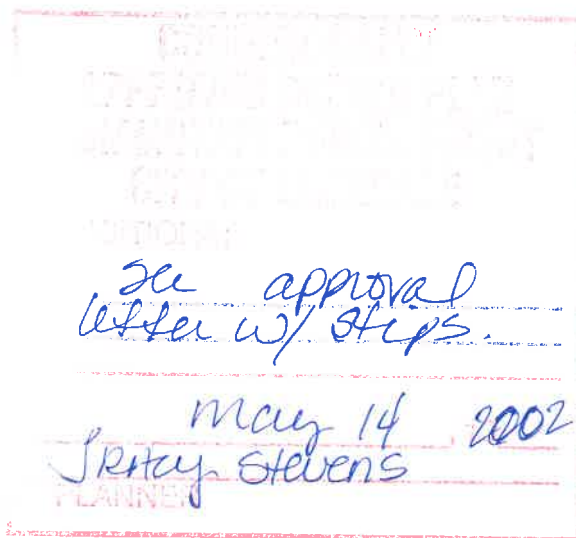


ROVEY FARM ESTATES

TABLE OF CONTENTS

Introduction	1
General Plan Conformance	3
PRD Development Plan	4
Site Data	4
Project Design.....	5
Planned Development Guidelines	6
House Products	14
Landscape, Entry Features, and Perimeter Walls	16
Grading and Drainage	18
Public Improvements	18
PRD Required Findings	20



ROVEY FARM ESTATES

EXHIBITS

Exhibit A	Street Tree Theme Schematic
Exhibit B	Vicinity Map
Exhibit C	Aerial Map
Exhibit D	Existing General Plan
Exhibit E	Proposed Western Area General Plan Update
Exhibit F	Existing Zoning
Exhibit G	Proposed Zoning
Exhibit H	Conceptual Master Plan
Exhibit I	Non-Gated Entries
Exhibit J	Gated Entries
Exhibit K	Entry Feature Plans and Elevations
Exhibit L	Master Path Plan
Exhibit M	Typical Lot Setbacks
Exhibit M-2	Garage Setback Exhibit
Exhibit N	Master Landscape Plan
Exhibit O	Site Amenities
Exhibit P	Neighborhood Amenities
Exhibit Q	Entries and Streetscapes
Exhibit R	Wall Standard / Plan
Exhibit S	Neighborhood Park Plan
Exhibit T	Preliminary Drainage Concept
Exhibit U	Water Exhibit
Exhibit V	Waste Water Exhibit
Exhibit W	Street Sections
Exhibit W-1	87 th Avenue Alignment
Exhibit X	Legal Description

INTRODUCTION

Rovey Farm Estates will become the preeminent upscale master planned community in West Glendale. This master planned residential neighborhood will feature an agrarian theme with lush landscaping, quality walls and entry features with materials, forms and textures reminiscent of the property's agricultural heritage. A system of pedestrian pathways will meander adjacent to the neighborhood collector roads to interconnect the various neighborhoods and centrally located elementary school and park site. A variety of move up home buying opportunities will be available within Rovey Farm Estates. Lot sizes will range from seven thousand square feet to well over one-half acre. Several of the neighborhoods will be gated to provide the added security and prestige desired by future residents.



Rovey Farm Estates represents an assemblage of 300 acres and five different property owners. We are very pleased to be able to bring forward this significant acreage which better enables us to meet and exceed the City of Glendale expectations for the Western Area. An assemblage of this size allows the creation of a high quality master plan with better traffic circulation patterns, consistency of landscaping, walls and entry monumentation as well as a better overall open space and pathway system. There is currently high demand for a master planned neighborhood like Rovey Farm Estates within this area of the valley.

Tree lined streets will be the distinguishing feature of this master plan. Detached sidewalks will provide the opportunity for a unique street scene within each neighborhood. A special street section is being proposed to maximize the planting area between sidewalk and curb. The combination of narrower streets and wide landscape areas between the curb and sidewalk will provide a special sense of place for the neighborhoods within Rovey Farm Estates. Residents will be able to walk under the shady canopy of tree-lined streets as they visit neighbors and friends or walk to school or the park. The narrower street will promote slower driving speeds, increasing overall safety.

For further differentiation, a specific street tree will be selected for each neighborhood. The names of each neighborhood will reflect the street tree that will be planted in that neighborhood. i.e.: "The Elms at Rovey Farm Estates." The Street Tree Theme Schematic included as **Exhibit A** illustrates this concept. Entry monumentation will be unique with the use of materials, forms and images that invoke the sense of quality, permanence and reflect the historic character of the land.

Rovey Farm Estates will contain a variety of residential products that will provide a diverse range of housing opportunities for the move up home buyer. This mixture of housing product will result in a diverse mix of residential densities and lot sizes. Each neighborhood will have its own distinctive character while complementing the entire development as well as the surrounding community.

Location

Rovey Farm Estates is proposed as a Planned Residential Development located west of 83rd Avenue between Glendale and Northern Avenues on land that is presently in agricultural use. (See **Exhibit B**) A portion of the intended PRD is located in Maricopa County jurisdiction and is currently undergoing annexation into the City of Glendale. The surrounding area is in transition from agricultural uses to urban use and zoning include the following:

North: C-1, RM-1, R1-6 and C-1 zoning within the City of Peoria including two residential neighborhoods called Meadowood with 1,850 square foot lots and Summerset Village with 6,050 square foot lots.

East: R1-6 zoning in the County and R-4 and R1-8 PRD zoning within the City of Glendale with two residential neighborhoods called Glen Eden with 7,150 square foot lots and West Glen Estates with 7,700 square foot lots. There is also some minor agricultural land use.

South: C-2, C-O, and A-1 zoning within the City of Glendale with primarily single family homes and agricultural uses. There is also a church site proposed adjacent to Glendale Avenue.

West: Rural-43 zoning in the County and A-1 zoning within the City of Glendale with primarily agricultural uses. The most notable use is the Hickman Egg Farm, which is being purchased by the City of Glendale and will soon transition to another land use. Peoria Unified School District #11 owns a high school site west of this project just north of the existing egg farm and an elementary school site located at the northeast corner of the 89th Avenue and Orangewood Avenue alignments.

