

RICHMOND AMERICAN

AT ARROWHEAD RANCH

Arrowhead Legends

A Planned Residential Development

**and
Rezoning Request to Accompany
Rezoning Application
Z-93-25**

6600 West Arrowhead Loop Road

Prepared for:

**CITY of GLENDALE
Planning Department
Community Development Group
5850 West Glendale Avenue
Glendale, Arizona 85301**

Prepared by:

**DeHaven Arrowhead Land Investors, LLC
1802 East Thomas Road, Suite 18
Phoenix, Arizona 85016**

pd/SAUREY ASSOCIATES October 1993

SEQUENCE of EXHIBITS

COVER LETTER
LOCATION MAP / LEGEND NEIGHBORHOOD SPECIFIC PLAN
PRELIMINARY PLAT - Keogh Engineering
PRELIMINARY DEVELOPMENT PLAN - *pd/sA*
SITE DETAILS SHEET
NARRATIVE
STANDARD FEATURES
PRODUCT
DEVELOPMENT STANDARDS
TYPICAL PLOT PLANS

RICHMOND AMERICAN
AT ARROWHEAD RANCH

pd/SAUREY ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE

October 4, 1993

Mr. Jon M. Froke
Planner City of Glendale
Planning and Zoning Department
5850 West Glendale Avenue
Glendale AZ 85301

Dear Jon:

The enclosed PRD document is being submitted by **DeHaven - Arrowhead Land Investors** in behalf of **RICHMOND AMERICAN HOMES** who will be the builder of the project if the zoning and PRD submittal are approved. Also at this time the preliminary plat for this project is being submitted for review and approval by the City.

All planning has been done with care taken to ensure that the land planning and the product to be offered is in harmony with the goals and policies for high quality development in Glendale.

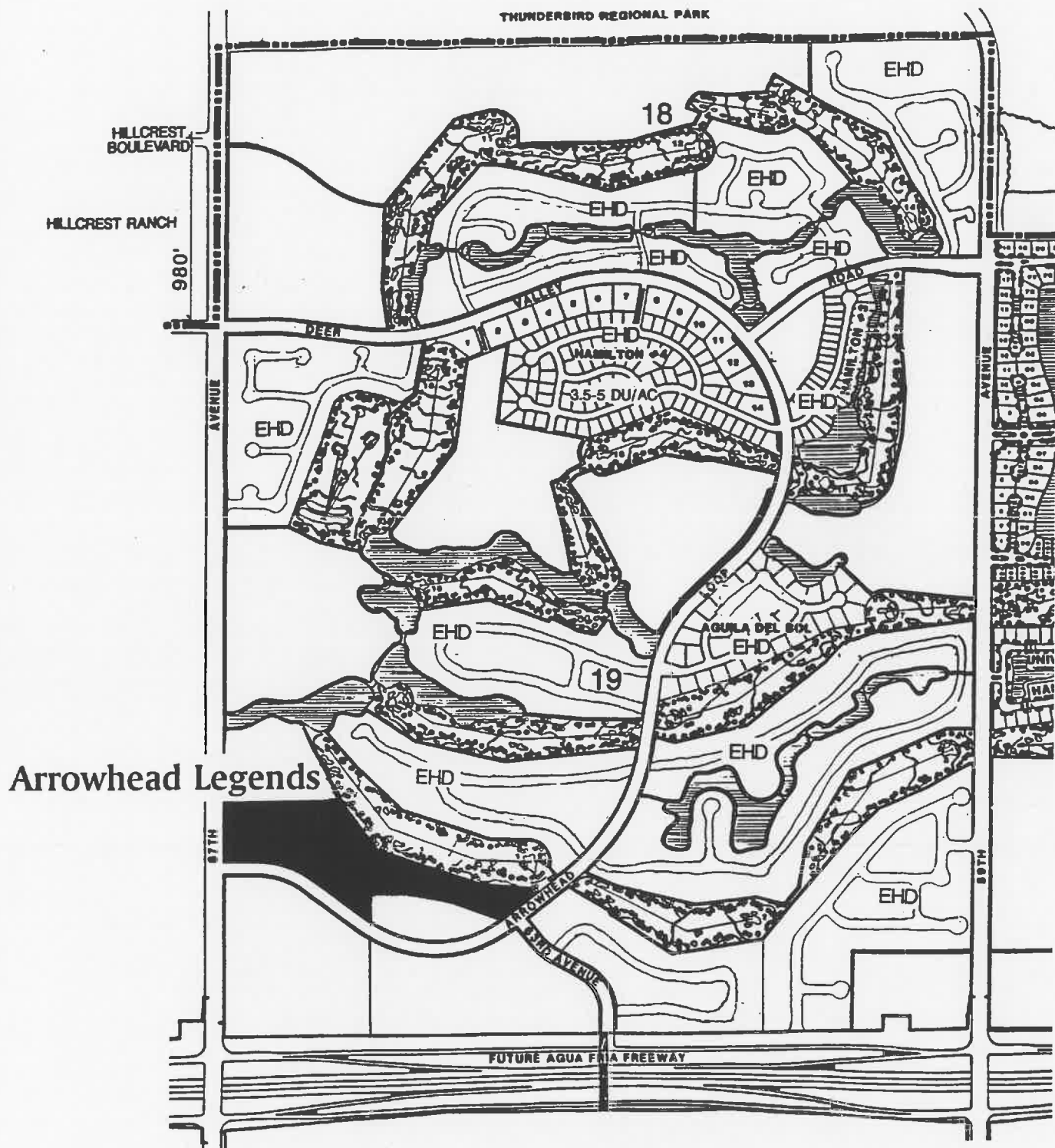
If there are any questions, or if additional information should be required, please do not hesitate to contact me or Mr. William D. Donoghue of DeHaven. Your attention to this matter is respectfully requested and appreciated.

