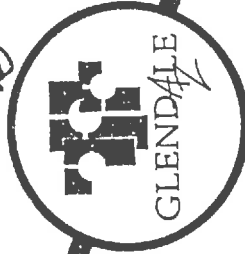
LOCATION
21011 N 67TH AVENUE



R1-6

1/25/93

City Council

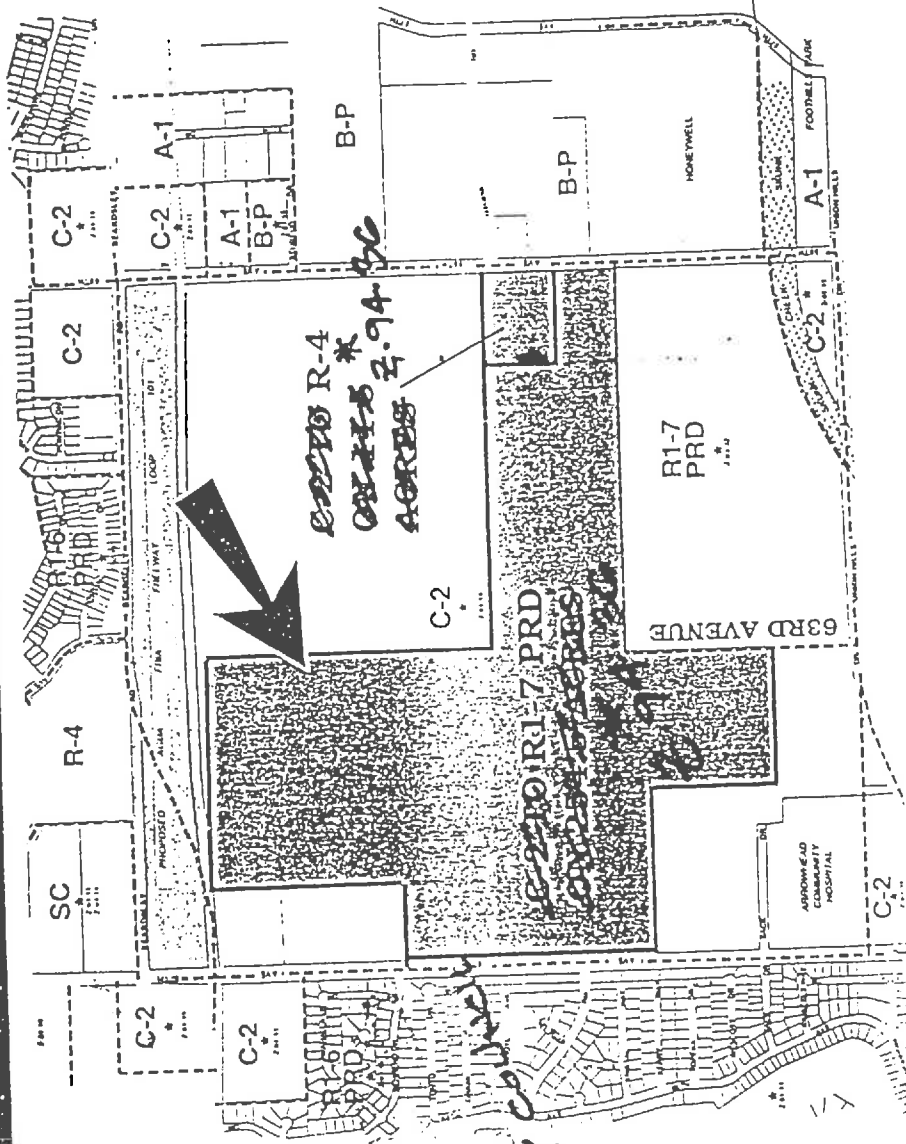


PLANNING DEPARTMENT

REQUEST
AMEND THE GENERAL PLAN
FROM RESORT; 12-20 DU/AC
TO SINGLE FAMILY
RESIDENTIAL; 3.5-5 DU/AC

CASE NUMBER
GP-94-03

LOCATION
21011 N 67TH AVENUE

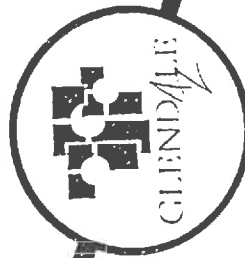


PLANNING DEPARTMENT

REQUEST
REZONING FROM C-2 TO
R1-7 PRD AND R-4

CASE NUMBER
Z-94-36

LOCATION
6600 W. UTOPIA ROAD



7/25/95
 CITY OF GLENDALE
 BY

March 30, 1995

Mr. Curtis Nelson
Vice President
Continental Homes
7001 North Scottsdale Road
Scottsdale, AZ 85250

Dear Curt:


I have enclosed a copy of the Project Team's recommendation pertaining to your General Plan Amendment GP-94-11 and Rezoning Application Z-94-36. Your case will be heard before the Planning Commission on April 6, 1995, at 7:00 p.m. in the Glendale Council Chambers, 5850 West Glendale Avenue.

The team's recommendation was prepared for the Planning Commission and will be considered by them, along with your comments, during the hearing. The Commission will also entertain comments from members of the community and from other interested parties. It is essential that you or an appointed representative attend the meeting to answer any questions that the Commission may have.

Please note that the Commission is an advisory board to the City Council and, as such, its decision regarding your project will not be final. The Commission's function is to identify the issues surrounding an application and to gauge public sentiment toward a project. The second step in this process will be the consideration of your project by the City Council, with the Council having the final decision making authority regarding your project.

If I can be of further assistance, please call me at 435-4169.

Sincerely,



Jon M. Froke
Senior Planner
Community Development Group

JMF/nr

Enclosure

March 22, 1995

Mr. Jon Froke
Senior Planner
5850 West Glendale Ave.
Glendale, Arizona 85301

Continental Homes, Inc.
7001 North Scottsdale Road, Suite 2050
Scottsdale, Arizona 85253
Post Office Box 60010
Phoenix, Arizona 85082-0010
(602) 483-0006

Re: Highlands Ranch at Arrowhead

Dear Jon:

This letter puts forth Continental Homes' proposal for the development of the parksite at the Highlands. The parksite is approximately 7.5 gross acres (5.0 Net) of which 2.2 acres are retention/open space. The balance of the park (2.8 acres) is high and dry. The proposal for the development of the parksite is as follows:

*Continental Homes shall improve and dedicate to the City of Glendale the 2.2 acres of open space/retention as well as the pro rata share of offsite improvements for this acreage at no cost to the City.

*Continental Homes will construct landscape, offsite and recreational improvements to the balance of the site in exchange for the waiving of the residential tax for each lot ($\$325 \times 891 \text{ lots} = \$289,575.00$).


*The City of Glendale will purchase the high and dry portion of the parksite for Continental Homes' basis, a 10% carrying cost as well as the adjacent offsite improvements.

Jon, the intent of the above proposal is to have the City pay for the usable parkland and have Continental Homes "gift" all of the recreational amenities. This would allow Continental Homes to work around the public bid requirement for public facilities.

Please call me at 483-0006 to discuss this proposal further.

Sincerely,

CONTINENTAL HOMES, INC.



Curt Nelson
Vice President of Land Acquisitions

CN/mlp



Community Development Group

March 21, 1995

Dear Arrowhead Ranch Resident/Property Owner,

Subject: Notice of Public Hearing: Highlands Ranch @ Arrowhead

The City of Glendale Planning Commission invites you to attend its next regularly scheduled public hearing to discuss two applications that have been submitted to the City by Continental Homes and Land Owners, L.P. for a 266-acre parcel in Section 30 of Arrowhead Ranch.

GP-94-11: Is a request to amend the General Plan Land Use Map from Town Center/Regional Center to Single-Family Residential, 3.5-5 dwelling units per acre on 254.5 acres, and from Town Center/Regional Center to Multi-Family Residential, 12-20 dwelling units per acre on 11.5 acres.

Z-94-36: Is a request to rezone 254.5 acres from C-2, General Commercial, to R1-7 PRD, Single Residence, Planned Residential Development, and to rezone 11.5 acres from C-2, General Commercial to R-4, Multiple Residence.

The existing C-2 zoning was originally intended to accommodate a regional mall. These applications, if approved, will significantly reduce the land use intensity and density on this property. The attached maps identify the location of the property.

The Planning Commission will consider these applications at its public hearing on Thursday, April 6, 1995, at 7:00 p.m. in the Glendale City Council Chamber Building, located at 5850 West Glendale Avenue.