Buffering/Integration with Surrounding Area

Rovey Farm Estates is located adjacent to widely different land use intensities (See **Exhibit C**). Within the Northeast quadrant of this section, (at the southwest corner of Northern and 83rd Avenue) are several 2 ½ to 5 acre sized parcels within Maricopa County. These parcels are typical of historic lot split residential development. Some of the properties have fallen into disrepair. In order to buffer Rovey Farm Estates from adjacent properties, a creative street and lot layout has been designed along the east side of Parcel A which provides a side lot condition rather than the typical back-on solution. This has greatly reduced the number of lots adjacent to this property line. The typical backing situation would have placed as many as 20 lots with a rear orientation to this common property line, the proposed design proposes only 8 and these all side on the common property line. The looped and non-loaded streets provide even more distance between the new homes and the existing County property. To enhance this buffer even further, a tract containing lush landscaping and a pathway system, which links with the extensive internal open space system, has been proposed.

The northern boundaries of Parcels B and C, where they abut these County lot split properties, has been designed with larger cul-de-sac lots. Parcel B contains lots which are a minimum of 8,000 sq. ft., however adjacent to this common property line the lots are as large as 19,250 sq. ft. Parcel C, a gated neighborhood, contains lots which are at a minimum of 12,000 sq. ft. throughout the neighborhood. However, adjacent to the north property line, many of the lots are significantly larger reaching over half acre in size.

Careful attention to buffering has also been accomplished along the southern edge of Parcel C, where again most lots are larger than the 12,000 sq. ft. minimum adjacent to another area of various large lot historic development. Parcel D to the south is also a gated neighborhood with minimum lot sizes of 10,000 sq. ft. Cul-de-sacs have been located within this parcel to minimize the number of lots (and maximize their size) adjacent to the existing residences.

Future development west of 89th Avenue (Rovey Farm Estates western boundary) will probably be a mixture of more intense uses including a Peoria School District High School. The Master Plan design anticipates this potential by providing a buffer in the form of a collector road with significant adjacent open space tracts along 89th Avenue. A meandering sidewalk along 89th Avenue, adjacent to Parcels F and G, will provide a pedestrian connection from Glendale Avenue to the elementary school site. This pathway continues north and east between Parcels A and B connecting to the meandering sidewalk at the east side of Parcel A leading to Northern Avenue. The west portion of Parcel A contains many large open spaces, that in combination with the collector road 89th Avenue, will help buffer any future uses to the west.

GENERAL PLAN CONFORMANCE

This PRD requires an amendment to the City of Glendale General Plan. The current General Plan classification for this property is shown on **Exhibit D**. The current General Plan land use designations of LO, 3.5 – 5.0 and 5 – 8 have been amended to 2.5 - 3.5. The proposed land use category of 2.5 - 3.5 meets the requirements of the proposed Western Area General Plan Update (WAGPU), which the City of Glendale is currently processing. The general plan categories, as recommended to the City Council for approval by the Planning Commission, is shown on **Exhibit E**. Rovey Farm Estates is in conformance with the proposed Western Area General Plan Update, except in the southwest corner of the site where we have a lower density of 2.5 – 3.5 rather than the proposed 5 - 8. We are pleased to be submitting a Master Plan that is consistent with Glendale's long term vision for this area.

Impact of Residential Use of the Site

The proposed 2.75 single family residential dwelling units per acre of Rovey Farm Estates is compatible with the proposed 3.5 to 5.0 single family dwelling units per acre on adjacent properties to the south and existing 2.5 to 3.5 single family residential dwelling units per acre to the north and east.

Policies that Support the Request

The proposed General Plan for the Parkside Character Area emphasizes the need for a Development Master Plan for the subject property that will contribute to the desired character of the area and build upon what is already there. Under the Parkside Development Guidelines in the Western Area General Plan Update, it states "Ensure high quality residential neighborhoods by implementing the Single Family Residential Design Guidelines adopted in 1999". Within the same element, Policy 17 states, "Acquire and develop land for future neighborhood parks according to the Parks and Recreation Master Plan." Policy 33 states, "Encourage residential areas to be linked with trails and common open space." Rovey Farm Estates clearly exceeds the desired needs for the Parkside Area outlined in the Western Area General Plan Update through its planned open space and trails system, low residential density and high quality neighborhood design. It is rewarding to see that the significant effort of assembling multiple ownerships allows

us opportunities to provide a Development Master Plan which exemplifies the City's goals for quality development.

PRD DEVELOPMENT PLAN

Rovey Farm Estates is currently zoned A-1 (agricultural) with a portion of Rural-43 which is in the process of being annexed from Maricopa County into the City of Glendale. (See **Exhibit F**) We are proposing a variety of zoning categories within a Planned Residential Development overlay district (PRD). Rovey Farm Estates will include R1-7, R1-8, R1-10, SR-12 and SR-17 zoned neighborhoods. (See **Exhibit G**) The intent of the PRD overlay is to promote the development of single family neighborhoods according to an overall development plan. This PRD seeks to:

- Encourage carefully integrated useable open spaces that contribute to the character and identity of the neighborhood.
- Promote innovative and creative planning of residential neighborhoods by providing flexibility in design.
- Create neighborhoods that have unique character, special identity and a sense of place.
- Encourage variation in house product design, setbacks and lot size to avoid uniformity and provide variety.

SITE DATA

**Proposed Land Use Table
Rovey Farm Estates**

Land Use	Gross Area	Units	Density
Parcel A	47.5 AC	154	3.2 DU/AC
Parcel B	42.2 AC	115	2.7 DU/AC
Parcel C	34.5 AC	60	1.7 DU/AC
Parcel D	26.2 AC	60	2.3 DU/AC
Parcel E	11.0 AC	12	1.1 DU/AC
Parcel F	40.2 AC	130	3.2 DU/AC
Parcel G	39.5 AC	126	3.2 DU/AC
Parcel H	30.0 AC	78	2.6 DU/AC
Parcel I	23.0 AC	75	3.3 DU/AC
Rovey Farm Estates Total	294.1 AC	810	2.75 DU/AC

Net. Net. Residential	190.1 AC
R.O.W.	66.0 AC
Open Space	38.0 AC
Neighborhood Park	4.8 AC
Retention	+/- 13.0 AC
Active	1.0 AC
Passive	19.2 AC
Project Total	294.1 AC
School	16.0 AC

PROJECT DESIGN

Rovey Farm Estates takes Master Planned Communities in the City of Glendale to the next level. The project has been designed to provide a high quality of living that is safe, marketable and sustainable over time. Site features that attract the move up homebuyer include a variety of lot sizes, lush landscaping, generous open space with an extensive pathway system, a centralized neighborhood park and a proposed elementary school. (See **Exhibit H**) Careful attention has been made to design a development that promotes variety and a distinct sense of place.



