

CASE NO. Z-93-36

LEGACY PALMS

APPROVED PLAN  
COMMUNITY DEVELOPMENT  
CITY OF GLENDALE

Approved by Glendale  
CITY Council  
APRIL 12, 1994  
Don J. [Signature]

**CASE NO. Z-93-36**

**LEGACY PALMS**

---

---

## LEGACY HOMES

---

---

## LEGACY PALMS

A PLANNED RESIDENTIAL DEVELOPMENT  
AND REZONING REQUEST TO ACCOMPANY  
REZONING APPLICATION Z-93-36  
NEC OF 63RD AVE/ROYAL PALM

Prepared For:

CITY OF GLENDALE  
Community Development Group  
5850 West Glendale Avenue  
Glendale, AZ 85302

Prepared By:

LEGACY HOMES  
5010 E. Shea Blvd., Suite D 200  
Scottsdale, AZ 85254

JANUARY 1994

---

---

## LEGACY PALMS

---

---

---

---

## LEGACY HOMES

---

---

### TABLE OF CONTENTS

LOCATION MAP. . . . .	1
PRELIMINARY PLAT. . . . .	2
SITE DETAILS & STREETScape. . . . .	3
ENTRY MONUMENTS. . . . .	3
NARRATIVE. . . . .	5
LEGACY PALMS PRODUCT. . . . .	9
LEGACY PALMS STANDARD FEATURES. . .	15
LEGACY PALMS DEVELOPMENT STANDARDS.	16
LEGACY PALMS PLOT PLANS. . . . .	18
LEGAL DESCRIPTION. . . . .	21

---

---

## LEGACY PALMS

---

---

---

## LEGACY HOMES

---



---

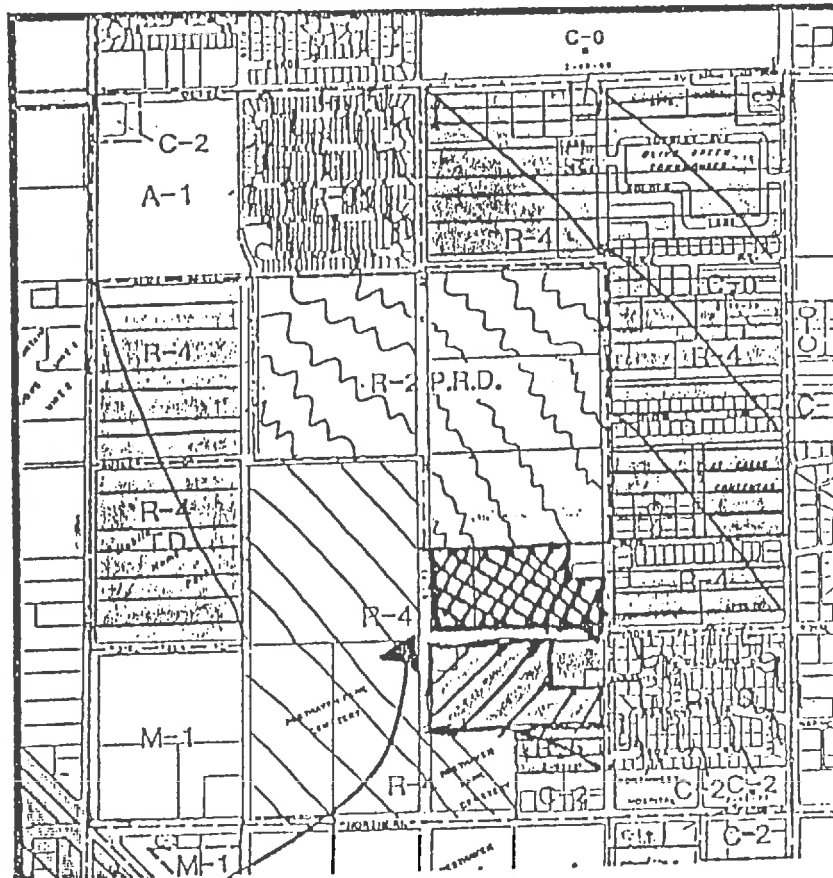
## LEGACY PALMS

---

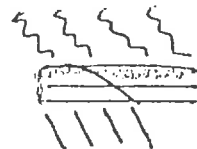




## LEGACY HOMES



Site XXXX  
 Single family  
 Multi family  
 Multi family (Cemetery)



AREA LAND USES

## LEGACY PALMS



---

---

## LEGACY HOMES

---

---

**AS OUTLINED BY THE GLENDALE GENERAL PLAN DEVELOPMENT GUIDE, THE FOLLOWING ELEMENTS OF DEVELOPMENT ARE ADDRESSED.**

### LAND USE

#### LAND PLAN; DENSITY

Legacy Palms is a proposed subdivision of a 19 acre parcel located at the northeast corner of 63rd Avenue and Royal Palm. The composite preliminary plat on Page 2 shows a rectangular parcel which abuts adjacent farm land to the North and is situated directly North and East of existing apartment complexes. To the west is land being held for future expansion of the Rest Haven Cemetery.

The present R-4 zoning will allow 20 units per acre or approximately 380 units. The City has addressed the overabundance of undeveloped, multiple-family residential lands in the General Plan and this rezoning application will contribute to the lowering of potential development densities to accomplish a more acceptable balance. There is currently over 200 acres of multi family zoning (R-4) in this immediate area. There is also over 100 acres of high density property zoned R-2 immediately to the north of this site. This "section" of land (640 acres) currently contains only one single family subdivision (R1-6) consisting of approximately thirty acres. The rezoning of this property will satisfy market demand in the area by providing single family products which satisfy current market trends. The focus of housing for the 90's is leaning toward lower density. The request for R1-6 PRD zoning is consistent with the proposed subdivision as well as the desires of the community and will result in a "net improvement" to the area. The general plan recommends two single family units per each multi family unit. Approval of this subdivision will help bring this area in compliance with this policy.

This proposed subdivision is approximately 19 acres and is planned for 84 lots. The minimum lot size of 50' by 110' was chosen to create a transition from (a) the 40 acre R-2 parcel located to the North and (b) the existing apartments to the east and south.

---

---

## LEGACY PALMS

---

## LEGACY HOMES

---

The overall proposed gross density of this 19 acre parcel is 4.3 dwelling units per acre. This is a reduction of 296 units that could be developed under existing zoning.

### CIRCULATION

All streets in the project will be designed and built to City of Glendale standards and dedicated to the City for use by the public. The circuitous route through Legacy Palms was designed to eliminate through traffic and encourage traffic on 63rd Avenue and Royal Palm which are "half-mile" collectors. Royal Palm, 63rd Avenue and 61st Avenue will be improved to full-width streets.