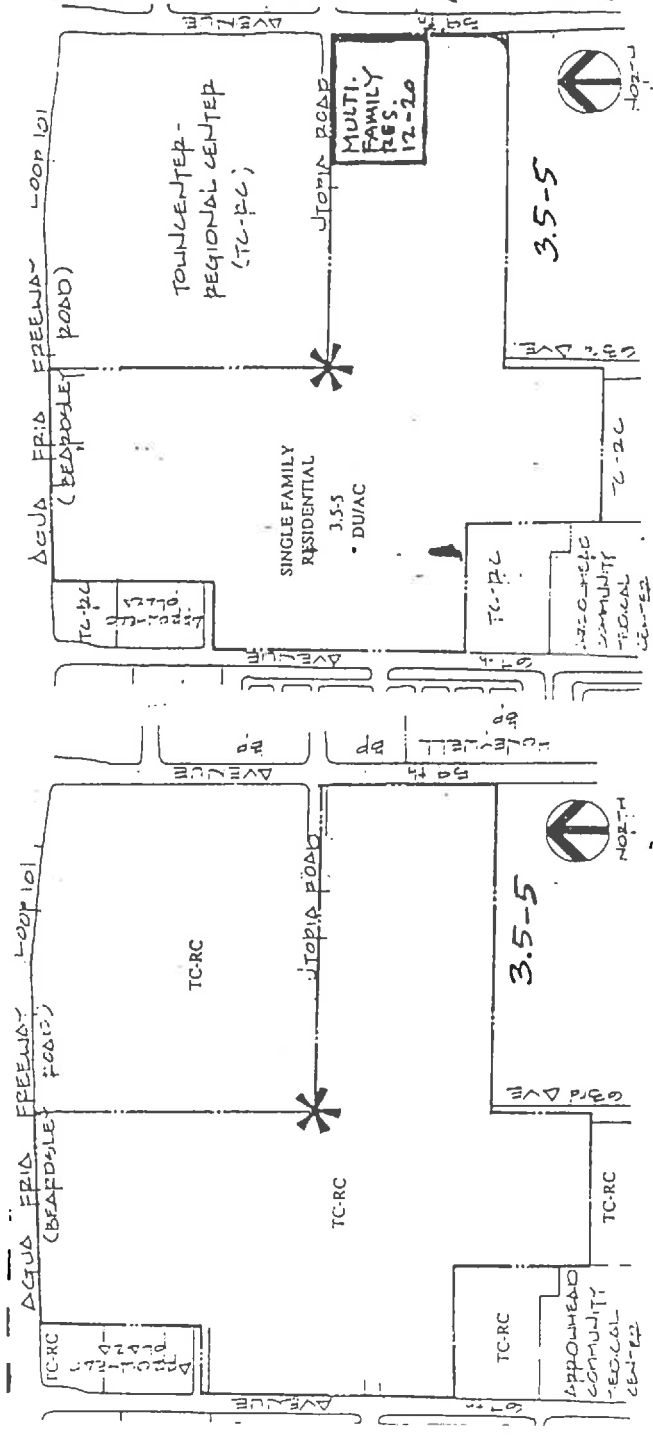
Please call me at 435-4169 prior to the hearing if you would like further information regarding this project.

Sincerely,

Jan M. Froke
Senior Planner
Community Development Group

JMF/kl PL549.105

Attachments



EXISTING

PROPOSED



PLANNING DEPARTMENT

CASE NUMBER

GP-94-11

LOCATION

6600 W. UTOPIA ROAD

REQUEST

AMEND GENERAL PLAN FROM TOWN CENTER/REGIONAL CENTER TO SINGLE FAMILY RESIDENTIAL 3.5-5 DU/AC AND MULTI-FAMILY RESIDENTIAL 12-20 DU/AC

(2) Where a lot is contiguous at the rear to a lot in any residence district, or is separated only by an alley, a rear yard of fifteen feet shall be required.

1983 ZONING ORDINANCE

(c) Height.

No building shall exceed a height of two stories or thirty feet.

Article XV. C-2 Commercial District.

Sec. 45. Generally.

The C-2 Commercial District (general business and highway commercial) is established as the zone to serve as the central trading area of the community. It is also intended for uses that are related to highway development and drop-in trade.

Sec. 46. District regulations.

The following restriction shall apply to all properties in this district:

No uses are permitted which will emit any offensive odor, dust, noxious gas, noise vibration, smoke, heat or glare beyond the boundaries of the lot on which such use is located.

Sec. 47. Permitted uses.

(a) All residential uses shall conform to the requirements of the R-4 Residence District.

(b) Any use for which a use permit is required in any Residence District is permitted in this district without a use permit.

(c) All uses permitted in the R-1, R-2, R-3, R-4 and C-1 Districts and, in addition, the following:

1. ~~Advertising signs, outdoor~~ See A-5
2. Agricultural implements, distributions and display, retail sales.
3. Ambulance service office.
4. Antiques, wholesale.
5. Architects' supplies.
6. Artificial limbs, braces, sales.
7. Artists' materials and supplies, wholesale.
8. Assayers, see laboratory.
9. Assembly halls and auditoriums.
10. Automobiles:
 - Automatic Car Wash, subject to Art. XXIV.1 of this Appx. A
 - Retail sales, new.
 - Parts and supplies, new, retail and wholesale.
 - Sales, used within building.
 - Garages, public, subject to Art. XXIV.1 of this Appx. A
11. Awnings, custom fabrication and sales.
12. Bakers and baked goods, manufacturing, wholesale and storage.
13. Balls and bearings, retail sales.
14. Barbers' supplies, retail and wholesale.

15. Bars and cocktail lounges, music limited to recorded music or one musician; no other entertainment or dancing permitted without first securing a use permit in accordance with provisions of (f) this section.
16. Bathroom accessories display and retail sales only.
17. Baths, public.
18. Beauty shop equipment, retail sales.
19. Beer, ale and wine distributor, wholesale and storage, no bottling.
20. Beverages, wholesale and storage, no bottling.
21. Bicycles, retail sales and repairs.
22. Repealed by Ordinance No. 528 New Series.
23. Blood Banks.
24. Blueprinting.
25. Boats, retail sales.
26. Bookbinders, commercial.
27. Bowling alleys.
28. Brushes, retail sales.
29. Building materials, retail sales only.
30. Burglar alarm equipment, sales and service.
31. Burglar alarm watching service.
32. Bus line depots.
33. Business machines, distribution and retail sales.
Repair and Service, storage and wholesale.
34. Butchers supplies, retail and wholesale.
35. Candy, wholesale distribution.
36. Carpet, rug and furniture cleaners.
 - a. All activity except loading and unloading restricted to a closed building;
 - b. All solvents, shampoos, detergents and other agents shall be noncombustible and nonexplosive, and shall require approval of the city fire marshal; and the same shall not emit odors beyond the zoned lot boundaries;
 - c. Only hand portable machinery shall be permitted.
- 36.1. Car wash, automatic, subject to Article XXIV.1 of this Appendix A.
37. Car wash, hand.
38. Cat and dog hospital, enclosed and limited to five cages of one animal capacity each and with no outdoor runs.
39. Chemicals and drugs, storage and distribution.
40. Cigarette service.
41. Cigars manufacturing, custom hand rolled.
42. Cigars, wholesale and storage.
43. Cleaning and dyeing plants.
44. Clothing, wholesale and distribution.
45. Coffee, wholesale and storage, no roasting.
46. Coin machines, rental and service.
47. Confectioners, wholesale.
48. Contractors' equipment and supplies retail sales.
49. Contractors' office with inside storage of materials only.
50. Conveyors, retail sales.
51. Curies, wholesale.
52. Dental laboratories.
53. Dental supplies, retail and wholesale.
54. Diaper supply service.
55. Colls, repairing.
56. Draperies, manufacturing.
57. Drawing materials, retail sales and wholesale.

58. Drive-in restaurants, subject to use permit.
59. Drugs, wholesale storage.
60. Dry goods, wholesale or storage.
61. Eggs, storage and processing.
62. Electric equipment, retail sales and repair.
63. Engravers.
64. Exhibition hall.
65. Farm implements and machinery, retail sales.
66. Feed, retail and sales office.
67. Fire protection equipment and supplies, retail sales and service.
68. Floor coverings, retail and wholesale.
69. Florist, wholesale.
70. Frozen foods, wholesale storage and distribution.
71. Furniture, repairing and refinishing.
72. Furniture, used, no outdoor display.
73. Furs, custom cleaning, storage.
74. Garage equipment, retail sales.
75. Garage, repair, not body and tender shops.
76. Garages, public. (subject to Article XXIV of the Appendix A)
77. Gas regulating equipment, sales and service.
78. Glass shop, custom.
79. Gun, retail sales or repairs.
80. Gymnasiums, private or commercial.
81. Hotel equipment, supplies and retail sales.
82. Janitors' supplies, storage and warehouse.
83. Jewelers, manufacturing.
84. Jewelers, wholesale.
85. Laboratories, clinical and dental.
86. Laboratories, testing and research.
87. Laundries.
88. Laundry equipment and supplies.
89. Lawn furniture, new, sales.
90. Lawn mower repair shops.
91. Leather goods, repairing, sales custom or handicraft manufacturing.
92. Linen supply laundry service.
93. Lithographers.
94. Liquor, storage and wholesale.
95. Lockers, food storage.
96. Locksmiths' repair shops.
97. Machinery dealers, retail sales and showrooms.
98. Machinery rental.
99. Massage establishment.
100. Medical supplies, retail sales and rentals.
101. Milliners, wholesale and manufacturing.
102. Millinery and artificial flower making.
103. Milling equipment, showrooms, retail sales.
104. Mimeographing and multigraphing, commercial.
105. Mineral water distillation and bottling.
106. Miniature golf.
107. Mirrors, resilvering, custom work.
108. Monuments, retail sales and display.
109. Mortuary.
110. Motion picture equipment, retail sales and display.
111. Motion picture theaters.
112. Motorcycles, repairing and sales.