Rovey Farm Estates will have nine distinctive neighborhoods, each with a unique character, that will contribute to the overall theme of the development. (See **Exhibit I**) These neighborhoods will be identified throughout the development by paving, signage, architecture and most importantly the unique street tree selected to represent the individuality of each neighborhood. At least three neighborhoods will have gated entries. (See **Exhibit J**).

Rovey Farm Estates is served well with vehicular access to three arterial perimeter streets, Northern Avenue, 83rd Avenue and Glendale Avenue. At each of these major access points there will be an entry feature, located outside of the right-of-way, with monumentation, enhanced landscaping and a water feature. (See **Exhibit K**) The internal street system is supported by a centralized collector street network.

An integrated pathway system, composed of meandering sidewalks which vary in size, has been designed to allow pedestrian linkage from all neighborhoods to the school and neighborhood park. The pathways will also create a trail from Northern Avenue, through the development, to Glendale Avenue. The pathway system meanders through the neighborhoods and opens up onto pockets of open space. (See **Exhibit L**) Throughout the development, the open space will provide amenities including ramadas and tot lots at key locations, while the neighborhood park will serve as the major central activity node.

Peoria Unified School District #11 owns a 16-acre site located at 89th Avenue and Orangewood Avenue which is planned for an elementary school. The five acre neighborhood park is located adjacent to the proposed school site and will be dedicated to the City of Glendale upon completion of improvements. The final design of this Park will be coordinated with the City. The park has been carefully placed adjacent to the elementary school in order to maximize its utilization for the extended neighborhood. An Intergovernmental Agreement between the Peoria School District and the City of Glendale is anticipated to address issues of joint use of the elementary school and park site.

Development Schedule

Rovey Farm Estates is conceived as a single phased project. However, market or other conditions may dictate the development to be built in multiple phases. The phasing of the arterial and collector street improvements would correspond to any such phasing.

PLANNED DEVELOPMENT GUIDELINES

Rovey Farm Estates is proposed to develop under the PRD overlay-zoning district and is subject to review through the Planned Development Guidelines as part of the Single Family Residential Design Guidelines, July 1999. All Standard Subdivision Design Guidelines have been met and adjusted in the form of this PRD request. Rovey Farm Estates meets most of the Planned Residential Development design guidelines. The individuality of the project and site characteristics have provided the opportunity for creative alternate solutions.

The following is a list of the Planned Development Guidelines for PRD projects and how each guideline relates to the design of Rovey Farm Estates specifically.

Lot Layout and Setbacks

Planned Development Guidelines – select 5 options

✓ Indicates selected options.

#	Guidelines	PRD Justification
1.	Vary the width of lots that are side by side by 5' or more.	Because there are a wide variety of lot widths throughout the master plan, this option has not been chosen.
2. ✓	Stagger front yard setbacks by 3' or more on adjoining lots and provide a range of 6' or more on the same block.	Staggered front yard setbacks of 3' on adjoining lots will be incorporated within this PRD request.
3.	Provide variation in the width of side yards and the separation between houses.	Side yards will vary with widths of 5' and 10' with a minimum of 15' separation between buildings on adjacent lots. Also, potential product width variations will enhance the street scene.
4.	Provide minimum 15' side yards for two story houses.	We have chosen not to use this guideline option.
5.	Provide a minimum 30' rear yard setback for two story houses.	A 30' rear yard setback has been proposed for homes located in the SR-17 zoning category.
6. ✓	Widen corner lots by 10' or more than the interior lots on the same block.	Corner lots have been provided with an additional 10' in width more than the minimum lot width. In addition, corner lots will be restricted to single story homes.
7.	Orient the house at an angle within the building envelope on corner lots.	Although this may occur on the larger lots (SR-12 and SR-17) this option has not been selected.
8. ✓	Stagger rear setbacks where a row of lots backs to an arterial or collector street.	Staggered rear setbacks will be incorporated within this PRD by staggering the rear property line which also increases the interest of the street scene from the adjacent arterial or collector.
9. ✓	Vary the depth of perimeter lots to provide for variation in perimeter wall alignments.	The depth of the perimeter lots will vary a minimum of 3' to provide variation in perimeter wall alignments and open space buffer.
10. ✓	Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a multi-parcel development.	Rovey Farm Estates provides a variety of lot sizes ranging from 7,000 square feet to over one-half acre, thus providing for the minimum lot size differential requirement of 2,000 sq. ft. within the development.

Streets

Planned Development Guidelines – select 3 options

Indicates selected options.

#	Guidelines	PRD Justification
1. √	Provide an enhanced curvilinear street system.	The street system designed for this project incorporates cul-de-sacs and knuckles within a curvilinear layout. This design will provide for a variety of lot orientations, while being sensitive to energy conservation.
2.	Provide minimum 6' wide landscape tracts at the end of blocks.	We do not believe it is appropriate to incorporate additional small (6 foot) tracts of open space that will create maintenance and safety issues. However, where a parcel entrance is located directly across from the end of a block, a ten foot landscape tract will be provided to create visual interest at entries.
3. √	Open streets and cul-de-sacs to common open space.	Cul-de-sacs and open space tracts have been strategically placed to create views and access to the overall open space and pathway network so that the open space becomes an integral part of the neighborhoods.
4. √	Provide local streets with detached sidewalks and street trees.	A detached sidewalk system will be designed for local streets providing landscape areas that will be enhanced with street trees, creating a boulevard effect with a shady pedestrian pathway.
5.	Provide landscape islands with prominent landscaping in cul-de-sacs.	Each neighborhood entrance will include landscaped medians to provide the intended appearance at the most important location. Cul-de-sacs will remain paved for ease of access and family use.
6. √	Provide enhanced traffic calming devices when needed.	The curvilinear residential street system does not need further traffic calming however, a roundabout is proposed at the intersection of 89 th Avenue and Orangewood Avenue. The developer is also working with the City on placing raised intersections at key locations within the project.
7. √	Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect.	Orangewood Avenue, the main east/west collector street, has been designed with a 4' meandering detached sidewalk. A median will be located at strategic locations within the collector.

Parcel E, which is a gated neighborhood that contains custom lots averaging half an acre in size, falls under the Large Lot Development Guidelines in terms of street requirements. To create an even more individualized, upscale neighborhood, minor adjustments to the local street section are being proposed in the form of roll curb and the elimination of sidewalks. This 12 lot neighborhood will have a definite agrarian feel, reminiscent of the farmlands and orchards of Glendale's past.