### URBAN DESIGN

#### LOT ORIENTATION

The neighborhood has been designed with as many north-south oriented lots as possible to provide the proper solar orientation that energy-conscious homebuyers are now demanding. In addition, both products will feature energy and water saving features which will contribute to an energy-efficient community. The Standard Features on Page 14 will outline the intent to provide a quality product with emphasis on water and energy conservation.

#### OPEN SPACE; LANDSCAPING AND NEIGHBORHOOD AMENITIES

Laurie Lane will serve as the major entryway to the project from 63rd Avenue. Landscape tracts have been added on both sides of this street to create an enhanced entry with lush landscaping and a monument sign.

Tract A will act as a "Focal Point" of landscaped open space for people entering the subdivision as well as a retention basin and will be lushly landscaped. Residents of the neighborhood may use the picnic table and Bar-B-Que for gatherings or lounge under the shade trees.

---

## LEGACY PALMS

---

---

## LEGACY HOMES

---

All right-of-ways will be landscaped attractively with lush appearing, predominately drought tolerant plant materials as shown on the Site Details & Streetscape on Page 3.

### WALLS; ENTRYWAY MONUMENTATION

All perimeter walls will be stuccoed and painted on the "street side". All wall returns between houses will be stuccoed and painted. The location of project walls and design details can be seen on the Preliminary Development Plan on Page 3.

### HOME DESIGN

The products to be offered at Legacy Palms are single family homes intended to appeal to a broad range of Buyers. The architectural character, shown by the elevations and floor plans on Pages 9 through 14, demonstrates the quality intended for this project. Defined entryways, varied rooflines, building footprint offsets and staggered elevation designs will create architectural interest. All homes will feature upgraded rear elevations with stuccoed patio columns and window projections on second stories. The product will utilize ground-mounted heating and cooling equipment as a standard feature. All homes will have enhanced architectural grade asphalt shingles. The roofing materials will be offered in a choice of three compatible colors which will provide visual interest while allowing for homeowner preferences.

Legacy Palms will offer a product debut in the metropolitan Phoenix area. Three models with three elevations each will be offered. These houses will range in size from 1668 to 1830 square feet on the first floor and offer a "Basement Option" that adds approximately 900 square feet. These homes will appeal to the young professional with a small family or the older couple whose children are grown. All three models will feature a "Basement Option" and all are single-story homes. The single-story homes to be offered in Legacy Palms reflect very strong floor plans with "large volume" rooms with ceilings of 10 feet or higher. A two story plan is expected to be added to the product mix at a later date. Legacy Palms has identified projects throughout the metropolitan Phoenix area where the two-story homes have become predominate to create a cavern-like effect.

---

## LEGACY PALMS

---

---

---

## LEGACY HOMES

---

---

Careful planning in the Legacy Palms design by adding the basement option should eliminate that potential flaw. Staggered front setbacks have also been provided to ensure an attractive and interesting streetscape. Front, side and rear yard setbacks contribute to an open and spacious single family environment. These development standards are outlined on Page 16 and are graphically shown by the plot plans on Pages 18 through 20.

During review of the floor plans and development standards, please note:

- When placed on a lot using the minimum 17' front setback, all houses will allow a range of 28' to 31' for the rear yard. This provides the generous rear yard space desired for pool and play area.
- In order to provide adequate rear yard access, minimum 5' and 10' side yard setbacks have been established on all lots.

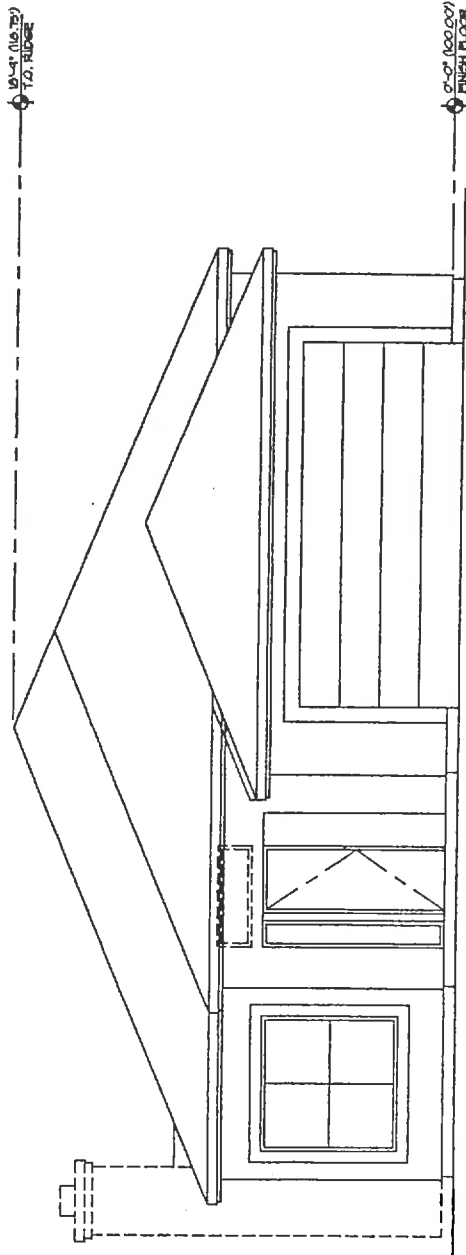
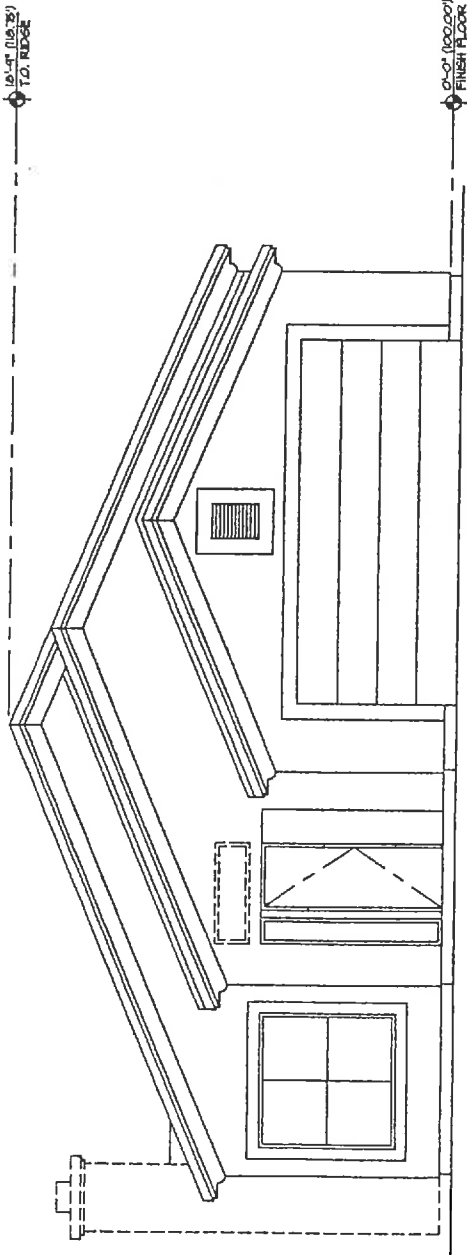
## CONCLUSION

This proposal is presented to the City of Glendale after considerable interaction with the planning staff.