Sincerely,

1550 E. University Drive.
Suite M
Mesa, AZ 85203
(602) 644-0479

pd/SAUREY ASSOCIATES

Paul D. Saurey
Paul Saurey, apa, asla
President



THE LEGEND NEIGHBORHOOD VICINITY MAP

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67th AVENUE STREETSCAPE PLAN

Arrowhead Legends

SITE DETAILS

RICHMOND AMERICAN AT ARROWHEAD RANCH

6600 West Arrowhead Loop Road
Z332.5



pl/sa/amy Associates
ARCHITECTS
1100 West 19th Street, Suite 100
Fort Worth, TX 76102
Phone: 817.335.1100
Fax: 817.335.1101
www.plsa.com

As outlined by the Glendale General Plan Development Guide, the following elements of development are addressed:

LAND USE

Arrowhead Legends is located at the northeast corner of what will be the intersection of 67th Avenue and Arrowhead Loop Road in the Legend Neighborhood within Section 19. The preliminary plat and preliminary development plan portray an irregular shaped parcel which is situated between the golf course and Arrowhead Loop Road. However, the Owner has assembled two parcels to create a more efficient development plan in this project.

The Third Draft of the Arrowhead Ranch Specific Plan (February 4, 1993) proposes a density of 3.5 to 5 units per acre for this parcel even though the present R-4 zoning will allow 20 units per acre. Current market trends are towards lesser density, efficient floor plans and more outdoor living space. The rezoning to R1-7 PRD will be consistent with the proposed single family designation of the Specific Plan while at the same time meet market demand.

There are 64 lots planned for the 20.35 acre parcel, which establishes a gross density of 3.1 dwelling units per acre. The typical lot dimensions are 70' x 110'. Minimum lot size is 7,700 square feet.

CIRCULATION

The street pattern approved by the City's project team, which will connect to Arrowhead Loop Road, will not allow thru-traffic from other subdivisions. Because of the "out-parcel" which exists in the alignment of Arrowhead Loop Road, the street patterns between 63rd Avenue and Tract "B" have been designed to eliminate any direct cross connection of Arrowhead Loop Road through the subdivision itself. The "out-parcel" is not a part of this application but has been conceptually laid out for single family development with internal access from **Arrowhead Legends**. The street pattern throughout the proposed subdivision is curvilinear with several cul-de-sacs. 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.

URBAN DESIGN

Utilizing the irregular shaped parcel, the subdivision has been designed to be as efficient and aesthetically pleasing as possible. As mentioned in the circulation element, because of an "out-parcel", Arrowhead Loop Road adjacent to that "out-parcel" will not be constructed at this time.

Also shown on the preliminary development plan, but not part of this application, is an existing R-4 zoned parcel at the southeast corner of 67th Avenue and Arrowhead Loop Road. This parcel is designated to be SC or shopping center zoning on the specific plan. To provide an additional buffer between **Arrowhead Legends** and the shopping center site, all lots adjacent to the Arrowhead Loop Road will be limited to a single story product. Entry monumentation and landscape tracts are also provided on the north side of the Arrowhead Loop Road.

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All open spaces will be landscaped attractively as shown on the preliminary development plan and site details sheet. All tracts noted on the plat will be deeded to the Arrowhead Ranch Master Association III, who will maintain them.