113. Musical instruments, repairing and retail.
114. Music studios.
115. News dealers.
116. News service.
117. Newspaper printing.
118. Novelties, wholesale.
119. Office service, stenographic service, letter preparation, addressing and mailing, duplicating, multigraphing, machine tabulation, research and statistical.
120. Oil burners, retail sales and repairs.
121. Optical goods, manufacturing and sales.
122. Orthopedic appliances, manufacturing and sales.
123. ~~Outdoor advertising signs~~ See A-5
124. Painters' equipment and supplies, shops, wholesale and storage.
125. Parking lots, commercial.
126. Pawnbroker or pawnshop.
127. Photographic developing and printing.
128. Photo-engraving company.
129. Physical therapy equipment, retail and wholesale.
130. Plastic and plastic products, retail and wholesale.
131. Playground equipment sales.
132. Plumbing fixtures and supplies, display and retail sales.
133. Pool and billiard halls.
134. Poster illustration, studio.
135. Pottery and ceramics, wholesale.
136. Precision instruments, custom repair.
137. Printers.
138. Public storage garages.
139. Pumps, retail sales and display.
140. Radio repair shop.
141. Radio and television broadcasting stations.
142. Radio and television studios.
143. Reducing salon.
144. Refrigeration equipment, repairs and sales.
145. Restaurant equipment, supplies and retail sales.
146. Riding equipment sales.
147. Road building equipment, retail sales.
148. Rug cleaners.
149. Saddlery shops, custom, handmade.
150. Sates, repairing and sales.
151. Salvation army welfare activities.
152. Saw sharpening shop.
153. Schools, beauty, business and commercial, private correspondence and stenographic, dancing, health, gymnastic.
154. School equipment and supplies, wholesale.
155. Service station equipment, wholesale.
156. Sewing machines, commercial and industrial type, retail sales and repairing.
157. Shoe repairing equipment and supplies, wholesale.
158. Sightseeing tours, garages and depots.
159. Sign painters, shops, neon sign fabricators.
160. Skating rinks, indoor.
161. Slip covers, custom manufacturing.
162. Soaps, wholesale and storage.
163. Soda fountain supplies, retail and wholesale.

164. Sound system and equipment sales, rental and repairs.
165. Spices, wholesale and storage.
166. Steam baths.
167. Surgical supplies, wholesale.
168. Swimming pool commercial, outdoor.
169. Taxicab garages.
170. Taxidermists.
171. Telegraph companies, facilities and offices.
172. Telephone companies, facilities and offices.
173. Theaters.
174. Tire repairing, equipment and supplies.
175. Tobacco, wholesale and storage.
176. Tombstones, sales and display.
177. Tools, wholesale and distribution.
178. Tortillas, manufacturing, wholesale.
179. Towels, supply service.
180. Tractors, retail sales, display
181. Trailers, sales new, open land use.
182. Upholsterers, custom; retail sales and supplies.
183. Vacuum cleaners, retail sales and display; custom repairing.
184. Venetian blinds, custom manufacturing and cleaning.
185. Veterinarians supplies, retail and wholesale.
186. Washing machines, retail sales and display, custom repairing.
187. Water or mineral, drinking or curative, bottling and distribution
188. Water softening equipment, service and repair.
189. Window cleaners service.
190. Window display installations, studio and shops.
191. Window glass installation shops.
192. Wines, storage and wholesale.

(d) Customary accessory uses and buildings providing such uses are incidental to the principal use.

(e) Trailer parks by special zoning district designated as trailer district.

(f) Subject to securing of a use permit, the following uses may be permitted:

(1) Bars and cocktail lounges may have as accessory uses more than one musician and any other live entertainment, and patron dancing provided that the area of the dance floor shall not exceed one-eighth of the total area devoted to patron use, exclusive of rest rooms and foyers, and provided that the closing time of the dance floor shall be simultaneous with the closing of the bar or cocktail lounge.

(2) Used car sales.

The procedure for obtaining a use permit shall be as follows:

(a) Application for use permit shall be made to the Zoning and Planning Commission.

(b) The procedure to be followed and the rules applicable to an application for an amendment to the zoning ordinance of the city changing the zoning for any premises shall apply to an application for a use permit.

(c) The Zoning and planning Commission of the city shall find that

the authorizing of the use permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood or to the public welfare.

(d) No notice of hearing before the council shall be posted or published.

(a) The fees charged shall be in accordance with Article XXVII of Appendix A of this code. See A-9a (4) Skateboard Center and (5) Truck & Trailer Rental. These are for under (f): See A-13(6) Auto & rec. vehicle leasing and rentals Sec. 48. Signs. See A-5 (7) Storage buildings See A-16(8) Hay and straw, sales, See A-21(9) Secondhand Store

(a) ~~Identification signs~~ ~~advertisements~~ ~~at the place of business or appurtenant to~~ such business are permitted. The total aggregate area of one face of all such signs on the premises shall not exceed one hundred fifty square feet for each business establishment and shall be displayed not less than ten or more than twenty-four feet above the ground grade level. However, if any one business establishment occupies more than fifty feet of frontage, then the total aggregate area of one face of all such signs on the premises may be increased in size at the rate of one square foot of sign area for each foot of frontage in excess of fifty linear feet, but the total aggregate area of one face of all such signs on the premises shall not exceed three hundred square feet.

(b) ~~Illumination shall not be intermittent, flashing or scintillating. It shall be nonanimated and nonaudible.~~

Sec. 49. Area, yard and height requirements.

(a) Residential use.

Any residential use shall maintain the lot area per resident family or housekeeping unit, lot coverage and yards as required for R-4 Residential District. Where any dwelling units occupy the upper floor or floors of a building, and the ground floor is used for business, the yard requirements will be the same as required for commercial use in this district.

(b) Commercial use.

For any commercial use permitted in this district, no yard requirements are required except as provided for in section 71 (Setbacks) of this ordinance.

(c) Height.

No building shall exceed a height of four stories or forty-eight feet.

Article XVI. C-3 Commercial District.

Sec. 50. Generally.

The C-3 Commercial District, unlimited is established as a district to accommodate wholesale and service uses, which do not depend on frequent personal visits of customers or clients, including the storage of materials and finished products.

THE HIGHLANDS AT ARROWHEAD RANCH Proposed Population Growth Comparison for the Deer Valley Unified School District (Middle School)

March 31, 1995

LAND USE	YIELD			PROJECTED POPULATION GROWTH*		
	Arrowhead Ranch Amended Specific Plan (units/lots)	The Highlands (units/lots)	Differential (units/lots)	Arrowhead Ranch Amended Specific Plan (children)	The Highlands (children)	Differential (children)
Single Family 3.5-5.0 D.U./AC.	280-400	892	492-612	249-356	794	545-438
Multi-family 12.0-20.0 D.U./AC.	360-600	230	[130-370]	72-120	46	[126-74]
Single Family 8.0-12.0 D.U./AC.	560-840	-0-	[560-840]	498-748		[498-748]
Business Park	-0-	-0-	---	-0-	-0-	---
Mixed Use	-0-	-0-	-0-	-0-	-0-	-0-
Neighborhood Park	-0-	-0-	-0-	-0-	-0-	-0-
TOTALS	1200-1840 lots	1,122 lots	[78-718] lots	819-1224 children	840 children	21-[384] children

* Indicates a multiplier of .89 children per single family lot or .2 children per multi-family unit (multiplier from Deer Valley Unified School District)

[] Indicates net decrease

Post-it [®] Fax Note	7671	Date	3/4/95	# of pages	1
To	Jon Frofe.	From	David Maguire		
Co./Dept.		Co.	CVL		
Phone #		Phone #	264 6831		
Fax #	931-5690	Fax #	264 0928		

0:\940170\ADMIN\170-0404.WP1

THE HIGHLANDS AT ARROWHEAD RANCH

Proposed Population Growth Comparison for
the Deer Valley Unified School District
(Middle School)

March 31, 1995

LAND USE	YIELD			PROJECTED POPULATION GROWTH*		
	Arrowhead Ranch Amended Specific Plan (units/lots)	The Highlands (units/lots)	Differential (units/lots)	Arrowhead Ranch Amended Specific Plan (children)	The Highlands (children)	Differential (children)
Single Family 3.5-5.0 D.U./AC.	280-400	892	492-612	249-356	794	545-438
Multi-family 12.0-20.0 D.U./AC.	360-600	230	1130-370	72-120	46	1 [26-74]
Single Family 8.0-12.0 D.U./AC.	560-840	-0-	[560-840]	498-748		[498-748]
Business Park	-0-	-0-	---	-0-	-0-	---
Mixed Use	-0-	-0-	-0-	-0-	-0-	-0-
Neighborhood Park	-0-	-0-	-0-	-0-	-0-	-0-
TOTALS	1200-1840 lots	1,122 lots	[78-718] lots	819-1224 children	340 children	21-[384] children

* Indicates a multiplier of .89 children per single family lot or .2 children per multi-family unit (multiplier from Deer Valley Unified School District)

[] Indicates not decrease

Q:\980170\ADMIN\170-0404.WPS

Post-it* Fax Note	7671	Date	3/4/95	# of pages	1
To	Jon Frope.	From	David Maguire		
Co./Dept.		Co.	CVL		
Phone #		Phone #	264 6031		
Fax #	931-5690	Fax #	264 0928		

Memorandum

To: Jon Froke
From: Gary Fulk
Date: March 15, 1995
Subject: Second Review of Highlands Ranch (GP 94-11, Z-94-36)

At your request, I reviewed the Arrowhead Section 30 development plan submitted by Continental Homes, dated February 27, 1995 for compliance with the draft Arrowhead Ranch Specific Plan. Here are my comments:

1. The Deer Valley School District still needs a 30 acre site for a middle school in this section and it is still not shown on the plan.
2. The draft Arrowhead Ranch Specific Plan still shows Parcel "F" as Business Park. This is still inconsistent with the multi-family use shown in this plan.
3. As you know, we have come to an agreement with Continental to allow them to build only 4 acres of their 12 acre lake requirement for the single-family portion of this plan. No agreement has been discussed regarding the multi-family portion due to the inconsistency with the Arrowhead Ranch Specific Plan as noted above. The plan has an adequate amount of turf (a total of 26.1 acres) and xeriscape to use all of the water produced.