The design was modified at the request of staff to "back" homes on Royal Palm as opposed to "front" on Royal Palm. All homes now have an inward orientation, which produces a better neighborhood environment. Also, at the suggestion of staff, the retention open space area was relocated and redesigned to provide better access and create a "safer" design by making it more open and visible.

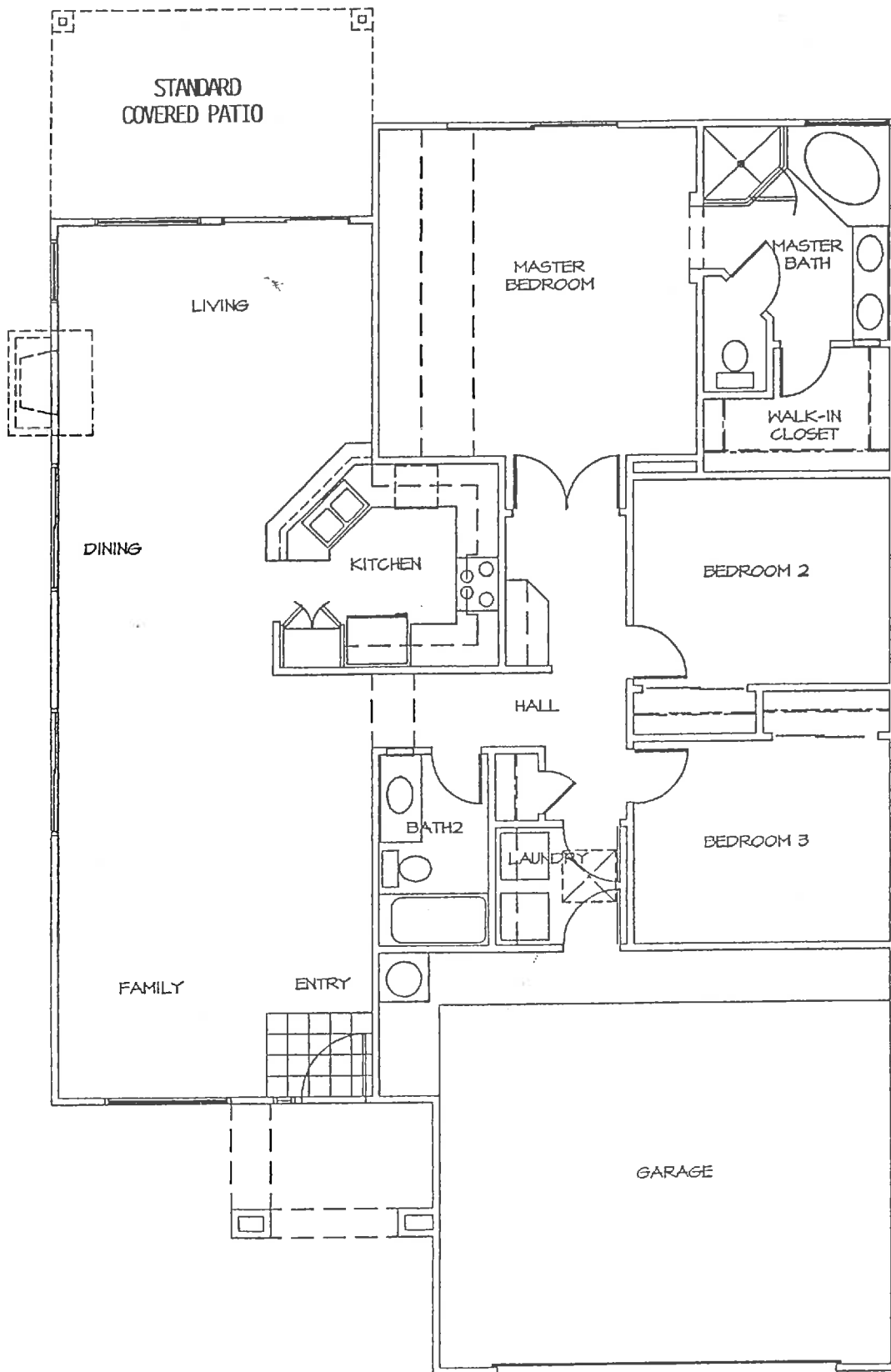
The quality of the project is also visible in the landscaping tracts at the entry, neighborhood amenities and community identification features. The products will blend well as a result of using the same features throughout the project.