Perimeter Improvements

Planned Development Guidelines – 3 required

√ Indicates selected options.

#	Guidelines	PRD Justification
1. √	Provide enhanced entrances from arterial and collector streets.	There will be three entry features that will provide access to the project from the adjacent arterials. These entry features will emphasize the overall theme through the use of monument signs, distinctive wall details, water features and enhanced landscaping. In addition, neighborhood entries will be designed as an integral part of the Rovey Farm Estates theme.
2. √	Provide enhanced perimeter theme walls along arterial and collector streets.	The perimeter theme walls will add to the overall upscale character of the development, through the use of block construction with a stucco sand finish, stone veneer bases and wall insets.
3. √	Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets.	As part of the overall Rovey Farm Estates theme, the walls will have an architectural flare that will compliment the entry monuments. Vertical and horizontal relief is provided in the form of wall insets, stone veneer and pre-cast caps.
4. √	Provide a landscape tract between the street right-of-way and the perimeter wall.	A landscape tract, with a minimum width of 30', will be provided between the arterial right-of-way and perimeter walls along Northern and 83 rd . Avenues. Along Glendale Avenue a 50' minimum landscape tract will be provided and a 15' minimum tract along 89 th Avenue. In addition, there is a 15' minimum landscape tract on both sides of Orangewood Avenue which will accommodate a meandering sidewalk and lush landscaping, creating a boulevard effect.

Open Space and Amenities

Planned Development Guidelines – select 2 options

✓ Indicates selected options.

#	Guidelines	PRD Justification
1.	Provide retention areas that meander through the subdivision as a green belt instead of a single rectangular basin.	Several retention areas are provided throughout the development varying in size and shape. The basins were designed to be irregular in shape and the edge treatment is varied by using a combination of single loaded streets, knuckles, cul-de-sacs and lots which back or side onto that open space. This allows for a wide diversity of adjacent treatments as well as providing for several access points. In addition, the project trial system links many of these basins to create a cohesive open space theme.
2. ✓	Provide landscaped open spaces visible from arterial street view as well as from residential street view.	Several landscaped open spaces are visible from the arterials as well as the collector and residential streets through a variety of treatments such as view fences, corridors and placement of open spaces directly adjacent to these streets.
3. ✓	Provide useable common open space that is centrally located and improved with recreational facilities.	A central 5-acre neighborhood park will be provided adjacent to the elementary school. This park will be a City of Glendale public park. The design of the park will be coordinated with the City and is planned to provide a large group ramada, 'zero depth' play pool, tot lot and playground as well as a sand volleyball court and basketball court.
4. ✓	Provide an internal pathway system.	A network of sidewalks and multi-use pathways connecting the various neighborhoods to the school/park and the arterial streets is proposed adjacent to the collector roadways as well as in the north/south open space corridor that will connect Glendale Avenue on the South to Northern Avenue on the North.
5.	Provide amenities such as golf courses and lakes.	This project is not large enough to accommodate a golf course, but water features are included to enhance all the major arterials.

Development Standards

(See Exhibit M)

Rovey Farm Estates Master Planned Community has been divided into five (5) zoning categories with typical lot sizes encompassing 61' x 115', 70' x 120', 80' x 125', 100' x 150' and half acre custom lots. The development standards for Rovey Farm Estates have been designed to create the flexibility necessary to build neighborhoods with distinct character. These development standards will cite the minimum requirements; however, the design of the neighborhoods will be prepared in a manner that will create the opportunity for the introduction of a variety of lot sizes and a variation in the minimum setbacks. Lot sizes will not be less than the proposed zoning district designation for that parcel. The following sections define the various standards for each of the development types.

PRD Comparison

R1-7 Comparison

This category occupies 150.2 acres of the property which is approximately 51% of the site area. The density for these neighborhoods will average 3.2 dwelling units per acre resulting in 485 total dwelling units. The minimum lot size in this category will be 7,000 square feet.

R1-7 PRD Comparison	Proposed R1-7 PRD	Standard R1-7
Minimum Lot Area	7,000	7,000
Minimum Lot Width	61'	70'
Minimum Lot Depth	110'	100'
Front Yard*	15' – 18' ⁽¹⁾	15' – 20'
Rear Yard	20'	20'
Side Yard – Minimum	5' & 10' ⁽²⁾	5' & 10'
Side Yard – Street Side	10'	10'
Maximum Structure Height	30'	30'
Maximum Lot Coverage	45%	40%

Notes:

(1) 15 feet to living area. 18 feet to garage or porte-cochere, which equates to 20 feet from back of sidewalk.

(2) Minimum 15 feet separation between buildings on adjacent lots.

* Certain lots may have a front yard setback as great as 25 feet.

R1-8 Comparison

This category occupies 42.2 acres of the property which is approximately 14% of the site area. The density for this neighborhood will be 2.7 dwelling units per acre resulting in 115 total dwelling units. The minimum lot size in this category will be 8,000 square feet.

R1-8 PRD Comparison	Proposed R1-8 PRD	Standard R1-8
Minimum Lot Area	8,000	8,000
Minimum Lot Width	70'	80'
Minimum Lot Depth	115'	100'
Front Yard*	15' – 18' ⁽¹⁾	15' – 20'
Rear Yard	20'	20'
Side Yard – Minimum	5' & 10' ⁽²⁾	5' & 10'
Side Yard – Street Side	10'	10'
Maximum Structure Height	30'	30'
Maximum Lot Coverage	45%	40%

Notes:

(1) 15 feet to living area. 18 feet to garage or porte-cochere, which equates to 20 feet from back of sidewalk.

(2) Minimum 15 feet separation between buildings on adjacent lots.

* Certain lots may have a front yard setback as great as 26 feet.

R1-10 Comparison

This category occupies 56.2 acres of the property which is approximately 19% of the site area. The density for these neighborhoods will average 2.5 dwelling units per acre resulting in 138 total dwelling units. The minimum lot size in this category will be 10,000 square feet.

R1-10 PRD Comparison	Proposed R1-10 PRD	Standard R1-10
Minimum Lot Area	10,000	10,000
Minimum Lot Width	80'	90'
Minimum Lot Depth	120'	100'
Front Yard*	15' – 18' ⁽¹⁾	15' – 20'
Rear Yard	25'	25'
Side Yard – Minimum	5' & 10' ⁽²⁾	10'
Side Yard – Street Side	10'	10'
Maximum Structure Height	30'	30'
Maximum Lot Coverage	40%	40%

Notes:

(1) 15 feet to living area. 18 feet to garage or porte-cochere, which equates to 20 feet from back of sidewalk.