March 2, 1995

Mr. Curt Nelson
Continental Homes, Inc.
P.O. Box 60010
Phoenix, Arizona 85028-0010

FILE: Z-94-36

Dear Curt:

Ken Reedy asked me to respond to your letter of February 15, 1995 and your telephone conversation with him on February 23, 1995 confirming our agreement regarding the reclaimed water requirements for Continental's Highlands Ranch development on Arrowhead Ranch. We have agreed to the following:

- * Our agreement covers only the single family portion of the Highlands Ranch development, 891 planned single-family units. The multi-family portion of the project is, at this time, not being recommended for approval by the staff and the reclaimed water requirements for that portion will be handled separately.
- * The facilities required to handle the reclaimed water on Highlands Ranch (estimated at 214,550 gallons per day) are 12.9 acres of lakes and 25.5 acres of turf.
- * Continental Homes proposes to build 4 acres of lake, and 24.4 acres of turf, and 10.6 acres of xeriscape leaving a storage deficit equivalent to 8.9 acres of lake.
- * Staff agrees to recommend to City Council that we accept a \$520,000 payment from Continental Homes in lieu of constructing 8.9 acres of lake.

This agreement is based on your latest plan, dated February 6, 1995 and may change if the development plan changes during the review process.

Of course, this agreement is subject to approval by the City Council. The process for approval is to draft a development agreement between Continental Homes and the City and to present it to Council at a public meeting. I will be in charge of the development agreement process, please give me a call when you are ready to begin.

If you have any questions about this letter or find that anything in it is inconsistent with your understanding, please give me a call at 435-4169.

00401590

Mr. Nelson
March 2, 1995
Page 2

Sincerely,



Gary Fulk, AICP
Planning Manager
Community Development Group

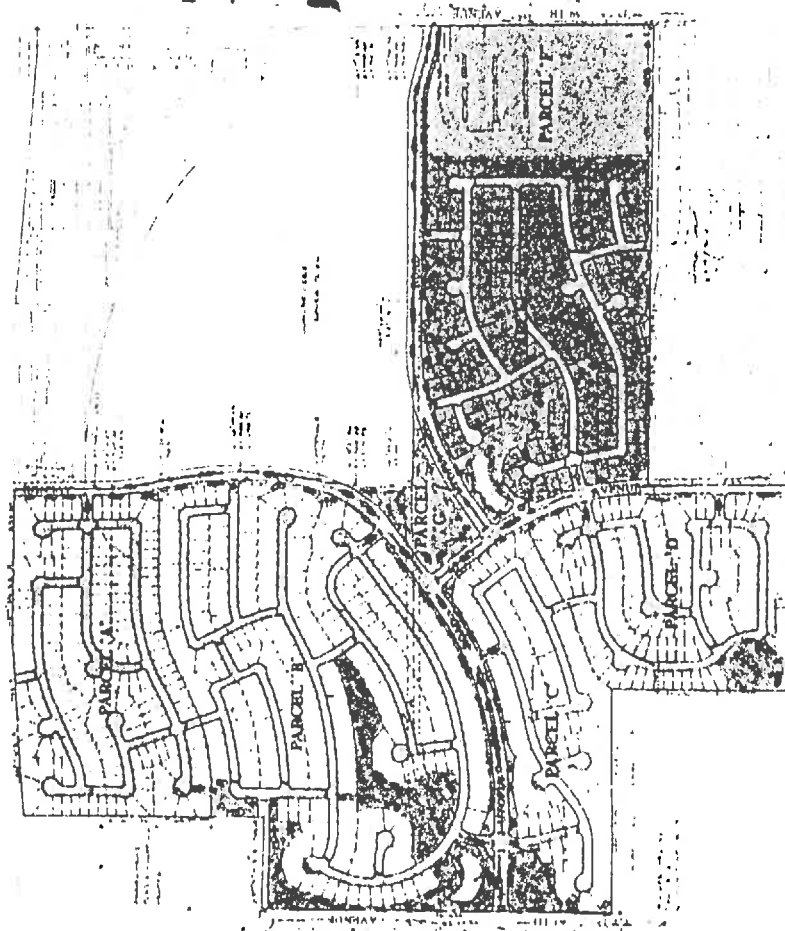
GF/dt

cc: Jon Froke, Senior Planner
Ken Reedy, Deputy City Manager
Ken Martin, Deputy City Manager

PL586.45

00401591

ACU A FRIA FRIEAA LUP 101
 REAPLEY... ROAD...



SITE DATA

PARCEL	ZONING	AREA*	YIELD	DU/AC	LOT SIZE
A*	R1-7 P.R.D.	± 38 AC.	183 LOTS	4.8	50' X 110'
B*	R1-7 P.R.D.	± 80 AC.	282 LOTS	3.5	60' X 110'
C*	R1-7 P.R.D.	± 30 AC.	100 LOTS	3.3	60' X 110'
D*	R1-7 P.R.D.	± 31 AC.	134 LOTS	4.2	50' X 110'
E*	R1-7 P.R.D.	± 57 AC.	172 LOTS	3.0	70' X 110'
F*	MULTI-FAMILY RESIDENTIAL	± 21.5 AC.	± 252 - ± 420 LOTS	12-30	--
G*	TOTAL	± 7.5 AC.	1122 - 1290	--	--

- ± 28 ACRES OPEN SPACE
- ± 35.5 ACRES OPEN SPACE W/NEIGHBORHOOD PARK
- AREA EXCLUDES DEDICATED R.O.W.'S ON 39TH & 67TH AVENUE

NOTES:

ALL UTILITIES EXISTING OR PROPOSED WITHIN OR CONTIGUOUS TO THIS SITE WILL BE UNDERGROUND.
 ALL UTILITY BOXES, VAULTS, BACKFLOW PREVENTION DEVICES WILL BE PAINTED TO MATCH BUILDINGS AND SCREENED FROM PUBLIC VIEW

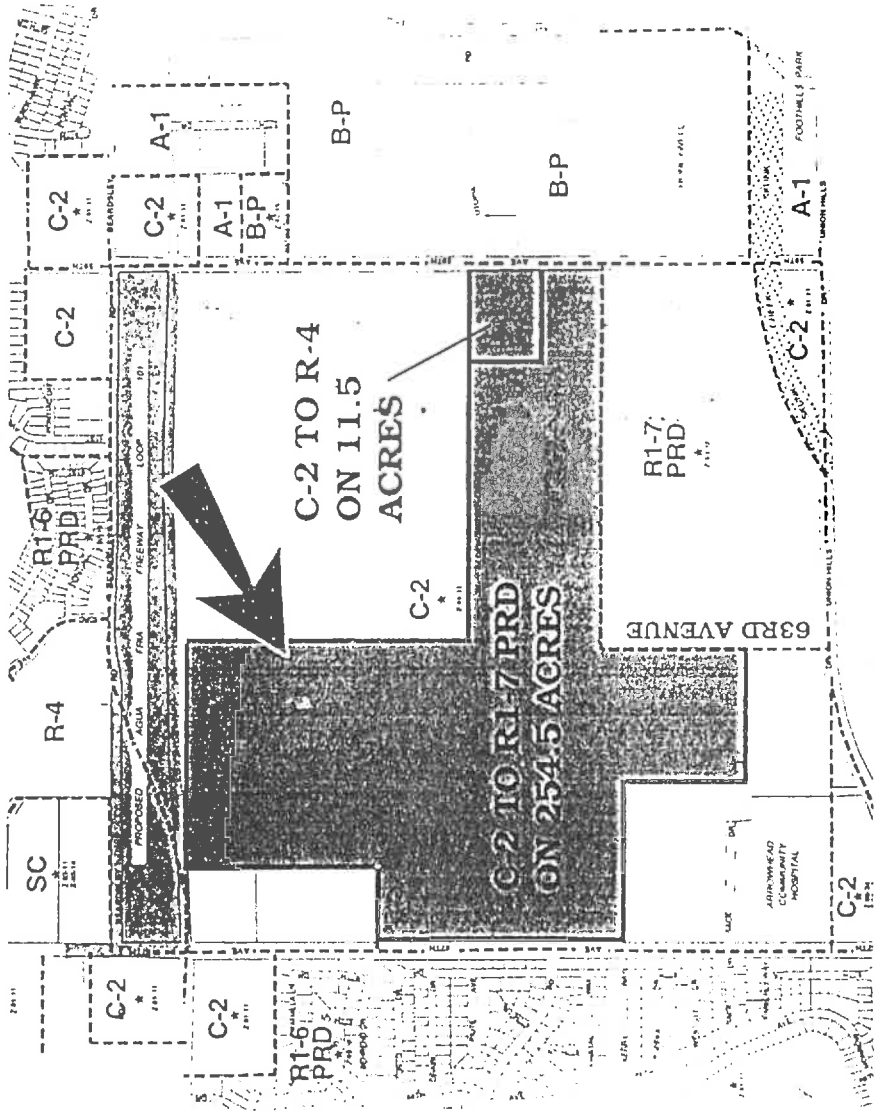
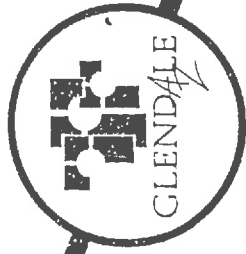


NORTH
 J.T.G.