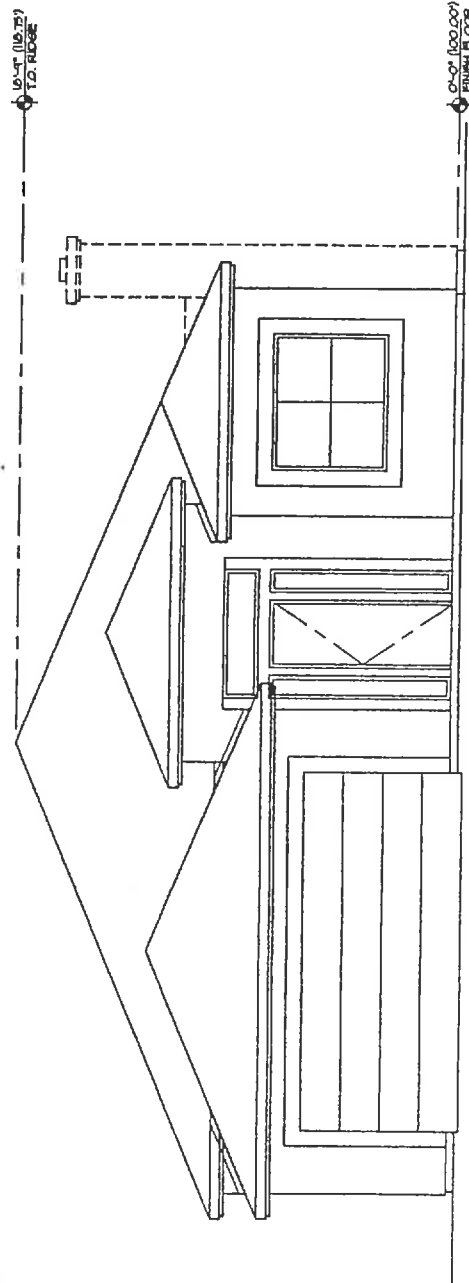
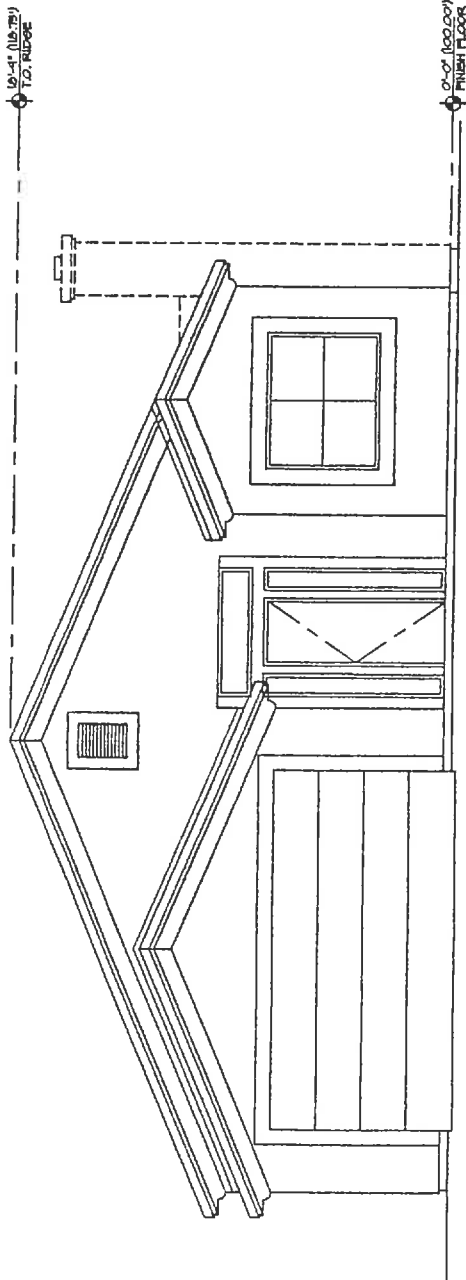
Finally, it should be noted that over one-third of the total 84 lots are in excess of the standard R1-6 square footage minimum. With the overall project quality and the focal point of the open space at the entry, the surrounding neighborhood can be assured that Legacy Palms will be developed in accordance with the desires of the community.



MODEL A  
FRONT ELEVATIONS

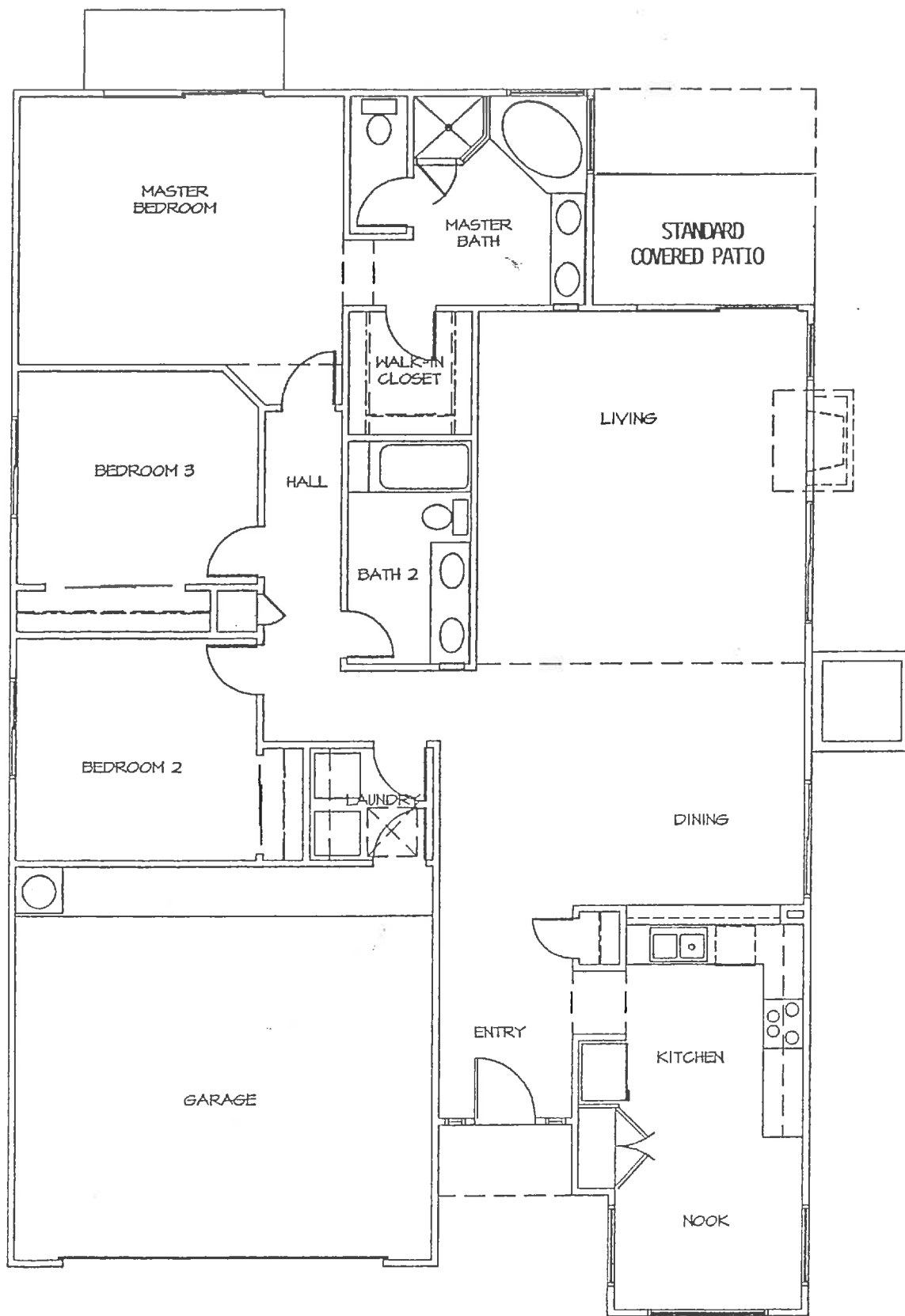
*Legacy*  
HOMES  
BY THOMAS PROPERTIES INC.