(2) Minimum 15 feet separation between buildings on adjacent lots.

* Certain lots may have a front yard setback as great as 24 feet

SR-12 Comparison

This category occupies 34.5 acres of the property which is approximately 12% of the site area. The density for this neighborhood will be 1.7 dwelling units per acre resulting in 60 total dwelling units. The minimum lot size in this category will be 12,000 square feet.

SR-12 PRD Comparison	Proposed SR-12 PRD Standard Lots	Proposed SR-12 PRD Irregular Lots	Standard SR-12
Minimum Lot Area	12,000	14,500	12,000
Minimum Lot Width	100'	100'**	100'
Minimum Lot Depth	120'	120'**	120'
Front Yard*	20' – 23' ⁽¹⁾	25' – 40' ⁽²⁾	25'
Rear Yard	25'	25'	25'
Side Yard – Minimum	10' & 10'	10' & 10'	10'
Side Yard – Street Side	10'	10'	10'
Maximum Structure Height	30'	30'	30'
Maximum Lot Coverage	35%	35 %	35%

Notes:

(1) 20 feet to living area. 23 feet to garage or porte-cochere, which equates to 25 feet from back of sidewalk.

(2) From back of curb.

* Certain standard lots may have a front yard setback as great as 28 feet.

** The minimum lot width and depth of these irregular lots will vary at the standard setbacks. The minimum lot width will be measured, beyond the front access portion of the lot, at a maximum front setback of 40 feet from the right-of-way. The minimum lot depth will be measured along a line which bisects and runs perpendicular to the rear lot line. Irregular lots will provide the same minimum building envelopes as that of the standard lots of the SR-12 PRD district.

SR-17 Comparison

This category occupies 11.0 acres of the property which is approximately 4% of the site area. The density for this neighborhood will be 1.1 dwelling units per acre resulting in 12 total dwelling units. The minimum lot size in this category will be 17,000 square feet.

SR-17 PRD Comparison	Proposed SR-17 PRD Standard Lots	Proposed SR-17 PRD Irregular Lots	Standard SR-17
Minimum Lot Area	17,000	21,000	17,000
Minimum Lot Width	110'	110'**	110'
Minimum Lot Depth	130'	130'**	130'
Front Yard*	25' ⁽¹⁾	25' – 35' ⁽¹⁾	25'
Rear Yard	30'	30'	30'
Side Yard – Minimum	10' & 10'	10' & 10'	15'
Side Yard – Street Side	15'	15'	15'
Maximum Structure Height	30'	30'	30'
Maximum Lot Coverage	30%	30%	30%

Notes:

(1) from back of curb.

* Certain standard lots may have a front yard setback as great as 32 feet.

** The minimum lot width and depth of these irregular lots will vary at the standard setbacks. The minimum lot width will be measured, beyond the front access portion of the lot, at a maximum front setback of 35 feet from the right-of-way. The minimum lot depth will be measured along a line which bisects and runs perpendicular to the rear lot line. Irregular lots will provide the same minimum building envelopes as that of the standard lots of the SR-17 PRD district.

Building Height: Homes shall be limited to a maximum of two-stories or thirty (30) feet with no roof mounted equipment permitted. Furthermore, corner lots will be limited to single story homes creating better site visibility.

Lot Coverage: Layout of homes in a neighborhood is critical in establishing uniqueness, openness, and a sense of place within a community. Therefore, the maximum lot coverage for any home is based on the lot size category of that home. Within Rovey Farm Estates, lot sizes have been broken down into five categories. Lot sizes will range from approximately 7,000 square feet to over half acre with appropriate lot coverage per range to facilitate an opportunity for product diversity.

Setbacks: The relationship between the homes and the street is critical in differentiating this development from the typical single-family subdivision. The Rovey Farm Estates Master Planned Community goal is to provide a sense of community and diversity for the resident as they walk or drive down their streets. Reduced setbacks have been proposed to encourage more flexibility in design and the ability to create an interesting residential street scene. In addition to the above standards proposed for each zoning category a three (3) foot front yard setback stagger shall be provided for streetscape diversity.

Irregular Lots: A variety of lot configurations and setback opportunities have been designed into the lotting through the use of a curvilinear street layout, cul-de-sacs and knuckles. In specific situations in larger zoning categories, some lot shapes are non rectangular or non-radial to provide access to flag lots and to avoid streetscape uniformity and help create variety and interest. In some situations, these irregular lots offer larger building envelopes than the standard building envelope proposed for each zoning category. There are a total of 13 irregular lots included in the overall lotting design, located in the SR-12 and SR-17 Zoning Districts. (See **Exhibit H**)

Flag Lots: Flag lots have been incorporated in the design of Rovey Farm Estates. There are no flag lots designed in the R1-7 or R1-8 zoning districts. There is 1 flag lot in the R1-10 zoning district, 7 in the SR-12 zoning district and 3 in the SR-17 zoning district, equaling a total of 11 flag lots for the overall project. (See **Exhibit H**) These lots will help create a unique and varied street scene. These lots typically have a narrow 'neck' to provide pedestrian and vehicular access from the street to the home. All 'necks' will be limited to a minimum width of 20 feet and a maximum length of 115 feet. Flag lots will still meet all other development standards, including minimum lot depth and minimum lot area. Details will be provided on the preliminary plat.

Accessory Buildings: Accessory structures shall not exceed fifteen (15) feet in height except in SR Districts which have a maximum building height of twenty (20) feet. Buildings less than seven (7) feet high, unless otherwise permitted, shall maintain a minimum of three (3) feet to a side or rear property line. In R-1 Districts, for each foot over seven (7) feet in height, the setback for that portion of the building height over 7 feet in height shall be increased by two feet. In SR Districts, for each foot over 7 feet in height, the setback for that portion of the building height over 7 feet in height shall be increased by one foot. A ten (10) feet minimum setback from the principal building or any other accessory structure will be maintained.

Guideline Requirements

Careful attention has been given to the five basic design elements; Open Space and Amenities, Perimeter Improvements, Streets, Lot Layout and Setbacks, and Lot Size. The requirements outlined in the Single Family Residential Guidelines have been met.