PLANNED RESIDENTIAL
 DEVELOPMENT EXHIBIT
 ARROWHEAD

By Continental & Shea Homes



PLANNING DEPARTMENT

CASE NUMBER
Z-94-36

LOCATION
6600 W. UTOPIA ROAD

REQUEST
REZONING FROM C-2 TO
R1-7 PRD AND R-4



J. HARLAN GLENN & ASSOCIATES, INC.

529 WEST BLUERIDGE, ORANGE, CALIFORNIA 92665

PHONE (714) 998-8330 FAX (714) 998-7842

Celebrating 20 years of Excellence!

February 14, 1995

Mr. Curt Nelson
Continental Homes
7001 North Scottsdale Road, Suite 2050
Scottsdale, AZ 85253

Dear Mr. Nelson:

At your request, we are providing a probable cost of construction for an "average" man made lake on a per acre basis.

As I am sure you are aware, the term "average" lake is very a ambiguous term. Many factors influence the cost of a lake system, including, but not limited to:

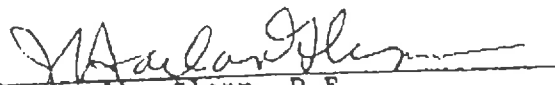
1. Chosen lake liner.
2. Availability of soils and lining materials.
3. Type and length of lake edge.
4. Required mechanical / water quality.
5. Local labor cost.

As you can see from the above, it is difficult to give a "normal" per acre cost of a lake. For lakes greater than 10 acres with a trenched shoreline, clay liner, soil cement cover to the five foot depth, eight foot lake depth and 5 to 1 slope, the cost has been ranging from \$30,000 to \$35,000 per acre, excluding excavation. Excavation cost vary greatly, but costs for residential type lakes vary between \$5,000 and \$10,000 per acre. Again, these costs may vary due to the above mentioned factors.

If you require any further information, please do not hesitate to contact us.

Very truly yours,

J. HARLAN GLENN & ASSOCIATES, INC.


J. Harlan Glenn, P.E.
President

00401599

12/20/94

Arrowhead Ranch Section 30
GP-94-11/Z-94-36

Project Issues Summary

1) Proposed Land Use, Lot Size, Density & Overall Lot Size Mix:

We are very supportive of the elimination of the C-2 zoning, however, we need to discuss the proposed multi-family site (Parcel "F" which is located where we desire Business Park uses.

The lot size mix is heavily weighted towards narrower lots:

50' wide:	316 lots=	36%.
60' wide:	382 lots=	44%.
70' wide:	172 lots=	20%.

TOTAL: 870 lots on 237 acres= 3.7 du/acre.

A greater amount of 70' or 75' wide lots should be provided within your PRD Plan. Additional open space should be provided with Parcel "A" which includes 38 acres of 50' wide lots.

2) Compliance With The Arrowhead Ranch Water Balance:

Additional lake acreage and turf acreage is required to accomodate the effluent generated from your dwelling units. 12.6 acres of lakes and 24.9 acres of turf are required to accomodate the reclaimed water (effluent) produced by your dwelling units.

3) Proposed Neighborhood Park:

The PRD Plan is vague as to how the neighborhood park will be acquired by the City of Glendale and the method in which it will be improved to accomodate the future recreational needs of this 237 acre project. We also will not support storm water retention to be placed within the park. Project wide drainage should be directed through the open space network into Skunk Creek.

4) Proposed Middle School Site:

As you know, the Deer Valley Unified School District has reviewed your PRD Plan. They desire a 30 acre middle school site be located in Section 30 in the vicinity of Parcel "D". Further discussion must occur with the district to determine how your project will accomodate the middle school site.

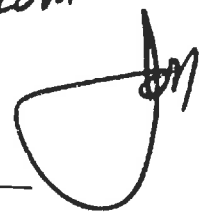
00401602

Memorandum

12/15/94

To: Jon Froke
From: Gary Fulk
Date: December 14, 1994
Subject: Review of Arrowhead Section 30 (GP 94-11, Z-94-36)

BOB,
GOOD
FROM
COMMENTS
GARY.



At your request, I reviewed the Arrowhead Section 30 development plan submitted by Shea Homes and Continental Homes, dated November 8, 1994 for compliance with the draft Arrowhead Ranch Specific Plan. Here are my comments:

1. The Deer Valley School District needs a 30 acre site for a middle school in this section (see attached letter).
2. The draft Arrowhead Ranch Specific Plan shows Parcel "F" as Business Park. This is inconsistent with the multi-family use shown in this plan.
3. As you know, we are developing a policy that each project be responsible for the reclaimed water produced by that project. Assuming only the single-family portion of this plan, there are 870 dwelling units proposed, which we estimate will produce an average of 209,400 gallons of reclaimed water per day. Using current Arrowhead Ranch design standards, 12.6 acres of lakes and 24.9 acres of turf will be required to accommodate that much reclaimed water. The plan has an adequate amount of turf (a total of 26.1 acres) to use all of the water produced, but only accommodates 14% of the storage required (1.8 acres of lake).

A proposal has been submitted that would pay the City to handle the water not accommodated on-site (copy attached). This proposal has technical problems such as not adequately covering the cost that the City would incur were it to accept this water, it's based on assumptions we don't agree with, etc. A more basic issue is the inequity between allowing this developer to provide facilities far short of its responsibilities when others have provided a large proportion of theirs. A case in point is the Tierra Verde development, which is proposing facilities for 89% of its storage requirement on-site. Shea/Continental should provide facilities roughly comparable before asking the City to bail them out.

00401604

December 14, 1994
Jon Froke
Section 30 Review
Page 2

4. The quality of the neighborhood environments in the proposed plan, as shown by the amount of open space, is not comparable with the rest of the Ranch. Each section in Arrowhead has a "killer amenity", centered around open space of some kind, that makes it a special place. This is sorely lacking in this section. An obvious solution would be additional lakes, which would solve another problem (see #3).
5. There is a lack of open space in the small lot area, parcel A, where open space is most needed. Unlike the larger-lot areas, open space here should weave through the property and not just be concentrated at the edges of the development.
6. Too much of the neighborhood park is used as retention. Increasing the lake area will provide more retention volume as well as the benefits described above.

Attachments

00401605

PROJECT REVIEW TEAM FOR PRELIMINARY OR FINAL SUBDIVISION PLAT

PROJECT # GP 94.11/3.94.30 PROJECT MANAGER Jon Froke
PROJECT NAME "ARROWHEAD" @ SECTION 30
PROJECT ADDRESS 6600 WEST UTOPIA ROAD
APPLICATION DATE 11/29 COMMITMENT FOR COMPLETION 12/12/94

APPLICANT/OWNER SHEA HOMES/CONTINENTAL HOMES FOR LAND OWNERS
ADDRESS L.P.
CITY _____ STATE _____ ZIP _____ TELEPHONE _____

PROJECT REVIEW TEAM MEMBER

	BUILDING PLAN CHECK	X <u>Bob Conig</u>
	X FIRE PREVENTION <u>LEE</u>	X PUBLIC WORKS ENGINEER <u>BARTLE</u>
<u>1ST REVIEW</u>	X LAND DEVELOPMENT ENGINEER <u>BILL</u>	PROPERTY MANAGER
	X LANDSCAPE ARCHITECT <u>KATHY</u>	X <u>TRAFFIC ENGINEERING</u> <u>DICK/DAVE</u>
	X PLANNING <u>Jon</u>	STREET LIGHT MGMT
		FIELD OPERATIONS
2ND REVIEW	X OTHER <u>GARY FULK</u>	X PARKS MAINTENANCE <u>RICHARD</u>

SIGNED Richard Janke
PROJECT REVIEW TEAM MEMBER

DATE 12-16-94

GENERAL PLAN ATTENDMENT/
PRD PLAN

APPROVED _____

APP W/COMMENTS _____

DISAPPROVED X

PROJECT REVIEW TEAM MEMBER
REVIEW REPORT/COMMENTS
REV. 6/94 JMF

SEE COMMENTS ON
ATTACHED SHEET AND ON
DRAWINGS.

TO: Project Team,

This is a proposed 266 acre development by Shea Homes and Continental Homes. They are in escrow to buy the property from Land Owners L.P. The site is currently zoned C-2. Their proposal is to rezone the 244.5 acres to R1-7 PRD and 21.5 acres at the swc of 59th and Utopia to R-4 (proposed multi-family). The overall project includes an open space network, lakes and a 7.5 ac neighborhood park. Considerations should be given now to the land uses, arterial street requirements, collector street design/alignments, open space layout, phasing, etc. Preliminary subdivision plats will be submitted later.