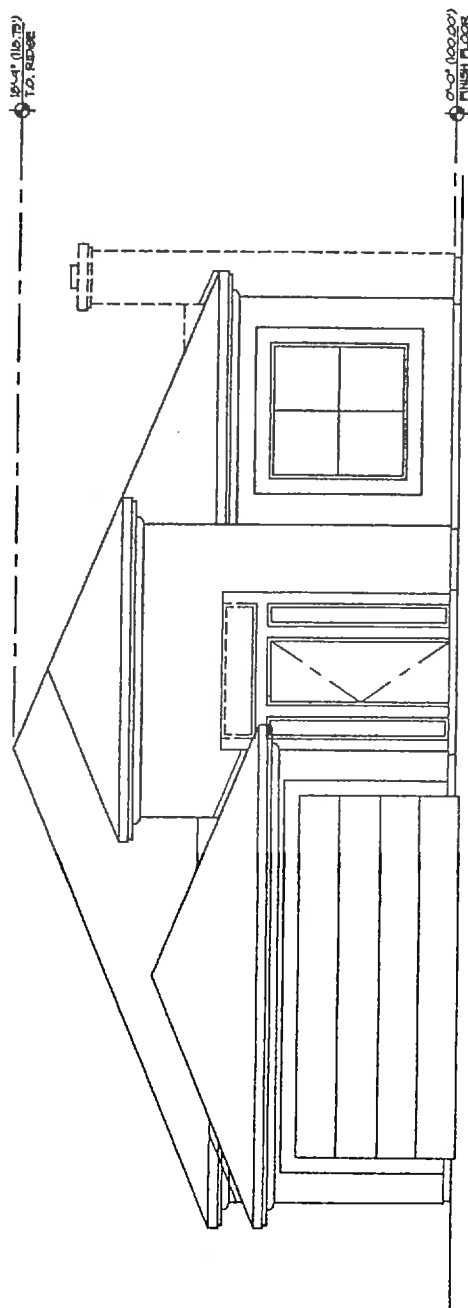
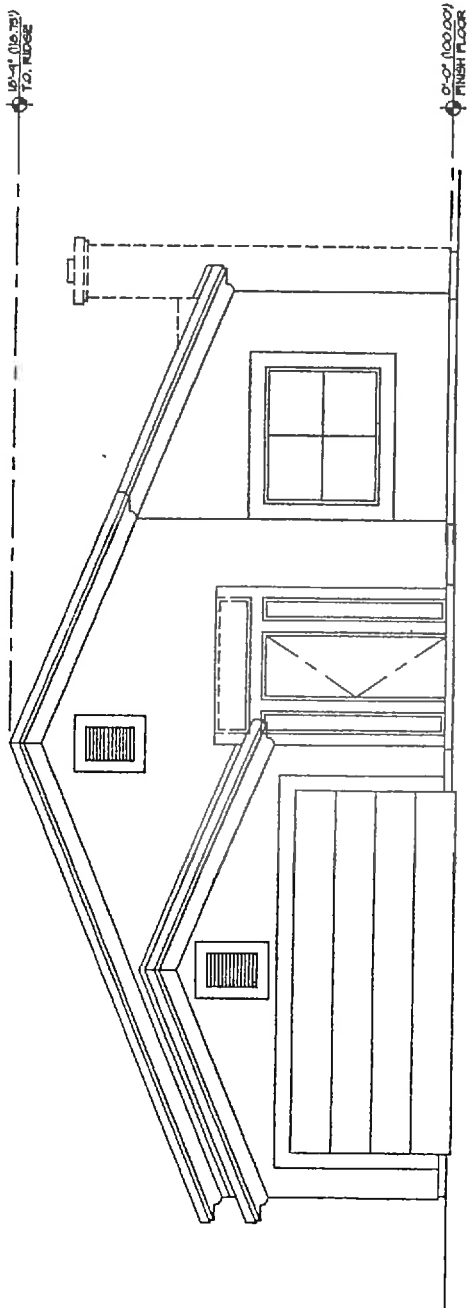


*Legacy*  
HOMES  
BY THOMAS PROPERTIES INC.

MODEL B  
FRONT ELEVATIONS

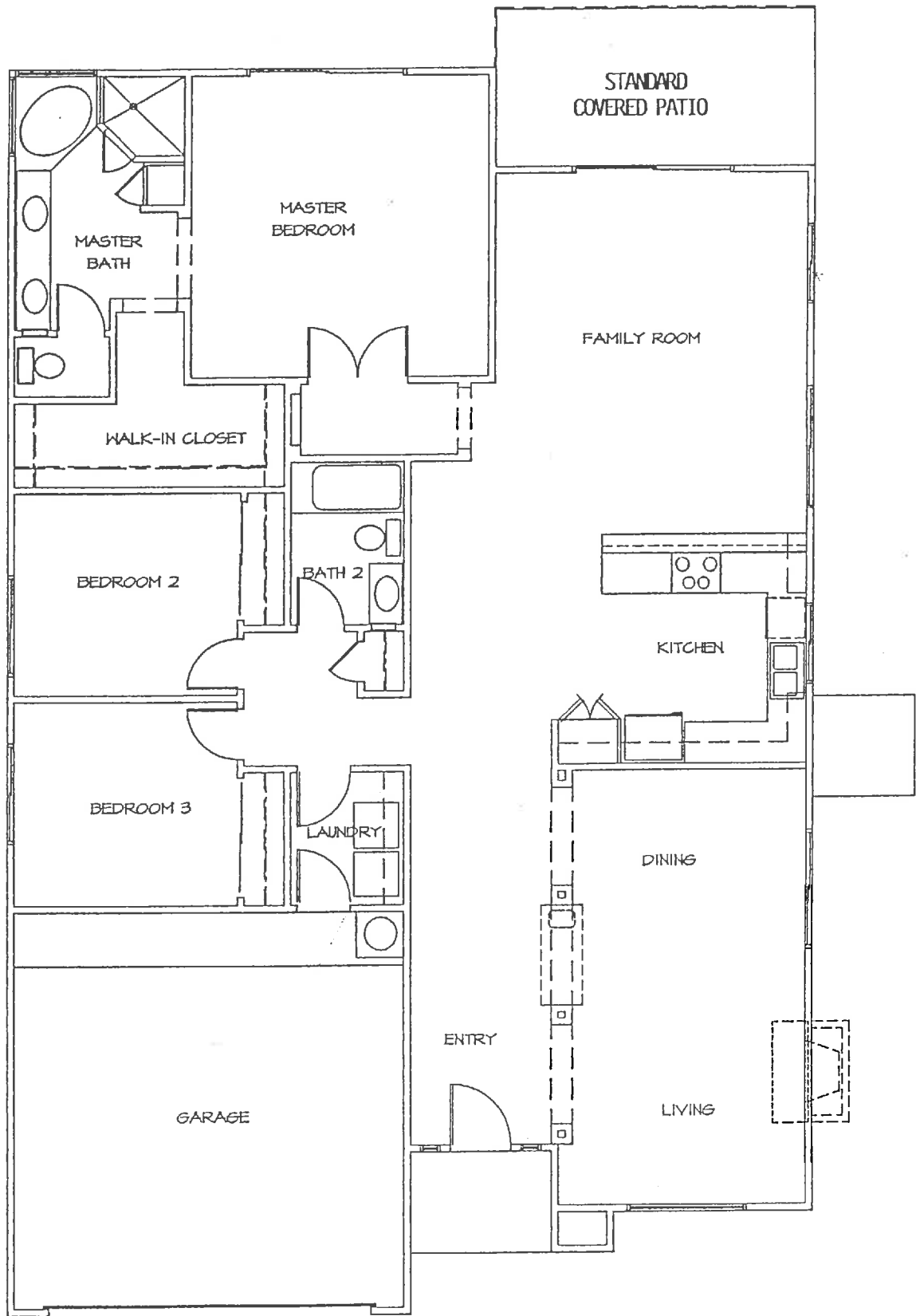






*Legacy*  
HOMES  
BY THOMAS PROPERTIES INC.