House Products

Architectural styles may vary from one neighborhood to the next within Rovey Farm Estates, however all of the materials, colors and styles will compliment each other as well as the overall development concept. There shall be a minimum of four standard plans with four elevations each offered within each neighborhood. Each individual housing product will include the following required items outlined in the City of Glendale Residential Design Guidelines:

1. Provide distinctive architectural details on front elevations.
 - Include a covered entry or covered front porch as a dominant feature.
 - Include distinctive design features such as decorative door and window details, pronounced pop-outs, recessed windows, extended roof overhangs, articulated walls, parapet walls with cap features, transom windows, sidelights and front door windows, decorative garage panels with window insets, enhanced eave and fascia details, tile or decorative insets, and staggered garage faces.
 - Provide enhanced exterior light fixtures on front entrances and on garage faces.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan.
 - Provide more than 3 floor plans, and more than 3 elevations for each floor plan.
 - This includes architectural styles, roof forms, and colors.
 - House colors and accents should be distinctive yet harmonious.
3. Locate houses with different front elevations on adjoining lots.
4. Provide distinctive architectural detailing on rear elevation of the houses backing onto arterial and collector streets and common areas.
 - Carry the architectural treatments on the front of the house around to the rear elevation.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas.
 - Avoid a series of repeating roof forms and slopes that are the same, backing to a visible location.
 - Limit the same roof form and ridge line to two houses in a row.
7. De-emphasize garage fronts as the most prominent feature on front elevations.
 - Use a mix of recessed, detached, side-loaded, angled, or in-line garages, with conventional configurations to provide variety.
 - Extend covered entry, front porch, or courtyard in front of the garage face.
8. Provide covered rear patios which match the architecture of the house.
 - Attached patio covers must have stucco columns and tile roofs or flat roofs with parapets.
 - Provide integrated patio covers with some floor plans.
9. Incorporate a variety of durable exterior materials and finishes.
 - Use stone, brick or textured masonry as an alternate to stucco.
 - Use tile inlays or other accents.

10. Provide a variety of roof colors and textures.
 - The roof color and material must be consistent with the design of the house and compatible with the overall theme of the development.
11. Provide a variety of front yard landscaping packages.
 - A variety of quality landscaping packages, consistent with the overall theme of development must be offered.
 - These are installed by the home builder and must include sufficient trees, shrubs, and ground cover to create a well landscaped environment.
 - Landscaping packages may include a variety of designs such as lawn, shrubs and trees, desert landscape, low water xeriscape or a combination of turf and low water landscaping.
 - A complete irrigation system to meet the watering requirements must be included.
 - A minimum of two front yard trees must be provided.
12. Provide enhanced decorative return walls on individual lots.
 - Use upgraded materials and include distinctive design details.

In addition to the required items within the City of Glendale Residential Design Guidelines, Rovey Farm Estates will have enhanced character by:

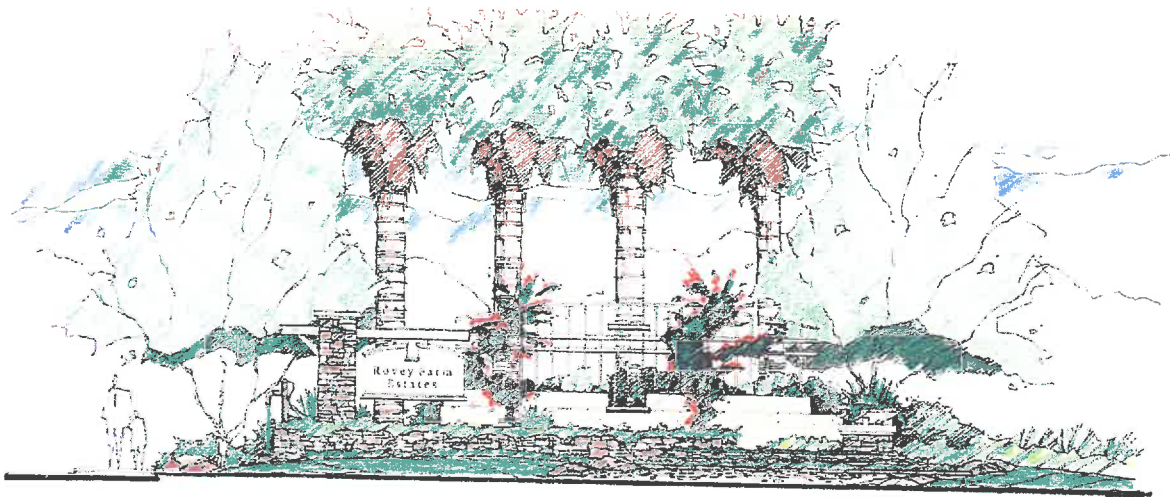
1. All corner lots will be restricted to single story homes.
2. No more than (2) two-story homes adjacent to one another.
3. Builders are encouraged to provide side entry and detached garage options.
4. One and two-story homes will be constructed.
5. Standard rear yard covered patios (min. 120 sq. ft.) with stucco columns.
6. Stucco pop-outs, recesses or reveals on all doors, windows and wall expanses on all elevations.
7. Sectional metal garage door with decorative window panels.
8. Ground mounted air conditioning units.
9. Electrical panels, flashing, roof vents and exposed metal will be painted the color of the adjacent surface.
10. All chimneys to be boxed and incorporate a decorative cornice to conceal the chimney flue.
11. Two styles of concrete tile roof ("S" or flat) will be available.
12. Visual interest to be provided by articulation in wall planes and roof forms, variation in roof heights and ridgelines, or other architectural treatments.
13. Masonry fenced rear yards with stucco where visible from the adjacent streets and open spaces.

LANDSCAPE, ENTRY FEATURES, AND PERIMETER WALLS

The landscape concept of Rovey Farm Estates utilizes a plant palette, materials and architectural details that will compliment the overall agrarian theme of the project. Trees will be planted in a formal arrangement along neighborhood streets to create a Boulevard effect. The Master Landscape Plan, included as **Exhibit N**, illustrates this concept. Each of the nine neighborhoods will have its own distinct identity that will be designed to compliment the overall theme of the development.

The landscape concept of Rovey Farm Estates is based on the nine neighborhoods that will be created. Each neighborhood will have the standard entry gate that is either decorative or functional but will be modified in a way to have a specific identity for that particular neighborhood. All entries to each neighborhood will have landscaped medians. To reinforce the distinct nine neighborhood theme, each one will have its own representative street tree with an accompanying shrub and groundcover palette that compliments that theme. All plants throughout the project however, will be chosen for their qualities of lushness and color capabilities. The project will have a very green and formal garden/country feeling and plants commonly associated with the desert will not be used.