00401612



PROJECT REVIEW TEAM FOR PRELIMINARY OR FINAL SUBDIVISION PLAT

PROJECT # GP 94.11/2.94.30 PROJECT MANAGER Jon Froke
PROJECT NAME "ARROWHEAD" @ SECTION 30
PROJECT ADDRESS 6600 WEST UTOPIA ROAD
APPLICATION DATE 11/29 COMMITMENT FOR COMPLETION 12/12/94

APPLICANT/OWNER SHEA HOMES/CONTINENTAL HOMES FOR LAND OWNERS
ADDRESS L.P.
CITY _____ STATE _____ ZIP _____ TELEPHONE _____

PROJECT REVIEW TEAM MEMBER

BUILDING PLAN CHECK

X Bob Conig

X FIRE PREVENTION LEE

X PUBLIC WORKS ENGINEER BARTHE

1ST REVIEW

X LAND DEVELOPMENT ENGINEER BILL

PROPERTY MANAGER

X LANDSCAPE ARCHITECT RATHY

X TRAFFIC ENGINEERING DICK

X PLANNING Jon

STREET LIGHT MGMT

FIELD OPERATIONS

2ND REVIEW

X OTHER GARY FULK

X PARKS MAINTENANCE RICHARD

SIGNED

Kathleen Emery
PROJECT REVIEW TEAM MEMBER

APPROVED _____

DATE

12-12-94

APP W/COMMENTS ✓

DISAPPROVED _____

GENERAL PLAN ATTENDMENT/
PRD PLAN

PROJECT REVIEW TEAM MEMBER

REVIEW REPORT/COMMENTS

REV. 6/94 JMF

TO: Project Team,

This is a proposed 266 acre development by Shea Homes and Continental Homes. They are in escrow to buy the property from Land Owners L.P. The site is currently zoned C-2. Their proposal is to rezone the 244.5 acres to R1-7 PRD and 21.5 acres at the swc of 59th and Utopia to R-4 (proposed multi-family). The overall project includes an open space network, lakes and a 7.5 ac neighborhood park. Considerations should be given now to the land uses, arterial street requirements, collector street design/alignments, open space layout, phasing, etc. Preliminary subdivision plats will be submitted later.

00401613

- Wrong size sheets
- Page 7 DMP - describes side slopes of retention basins ranging from 4:1 to 8:1; 6:1 would be preferable to 4:1 and a requirement in areas adjacent to public R/W (Design Guidelines)
- the lowest point of the lettering on entry sign should be a minimum of 3' from finished grade. We have had problems with vegetation covering entry signs.
- Collector streets should have sidewalks detached a minimum of 7' from back of curb.
- Walls could use a little more detailing

DMP - PG 8 says Arrowhead will be built in Phase I
 PG 19 says median to be built in Phase II
 what is it? Median should be in Phase I if it is phased.

PG. 21 - shows 3' of landscaping along subdivision entry. this is not ^{wide} enough for landscaping.

DMP - under CCR - I would require 2 trees to be planted in front yard & give them a list to choose from (do not include queen palms) use trees from proposed plant list

PG. 15 I would add Fan Tan Ash to accent plant list

Jon - may want to give Tierra Verde this plant list,
 provide cross sections of drainage way

PROJECT REVIEW TEAM FOR PRELIMINARY OR FINAL SUBDIVISION PLAT

PROJECT # GP-94.11/2.94.30 -PROJECT MANAGER Jon Froke
PROJECT NAME "ARROWHEAD" @ SECTION 30
PROJECT ADDRESS 6600 WEST UTOPIA ROAD
APPLICATION DATE 11/29 COMMITMENT FOR COMPLETION 12/12/94

APPLICANT/OWNER SHEA HOMES/CONTINENTAL HOMES FOR LAND OWNERS
ADDRESS L.P.
CITY _____ STATE _____ ZIP _____ TELEPHONE _____

PROJECT REVIEW TEAM MEMBER

BUILDING PLAN CHECK

X Bob Coons

X PUBLIC WORKS ENGINEER BARBIE

PROPERTY MANAGER

X FIRE PREVENTION LEE

X TRAFFIC ENGINEERING DICK

X LAND DEVELOPMENT ENGINEER BILL

STREET LIGHT MGMT

X LANDSCAPE ARCHITECT KATHY

FIELD OPERATIONS

X PLANNING Jon

X PARKS MAINTENANCE RICHARD W.

2ND REVIEW

X OTHER GARY FULK

APPROVED [Signature] for Richard W. [Signature]

SIGNED

PROJECT REVIEW TEAM MEMBER

APP W/COMMENTS _____

DATE

12/12/94

DISAPPROVED _____

GENERAL PLAN ATTENDMENT/
PRD PLAN

PROJECT REVIEW TEAM MEMBER

REVIEW REPORT/COMMENTS

REV. 6/94 JMF

TO: Project Team,

This is a proposed 266 acre development by Shea Homes and Continental Homes. They are in escrow to buy the property from Land Owners L.P. The site is currently zoned C-2. Their proposal is to rezone the 244.5 acres to R1-7 PRD and 21.5 acres at the swc of 59th and Utopia to R-4 (proposed multi-family). The overall project includes an open space network, lakes and a 7.5 ac neighborhood park. Considerations should be given now to the land uses, arterial street requirements, collector street design/alignments, open space layout, phasing, etc. Preliminary subdivision plats will be submitted later.

00401615



City of Glendale
Engineering Department
MEMORANDUM

Date: December 6, 1994
To: Jon Froke, Senior Planner
From: Bill Amlong, Land Development Engineer *Bill*
Subject: SHEA/CONTINENTAL PLAN, SECTION 30

The following comments relate to the master plan for a portion of section 30, Arrowhead Ranch, submitted jointly by Shea Homes and Continental Homes:

The biggest problem is an administrative one caused by the developers' choice of a name for the project. The city currently has far too many projects containing the name "Arrowhead" and this project should be renamed.

In the paragraph Park Design, the developer has stated that park improvements will be installed "through to use of impact fee credits." Has a formal agreement been reached between the developers and the city?

In several places in the plan there are references to the use of turf in the public right-of-way. The State of Arizona does not allow turf in the right-of-way regardless of the type of water used for irrigation. Planting within the right-of-way must conform to DWR plant lists.

Although the drainage concepts outlined in the section Grading and Drainage appear to be in accordance with current standards, a more detailed drainage study with retention calculations should be submitted prior to any more detailed design of the development.

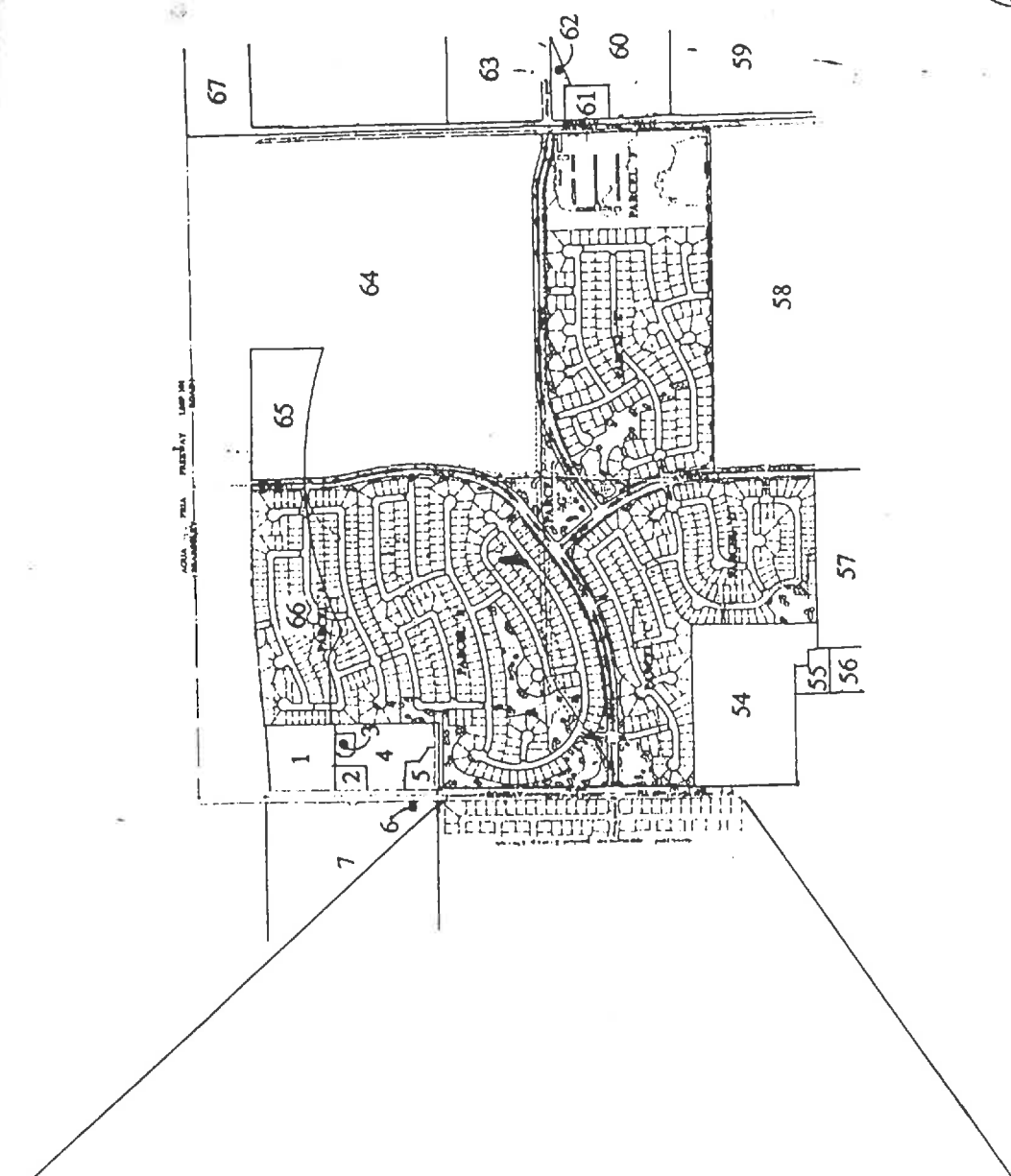
The Water Reclamation section and Chart #2 both use a wastewater demand of 100 gpcd. These portions need to be updated to use the current wastewater production factor of 80 gpcd.