MODEL C  
FRONT ELEVATIONS



---

# LEGACY PALMS

---

## STANDARD FEATURES

### EXTERIOR

- Elegantly styled exteriors
- Front & rear yard hose bibs
- Standard Covered Patios with outdoor lighting
- Weatherproof exterior receptacles front and rear
- Pre-wired for automatic garage door opener
- Finished garages with storage
- Masonry fences with gates
- Choice of custom exterior colors

### BATHROOM FEATURES

- Custom oak cabinets
- Cultured marble vanities with integral bowls
- Full width vanity mirrors with medicine cabinets
- Elongated water closets
- One piece shower/tub combinations

### KITCHEN FEATURES

- Custom oak cabinets
- Double porcelain steel sink
- Full sized laundry rooms with shelves
- Water line for icemaker
- Laminate countertops with color choices
- Dishwasher and disposal

### INTERIOR

- Dramatic architecture
- Elegant light fixtures
- Rounded drywall corners
- Spacious closets & storage areas
- Raised panel interior doors
- Pre-wired for TV & telephone (2 each)
- 220 volt outlet & vent for dryer

- Smoke detectors
- Ceramic tile entry
- Decorator light switches and plates
- Two ceiling fan outlets with switches
- Custom textured walls & ceilings
- Quality sheet vinyl in kitchen & baths
- Copper wiring - 110 volt circuits
- Polished brass hardware
- Colonist trim
- Deluxe carpet with many standard selections

### WATER & ENERGY SAVING FEATURES

- R-30 ceiling insulation in living areas
- R-17 rated insulation in walls of living areas
- Ground mounted HVAC system
- High efficiency water heaters
- 1.6 gallon water closets

### MASTER SUITE & BATH

- Dual sinks with full length mirrors
- Large walk-in closets (per plan)
- Spacious master suites
- Romantic oval tub with separate shower (per plan)
- Elegant faucets
- Custom oak cabinets
- Separate water closet areas
- Double entry door (per plan)

---

---

## LEGACY HOMES

---

---

### DEVELOPMENT STANDARDS

Case NO. Z-93-36  
Legacy Palms  
R1-6 PRD  
NEC 63rd Ave/Royal Palm

(a) Lot Area. There shall be not less than five thousand five hundred (5,500) square feet of lot area per each residence unit. The lot shall be not less than fifty (50) feet in width or less than one hundred ten (110) feet in depth.

(b) Lot Coverage. The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five (45) percent of the total lot area.

(c) Front Yard. There shall be a minimum front yard setback of seventeen (17) feet. All homes shall incorporate a 17' or 20' front setback with no more than three contiguous homes having the same front setback.

(d) Side Yards.

1. On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width and the other not less than five (5) feet in width. Fireplace and bay window may encroach two (2) feet into the ten (10) foot side yard only.

2. On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. Fireplace and bay window may encroach not more than two (2) feet into the side yard.

(e) Rear Yard. There shall be a rear yard having a depth of not less than twenty (20) feet. An unenclosed patio cover may encroach five (5) feet into the rear yard.

---

---

## LEGACY HOMES

---

---

(f) Height. No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed fifteen (15) feet.

(g) All provisions of the Glendale zoning ordinance, unless specifically amended above, shall apply.