Three major entry features are proposed for the project along the major adjacent arterials. The idea is to give the project entries a pedestrian scaled, casual and elegant design with signage that is more associated with a farm feeling, than modern and stark. The sign to Rovey Farm Estates will appear to hang from a large stone column and trellis work in the background, uplit at night, will give it a personal garden feel. Undulating turf will meet planting beds and boulders at the stone veneer base. Annuals will be used extensively in the entry feature.

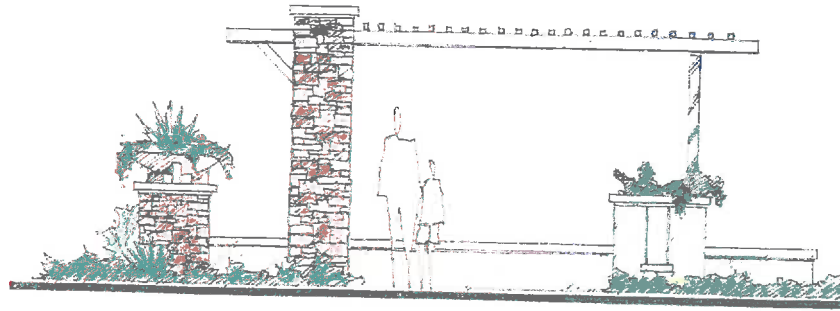


The interior open spaces will be planted with a combination of the overall plant materials from each neighborhood theme. Most of these open spaces have been designed to accommodate storm water retention. Ramadas and tot lots have been strategically placed within the open space / pathway system along with site amenities such as lighting, benches and trash receptacles. (See **Exhibits O & P**)

The landscape plan for the major arterials of Northern Avenue, Glendale Avenue, and 83rd Avenue will match the streetscape standard for the streets currently in use by the City of

Glendale. The transition from adjacent streetscape to project entries will be a gradual blend to provide a seamless landscape appearance. (See **Exhibit Q**)

Wall design along the streets will be simple and reflect the patterns and forms on the entry features and gates. (See **Exhibit R**) Sand finish stucco walls including columns with pre-cast caps and stone veneer bases will be set in an



appropriate rhythm with a decorative wall detail in between. The decorative wall detail will be three insets closely spaced with a complementary color and then a small concrete cap that ties them together over a stone veneer base that matches the columns. The wall itself will have a lower, thicker base for the first two feet and then have a small reveal that then takes up the rest of the wall to its full height. The colors will be muted and sedate, and the complimentary colors for the insets will be in the same muted tone, but a different color. All walls will be painted, stained, or treated with a protective finish to allow for easy graffiti removal.

The neighborhood park will be the main centralized amenity of the community. It will be designed to bring all the elements and design themes together that are used throughout Rovey Farm Estates. A large picnic ramada will be equipped with picnic tables and barbeques overlooking a children's playground, volleyball and basketball courts. Active intense play will be separated from more quiet and open play areas. The centerpiece of the park will be a "zero depth" play pool and small decorative garden that will be axial in design and will be the focal point of the park. (See **Exhibit S**)

Rovey Farm Estates will be designed to be a community with a gardenesque feeling of greenness and formality, but with a country lineage. Arcades of trees and the entry monumentation of each of the nine neighborhoods will give a distinct feeling of place and a benchmark for visitors and for others using the community pathways. All of these elements, using a design standard that is modified to create personality for each neighborhood, will tie together the landscape as a cohesive theming principal of the overall project. Each neighborhood having its own individuality, each neighborhood having a sense of place; this is the goal of the landscape concept and its function for Rovey Farm Estates.

Landscape Maintenance Responsibilities

The Covenant Conditions and Restrictions (CC&R's) for Rovey Farm Estates will identify that the Rovey Farm Estates Homeowners Association (HOA) will own and maintain entry features, private streets, retention areas, landscaping within all open space tracts, pedestrian pathways, decorative perimeter walls and all recreation amenities excluding the neighborhood park. The neighborhood park will become a City of Glendale public park and therefore will not be the responsibility of the Rovey Farm Estates HOA. The CC&R's will restrict the use of the single family lots to the uses permitted by the City of Glendale Zoning Ordinance and the Rovey Farm Estates PRD narrative as approved by the Glendale City Council.

GRADING AND DRAINAGE CONCEPT

Rovey Farms Estates is currently farmland that has been leveled and terraced, and generally slopes to the southwest at approximately 0.4 percent. The off-site flows are generated from a watershed, which consists of mostly un-retained single-family residential and agricultural land extending upslope to the Arizona Canal Diversion Channel. Off-site flow drains toward the site from the north and east. (See **Exhibit T**)

Off-site flows were analyzed for the Flood Control District of Maricopa County in drainage studies entitled *Maryvale Area Drainage Master Study* and *Northern/Orangewood Drain Project Concept/Routing Study*. The off-site flows will be handled in a manner similar to the existing condition. The arterial streets will continue to convey the flows in excess of the storm drain capacities on these streets as determined in the above studies. Landscaped channels will provide conveyance for the breakouts through the site that were predetermined in these studies. At the downstream end of the site, the off-site flow will spread to the south and west and return to primarily sheet flow and street flow (Glendale Avenue).

On-site flows will be determined in the drainage design reports using the rational method in accordance to Glendale Standards. All lots will drain to the local streets and will be conveyed to the retention basins via scuppers or storm drains. The streets will be designed to carry the 10-year flow to the top of curb. All finish floor elevations will be designed to be above water surface elevations in the streets, channels and retention basins.

Retention basins will be located in open space areas throughout the site. These basins will retain the 100-year, 2-hour storm for the drainage areas contributing to them. Drywells will be designed, if necessary, to drain the retention basins within 36 hours.

Parcel E, which is a gated neighborhood that contains custom lots averaging over half acre in size, will utilize on-lot retention. These lots will be flood irrigated in perpetuity. The reduced local street section with roll curb, elimination of sidewalks and on-lot retention will create an agrarian feel, suggestive of Glendale's past. On-lot retention is allowed for these flood irrigated lots, but only for the rain that falls directly onto the lots. The street run-off for this parcel will be conveyed to a common retention basin within the development. Requirements of the on-lot retention will be enforced in the Homeowner Association policies for Parcel E.