The section entitled Development Phasing states that the proposed development will be built in one phase. Although this may be an admirable concept, is it really realistic? Does this mean that all of the plats will be developed at the same time with all of their associated improvement plans?

00401616

8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53

UTICA ROAD



NORTH
H.T.S.



OWNERSHIP MAP
ARROWHEAD Z-94-36

By Continental & Shea Homes



Land Planning
Civil Engineering
Water Resources Engineering
Environmental Sciences
Computer Services
Landscape Architecture
Surveying

Founded In 1958 by
P.E. Coe, P.E. (1915-1977)
H.W. Van Loo, P.E.

John B. ... on, P.E., R.L.S.
David L. Maguire, R.L.A.
Ken Knick ... ker, P.E., R.L.S.
Paul W.R. ... kin, P.E.
Paul E. Siders, P.E., R.L.S.
David W. Dust, P.E.
Glen W. Roth, P.E.
Richard Lee Knudson, R.L.S.
E. Thompson Van Loo, P.E., R.L.S.
Gerald Rasmussen, R.L.S.
Michael J. Samer, P.E., R.L.S.
David P. Forney, R.L.S.
Danne M. Hunn, P.E.

Ronald J. Minarik, R.L.A.
Les P. Olson, P.E., R.L.S.
Larry E. Sullivan, R.L.S.
Newell J. Roundy, R.L.A.
Earl J. Swerland, R.L.A.
Michael R. Havill, P.E., R.L.S.
Jack K. Moody, P.E.
F. Richard Jones, Jr., P.E., R.L.S.
Brad D. O'Neill, R.L.S.
Christine Tarnasas, R.L.A.
William T. Miller, P.E.
Charles E. McElwain, R.L.S.
David Lucas, R.L.S.

November 21, 1994

Mr. Gary Fulk
City of Glendale
5850 W. Glendale Ave.
Glendale, AZ 85301

Subject: Arrowhead Water Balance for Proposed Continental/Shea Development

Dear Mr. Fulk:

The proposed 266 acre development, Arrowhead, by Continental and Shea Homes will consist of 26.1 acres of turf, 11.4 acres of landscaping, and 1.8 surface acres of lake storage for disposal and reuse of wastewater effluent generated by the development. During the winter months, there is a surplus of approximately 41.4 acre-ft. of effluent (see attached water balance), that occurs over a 5 - 6 month period (accounting for 5.4 acre-ft. of lake storage).

Several options may be available for ultimate disposal of the excess effluent, including discharge to New River, irrigation of green belt areas, and recharge through rapid infiltration basins. At this time, discharge and irrigation options have not been developed to a point where planning costs can be estimated. Recharge through rapid infiltration basins (RIB), however, can be roughly estimated if design assumptions are made. To determine the sizes of the RIB required to dispose of the excess effluent generated by this project, the following criteria was used:

- Ref: EPA Process Design Manual for Land Treatment of Municipal Wastewater - Supplement on Rapid Infiltration and Overland Flow, EPA 625/1-81-013a
- Annual Hydraulic Loading = 75 m/yr. (Fig. 1-1 from EPA Manual — see attached).
- Land Area Requirements = $\frac{1.9 Q}{LP}$ (Eqn. 2-1 from EPA Manual).
- Assume 6 month operation at 0.18 MGD.

Using the above criteria, approximately 3.6 acres of RIB are required. Twelve (12) basins at 0.3 acres each was used to allow adequate wet/dry cycles. The attached Figure presents a proposed layout of the RIB. Approximately 4.82 acres of land would be required for the project.

Mr. Gary Pulk
Re: Arrowhead Water Balance for
Proposed Continental/Shea Development
November 21, 1994
Page 2

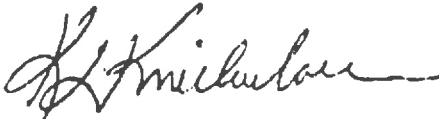
To prepare preliminary planning costs, the following assumptions were made:

- Balanced cut/fill
- \$1.50/yd³ finished earthwork cost
- Land cost at \$10,000/acre
- RIB location adjacent to existing plant.
- Piping costs at 20% of earthwork.

Using the above criteria, approximately probable construction costs for the project is \$82,000.

Sincerely,

COE & VAN LOO CONSULTANTS, INC.



Ken L. Knickerbocker, P.E.
Vice President

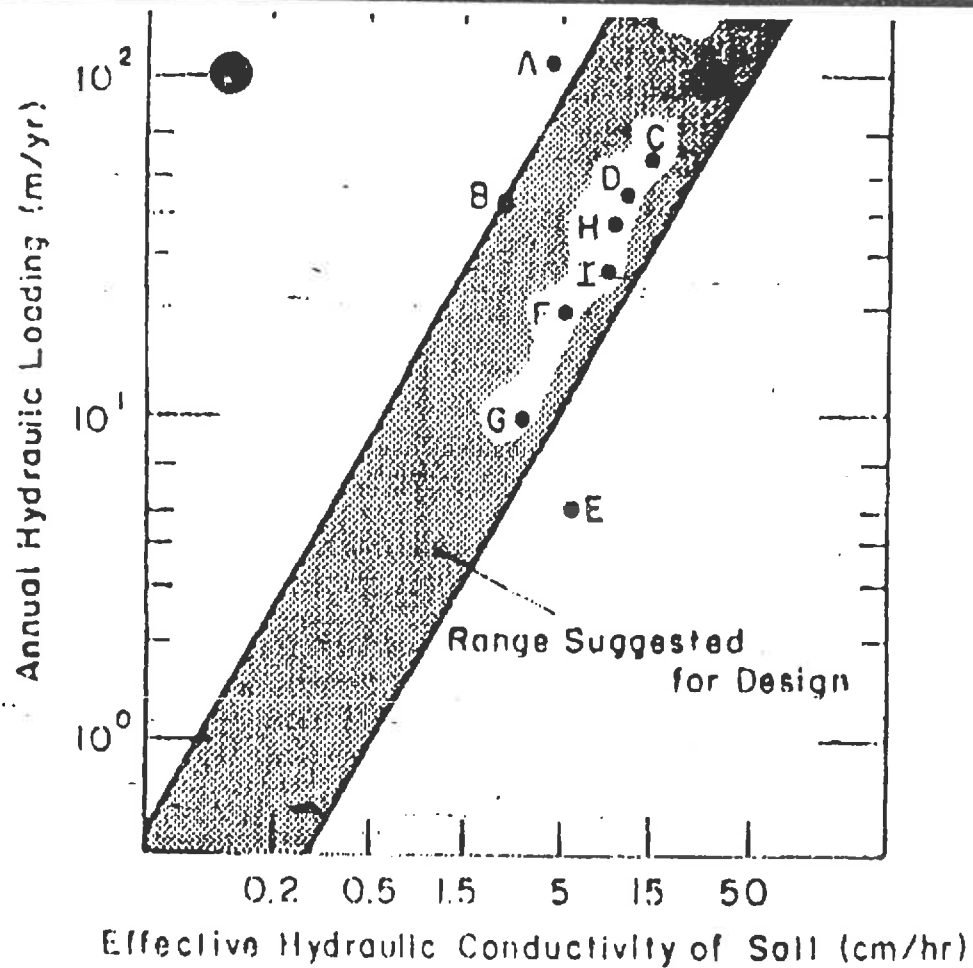
KLK:emt

Attachments

- c: Mr. Kelly House — Shea Homes
Mr. Curt Nelson — Continental Homes

PRINTED ON RECYCLED PAPER

CYL



Locations: A-Pilot Basin, Phoenix, AZ
 B-Fake Garage, NY
 C-Ft. Devens, MA
 D-Boulder, CO
 E-Henrieville, CA
 F-Cornwall, NY
 G-East Glacier, MT
 H-Jackson, WY
 I-Engle, IL