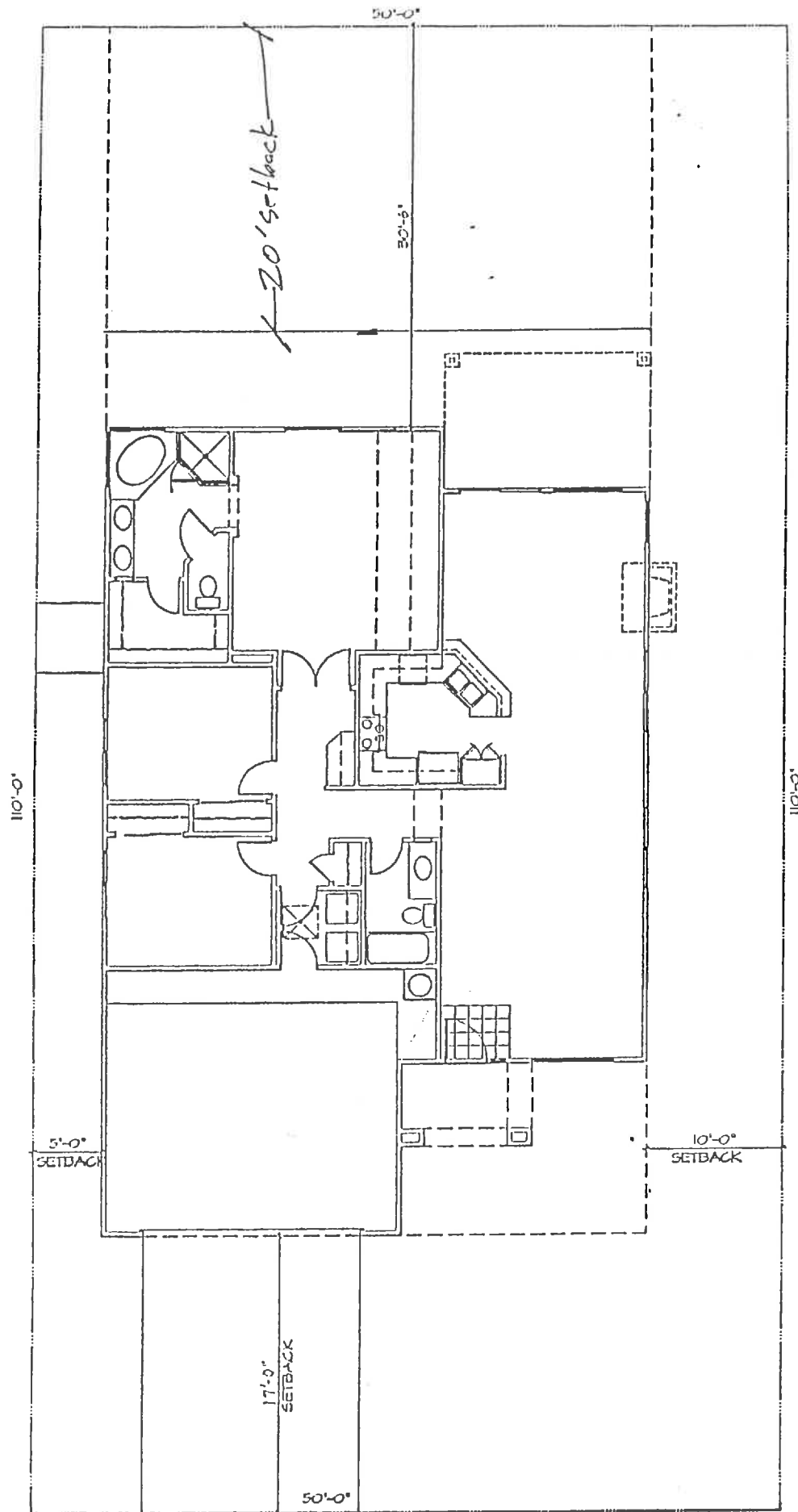
---

---

## LEGACY PALMS

---

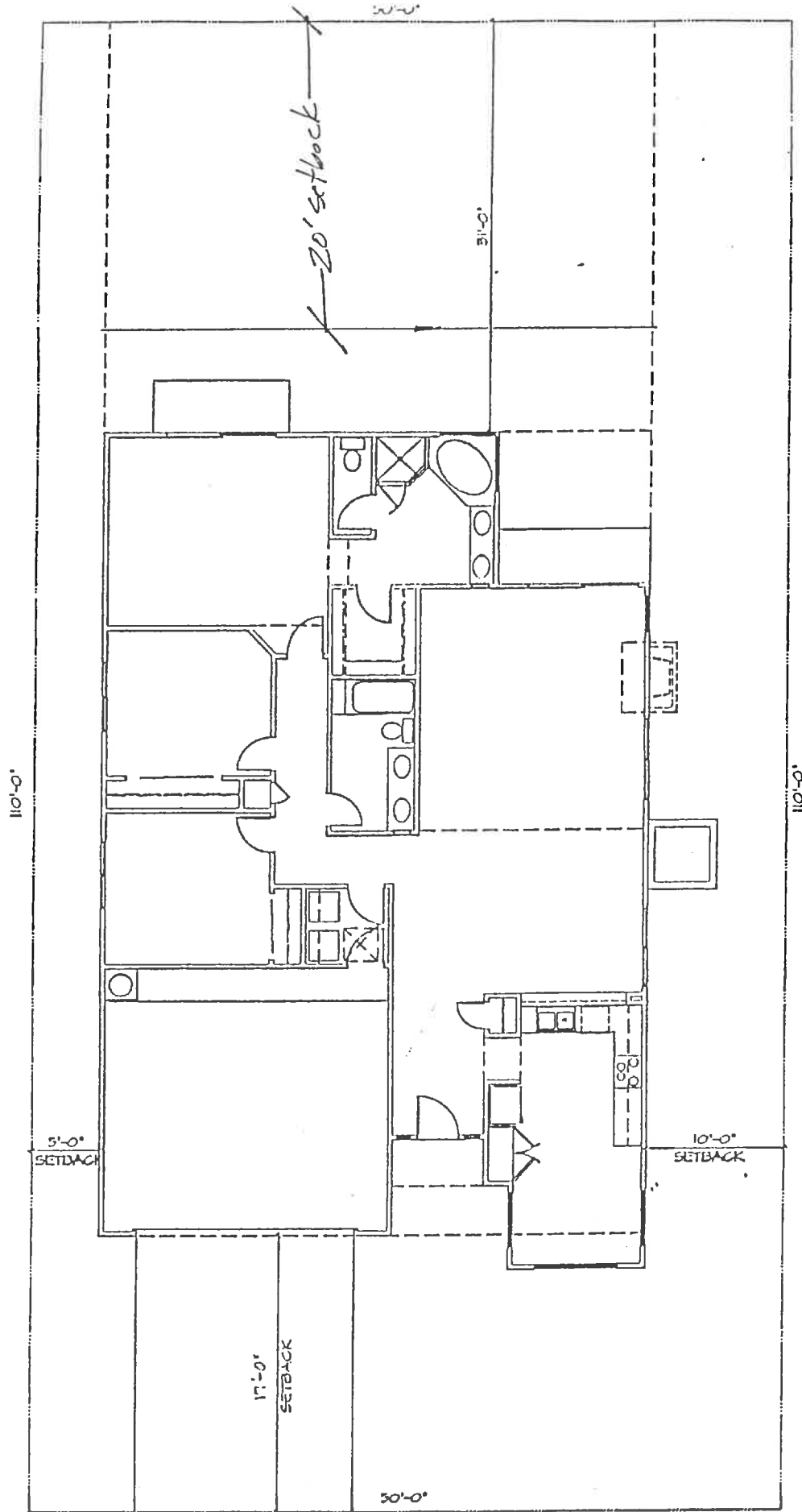
---



*Legacy*

MODEL A  
TYPICAL LOT LAYOUT

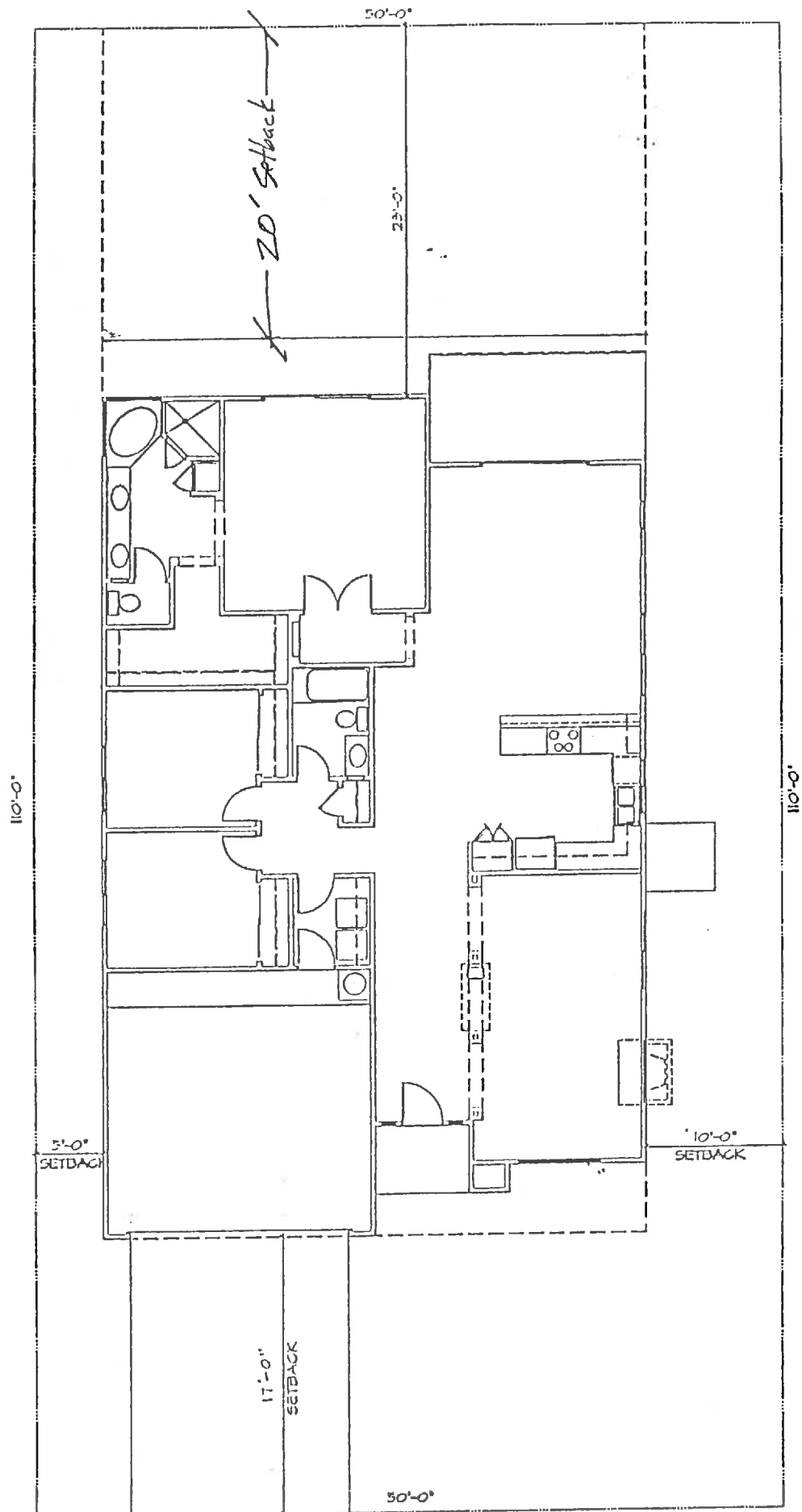
N.T.A.



*Legacy*

MODEL B  
TYPICAL LOT LAYOUT

KIA





LEGAL DESCRIPTION

PARCEL NO. 1:

The South 22 acres of the Northwest quarter of the Southeast quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPT the North 300 feet of the East 353 feet, and;

EXCEPT the West 667 feet.

PARCEL NO. 2:

The North 300 feet of the East 412 feet of the West 667 feet of the South 22 acres of the Northwest quarter of the Southeast quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

AND

The West 667 feet of the South 22 acres of the Northwest quarter of the Southeast quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 300 feet of the East 412 feet thereof.



April 12, 1994

Martin Vanacour, City Manager

GENERAL PLAN AMENDMENT, GP-93-14 AND REZONING APPLICATION

Z-93-36: 6102 WEST ROYAL PALM ROAD

Page 4

monumentation, house products, and street landscaping, is appropriate for this site. The proposed lot sizes, lot widths, and building setbacks are consistent with the requested 5-8 dwelling units per acre General Plan designation and the proposed R1-5 PRD zoning. The proposed street design and project amenities will provide a desirable residential environment for this property in a manner which is also compatible with the adjacent developed areas.

PLANNING COMMISSION ACTION:

At its meeting of March 3, 1994, the Planning Commission unanimously recommended approval of GP-93-14, and approval of Z-93-36, subject to the following stipulation:

1. Development shall be in substantial conformance with the PRD Plan for "Legacy Palms", dated February 18, 1994.

STAFF RECOMMENDATION:

The Planning Staff recommends approval of General Plan Amendment GP-93-14, and approval of Rezoning Application Z-93-36, subject to the Planning Commission stipulation:

*Don Loom*

Department Head Approval

*Jimmy H. Swanson*

Deputy City Manager Approval

BC/DF/nr

- ATTACHMENTS:
1. Planning Commission Actions.
  2. General Plan Land Use Map.
  3. Vicinity Zoning Map.
  4. 1991 Aerial Photograph.
  5. Draft minutes from March 3, 1994 Planning Commission meeting.
  6. Planned Residential Development for "Legacy Palms", dated February 18, 1994.

PROJECT MANAGER: Daniel P. Fairbanks, Planner, 435-4169.