Rovey Farm Estates does not lie within any designated floodplain, as shown on panel number 04013C1620F, dated July 19, 2001. The site is located in Zone X, which is defined by FEMA as:

Areas of 500-year flood, areas of 100-year flood with average depth less than one foot or with drainage areas less than one square mile, and areas protected by levees from the 100-year flood.

PUBLIC IMPROVEMENTS

Water and Waste Water

There are existing 12" water lines in Glendale Avenue, Northern Avenue, 83rd Avenue and 91st Avenue. The addition of 8" lines within the development will properly service the proposed neighborhoods and tie into the existing lines on the perimeter of the site. At the time of final design, if justification can be made for the use of 6" lines in strategic locations, this information will be submitted to the City of Glendale for approval. (See **Exhibit U**) The existing 15" sewer

lines in Glendale Avenue are about 12 feet deep, while the 21" sewer lines in 83rd Avenue are 18 feet deep. With the addition of 15" and 10" interior sewer, this development should meet all requirements with no difficulty. (See **Exhibit V**)

Effluent

An existing effluent line in Glendale Avenue ends just east of the Agua Fria Freeway, Loop 101. At this time the City of Glendale does not have a policy in place or a master layout defining the location, size or provisions for a line extension. There is no information available regarding City buy-in costs or timing of future availability. Discussions with City Staff have concluded that the desired effect of water features can be accomplished without the use of effluent, there is no intent to utilize effluent at this time. The three main entry features have each been designed to incorporate a water feature that will initially utilize potable water, but could accept effluent if it becomes available.

Circulation

Rovey Farm Estates is bordered by arterials on three sides which consist of Northern Avenue to the north, 83rd Avenue to the east and Glendale Avenue to the south. Half street improvements will be provided for these three adjacent arterials. Appropriate landscape and irrigation will also be provided for the portion of the median island in Glendale Avenue that fronts Rovey Farm Estates. However, the City of Glendale will be responsible for maintaining the median island. Local street patterns are fed into the proposed collectors which then provide access to the arterials at 3 locations. (See **Exhibit W**) The local street pattern has been designed to be curvilinear in nature to discourage cut-through traffic while still providing appropriate access and circulation. An added safety feature, in the form of a raised crosswalk, has been provided where the meandering sidewalk crosses the local street between Parcels A and B.

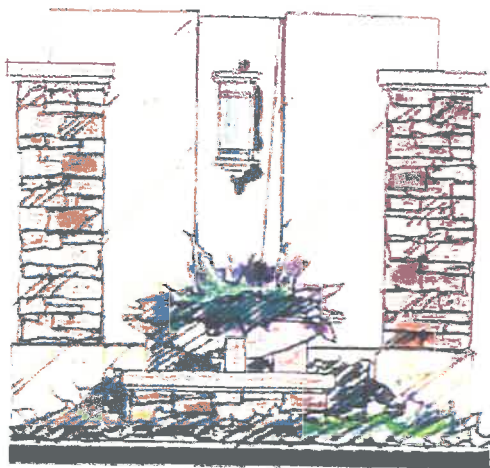
The collector road system has been designed in a curvilinear fashion, where feasible, to create a pleasant driving experience and street scene. Orangewood Avenue has been designed with this purpose in mind to allow easy, pleasant access to and from the neighborhoods within Rovey Farm Estates. Four raised intersections will be located along Orangewood Avenue at the entrances to Parcels F, B, D/H and I as traffic calming devices.

The 89th Avenue alignment has been required for through access from Glendale Avenue to Northern Avenue. The 89th Avenue alignment is, of necessity, a straight alignment to Northern Avenue. An additional fifteen feet will be provided at Orangewood Avenue and 89th Avenue to allow enough right-of-way for a future roundabout, which will act as a traffic calming device along this straight stretch of roadway. Since the slope of the land is to the south and west, the area east of the proposed 89th Avenue will accommodate landscaped retention areas creating a very pleasant street scene and a separation of homes from the future, more intense commercial uses to the west. The Peoria Unified School District owns the 16 acre elementary school site at the northeast corner and a high school site at the northwest corner of the 89th Avenue and Orangewood Avenue alignments. In addition to the required street improvements, half-street improvements on 89th Avenue and Orangewood Avenue adjacent to the elementary school site, will be provided per the Developer Assistance Agreement with Peoria Unified School District. The north/south collector road location provides a needed separation between the high school site and the elementary school site. This separation is also desired continuing north, adjacent to Parcels A and B.

Unlike the 87th Avenue alignment, the property owners adjacent to 89th Avenue anticipate development in the near future, creating a better chance of a full street instead of only a half street condition, also allowing the opportunity to have consistent entry monumentation and theming on both sides of the street. Placing the collector on the 87th Avenue alignment would create a significant impact on the County lot owner east of Parcel A, just as it would the existing home owner north of Glendale Avenue east of Parcel G. However, a 30 foot wide right-of-way on the west half of the 87th Avenue alignment from Northern Avenue to the south right-of-way line of the second street in Parcel A, will be provided for the adjacent lot owners for possible future access to Northern Avenue. (See **Exhibit W-1**) In addition, adjacent lot owners east of Parcel G will be provided access to Glendale Avenue by way of a 30 foot wide right-of-way on the west side of the 87th Avenue alignment just north of Glendale Avenue.

PRD REQUIRED FINDINGS

1. The PRD presents a residential community, comprised of nine neighborhoods with diversely sized lots, that offers a high quality of living for persons desiring single family detached homes within an upscale Master Planned environment featuring lush landscaping and many quality features.



2. The PRD requires a General Plan Amendment. The proposed range of single family density of 1.2 to 3.5 dwelling units per acre is within the requirements of the proposed Western Area General Plan Update, that is currently being processed by the City of Glendale. The overall gross density of Rovey Farm Estates is 2.75 dwelling units per acre.

3. The PRD offers a pathway / sidewalk system, a meandering open space network with tot lots and amenities and a centralized neighborhood park. The

provided amenities meet the needs of the residential density proposed for the development as well as the adjacent neighborhoods. The amenities will compliment the overall theme of Rovey Farm Estates and make a significant statement about the City of Glendale to future residents and visitors.

4. The PRD meets the intent of the Single Family Residential Design Guidelines to provide a higher standard of subdivision design through quality, marketable and sustainable development. Every effort has been made to comply with the recommended Design Guidelines where possible within the context of the site.

The proposed PRD request for Rovey Farm Estates does meet the intent, purpose and required findings of the PRD overlay zoning district. It will be an honor to be part of the next measure of the finest neighborhoods in Glendale.