FIGURE 1-1
 ACTUAL RECHARGE RATES VERSUS DESIGN REQUIREMENTS

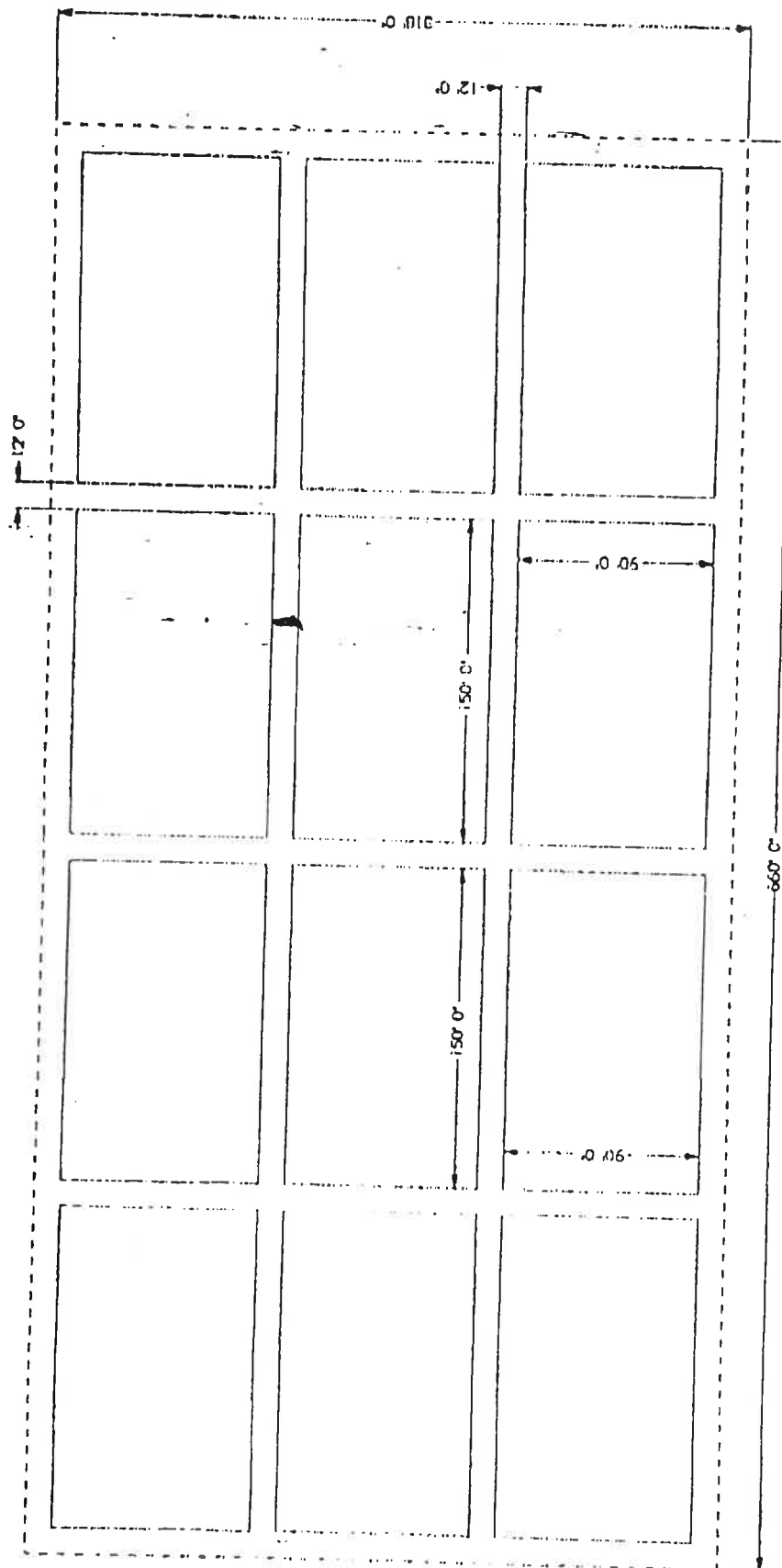
CHART #2 ARROWHEAD WATER BALANCE

Allocation	Available Effluent (Ac-Ft)	Rainfall Rate (Ft/Month)	Available Rainfall (Ac-Ft/Mo)	Total Water Supply (Ac-Ft/Mo)	Turf Consumption Rate (Ft/Month)	Turf Consumption Use (Ac-Ft/Mo)	Landscape Consumption Rate (Ft/Month)	Landscape Consumption Use (Ac-Ft/Mo)	Lake Evap. Rate (Ft/Month)	Lake Evap. (Ac-Ft)	Total Water Demand (Ac-Ft)	Available Water (Ac-Ft)
Area			39.3			26.1				11.4	1.8	
January	17.14	0.06	2.36	19.50	0.27	7.05	0.09	0.09	0.24	0.43	8.51	10.99
February	15.48	0.05	1.97	17.45	0.31	8.09	0.10	0.10	0.33	0.59	9.86	7.58
March	17.14	0.06	2.36	19.50	0.38	9.92	0.13	0.13	0.51	0.92	12.28	7.22
April	16.59	0.03	1.18	17.77	0.47	12.27	0.16	0.16	0.66	1.19	15.24	2.52
May	17.14	0.01	0.39	17.53	0.58	15.14	0.19	0.19	0.83	1.49	18.84	(1.30)
June	16.59	0.01	0.39	16.98	0.70	18.27	0.23	0.23	0.89	1.60	22.53	(5.55)
July	17.14	0.06	2.36	19.50	0.78	20.36	0.26	0.26	0.92	1.66	24.98	(5.48)
August	17.14	0.10	3.93	21.07	0.75	19.58	0.25	0.25	0.83	1.49	23.92	(2.85)
September	16.59	0.06	2.36	18.94	0.68	17.75	0.23	0.23	0.71	1.28	21.61	(2.67)
October	17.14	0.04	1.57	18.71	0.52	13.57	0.17	0.17	0.56	1.01	16.56	2.16
November	16.59	0.04	1.57	18.16	0.38	9.92	0.13	0.13	0.38	0.68	12.05	6.11
December	17.14	0.07	2.75	19.89	0.30	7.83	0.10	0.10	0.37	0.67	9.64	10.25
is	201.80	0.59	23.19	224.99	6.12	159.73	2.04	2.04	7.23	13.01	196.00	28.98
	Ac-Ft @	Ft/Yr	Ac-Ft/Yr	Ac-Ft/Yr	Ft/Yr	Ac-Ft/Yr	Ft/Yr	Ac-Ft/Yr	Ft/Yr	Ac-Ft	Ac-Ft	Ac-Ft
	0.18											
	mgd											

STORAGE REQD (AC-Ft)=
STORAGE REQD (MGALS)=
STORAGE REQD (T.CU FT)=
STORAGE AVAILABLE (T.CU FT)=

870 Units X 2.3 peds/unit X 100 gal/day/ped X 0.9 (loss)=

180,090 Gal/day Wastewater Effluent



RAPID INFILTRATION BASIN PLAN

00401629



CITY OF GLENDALE
Community Development Group

Glendale, Arizona 85301
5850 West Glendale Avenue
(602) 435-4169

REZONING

Date filed 11/14/94
Taken by JMF

APPLICATION NO. E-94-36

Address/Legal description of property 67th Avenue & Utopia Road (see attached legal)
(attach separate sheet if necessary)

6600 W. UTOPIA RD.

Existing land use AG Size of parcel: 266 acres (or) --- sq.ft.

Request to change Zoning designation from C-2 to R1-7 PRD

Justification and/or Reasons for request See attached Development Master Plan narrative
(attach separate sheet if necessary)

PROPERTY OWNER

Name Landowners L.P. Phone ---
Address c/o Hunt Properties, Inc. Zip 75225
8235 Douglas Ave., #1300
Dallas, TX

I HEREBY GIVE AUTHORIZATION TO Coe & Van Loo Consultants, Inc.

ADDRESS 4550 N. 12th Street, Phoenix, AZ 85014

PHONE 264-6831

TO REPRESENT ME IN THIS APPLICATION.

DATED THIS 8th DAY OF November, 19 94

(see attached authorization letter)
signature of owner of record

☒ Completed Application

☒ Prop. Owner's List

☒ Legal Description

☒ Parcel Map

☒ Filing Fee \$10,710.00

☒ Deed/Title

☒ Request Letter

Project Manager John Froke

4/6/95 P.C.: DENIED.

7/18/95 C.C. WS: DISCUSSED.

7/25/95 CC: APPROVED, SUBJECT
Hearing Date TO 12 STEPS.



DEER VALLEY UNIFIED SCHOOL DISTRICT #97

Administrative Center • 20402 North 15th Avenue • Phoenix, Arizona 85027 • Telephone: 581-7700

September 30, 1994

Mr. Gary Fulk, Planning Manager
CITY OF GLENDALE
5850 W. Glendale Avenue
Glendale, Arizona 85301

FILE: GP-94-11
Z-94-36

Dear Gary:

The purpose of this letter is to express Deer Valley Unified School District's need for a middle school site in section 30 of the Arrowhead Ranch Development (W. of 59th Avenue, E. of 67th Avenue, N. of Union Hills, S. of Beardsley).

Please note that the district standard for middle school sites is approximately 30 acres. I look forward to meeting with you and the prospective developers to discuss and explore a potential school location and other criteria, such as traffic and pedestrian access and site configuration.

If you have any questions, please do not hesitate to contact me at 581-7796.

Sincerely,

Salem Al-Shatti, Ph.D.
Planning, Design and Construction Department

SA/sbs