4-12-94  
Approved  
Council  
Stip



March 21, 1994

Mr. Thomas Eggert  
Legacy Homes  
5010 East Shea Boulevard, Suite D-200  
Scottsdale, Arizona 85254

Dear Tom:

RE: PLANNING COMMISSION APPROVAL OF P-93-43

At the regularly scheduled meeting of March 3, 1994, the Glendale Planning Commission approved the preliminary plat for "Legacy Palms" located at 6102 West Royal Palm Road. The Planning Commission's approval was subject to the following stipulations:

- Deleted at  
PC Public  
Hearing  
DQ  
3/21/94*
1. Plans for ~~house-products~~ entry features, perimeter walls, and tract area landscaping shall be reviewed and approved by staff prior to final plat approval by the City Council.
  2. Subdivision infrastructure and improvement plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
  3. The proposed General Plan Amendment and R1-6 PRD (GP-93-14 and Z-93-36) shall be approved by the City Council prior to final plat approval.
  4. The final plat shall be in conformance with the "Legacy Palms" development plan approved by the City Council.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Plan sheet size is 24" X 36". Submittal of a soils report is also required prior to construction. All improvement plans must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center at 435-4198 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permit fees.

The submittal of the final plat application, \$500.00 final plat filing fee and six copies of the final plat should be included with your improvement plan submittal.

Mr. Eggert  
March 21, 1994  
Page 2

At a future date, your architectural department should submit house plans to the Development Services Center for review. Please contact Autumn Hartsoe, Development Services Representative, at 435-4198 if you have any questions regarding the house plan submittal. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal. I have provided an outline for the model complex plan in accordance with Section 7.505 of the Glendale Zoning Ordinance.

General Plan Amendment GP-93-14 and rezoning request Z-93-36 have been placed on the April 12, 1994 City Council agenda. Please contact me at 435-4169 if I can further assist you.

Sincerely,



Daniel P. Fairbanks  
Planner  
Community Development Group

DPF/dt

Enclosure

cc: Mary Wetenkamp  
Autumn Hartsoe  
James Abraham, Clouse Engineering