The rear property line wall abutting the golf course will be constructed of the same design, materials, and color as the existing wall on other portions of the Legend Golf Course. All wall returns between houses will be stuccoed and painted. The standard project theme wall, shown on the preliminary development plan, will be installed along Arrowhead Loop Road. This wall will match the wall already constructed along Arrowhead Loop Road adjacent to the Pulte Home Corporation subdivisions. Entryway monumentation will occur at 67th Avenue, as well as at an intersecting street on Arrowhead Loop Road. The monumentation with water conserving plants will create attractive entries and community identity.

The City's policy that developments of this nature incorporate planned open spaces to provide visual relief and recreational opportunities for residents has been addressed with a park/retention area noted as Tract B on the plat. Tract B, 0.6 acre in the central portion of the project, will be developed with passive recreational facilities such as picnic tables and barbecues or a tot lot, depending upon the results of a market study identifying the buyer profile for the project.

The product to be offered at **Arrowhead Legends** is currently being sold at various locations in the Phoenix Metro area. This represents Richmond American's Debut in Arrowhead Ranch.

The product exhibits portray the quality intended for this project. Defined entryways, varied rooflines, building footprint offsets and street side window treatments will create architectural interest, while the use of concrete tile roofs and frame construction with stucco finish demonstrate a quality development. All second-story side windows and all side windows on corner lots (on the corner side) will also have popouts or architectural detailing. Patio covers will be offered as a standard feature on all floor plans. In addition, the product to be offered will feature energy saving devices which will contribute to an energy efficient community. The features/options list outlines these elements.

Seven models with three elevations each, ranging in size from 1,339 to 2,817 square feet, will be offered. Three-car garage options are available on most plans. Richmond American is proposing generous building setback standards. These proposed standards are outlined and graphically shown on the typical plot plans. Most house plans placed on regular lots will have at least 25' back yards. Side yard setbacks of 5' and 10' are proposed; however, only one model is 55' wide and will use the combined 15' side yard.

CHARACTER AREA

Arrowhead Legends is within the Foothills Character Area of Glendale. While most Character Area standards relate to the master planning and major infrastructure of a certain area, the following elements are of utmost concern and are ultimate goals for the subdivision:

1. Create a high quality community identity;
2. Combining subdivision design with product choice to result in a community which does not require maximum building setback standards;
3. Providing generous lots and upscale homes to attract the move-up market; and
4. Creating a neighborhood which demonstrates quality construction and energy conservation.

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DISTINCTIVE EXTERIORS

- Spanish Tile Roof
- Masonry Fenced Rear Yard for Privacy & Security
- Spanish Lace Stucco Finish
- 3 Car Garage (Per Plan)
- Drywalled Garage with 4 Panel Sectional Garage Door
- Prewired for Automatic Garage Door Opener
- Raised Panel Insulated Entry Door
- Dead Bolt Locks on All Exterior Doors
- 200 AMP Electrical Service
- Copper Wiring 110V Circuits
- Patio Slab
- PVC Pipe Under Driveway for Sprinkler System
- Front Yard Landscaped with Sprinklers
- 1-Lite French Door (Per Plan)
- Covered Patio

IMPRESSIVE INTERIORS

- T J I "Silent Floor" System (Per Plan)
- Elegant Rounded Interior Drywall Corners (Per Plan)
- Dramatic Cathedral & Vaulted Ceilings (Per Plan)
- Plant Shelves & Niches (Per Plan)
- Elegant Ceramic Tile Entry
- Ceiling Fan Outlets in Master Bedroom and Family Room/Great Room
- Conveniently Prewired & Trimmed for 2 Cable Television & 2 Telephone Outlets
- Wood Cap Wrought Iron Stair Railing (Per Plan)

OPTIONAL FEATURES

- 2 x 6 Framed Construction
- "Mastercool" Evaporative Cooler
- Garage Service Door
- Fireplace
- Utility Cabinets and Laundry Sink
- Optional Deck (Per Plan)

LUXURIOUS BATHS

- Pedestal Sink in Powder Room
- Cultured Marble Vanity with Recessed Bowl
- Cultured Marble Surrounds with 5' Steel Tub

DELIGHTFUL GOURMET KITCHENS

- Upgraded Designer Cabinets
- Spacious Laminated Countertops
- White Porcelain Kitchen Sink with Sprayer
- Pre-plumbed for Waterline to Refrigerator
- G.E. Dishwasher
- G.E. Range with Self Cleaning Oven
- Garbage Disposal
- Open Airy Breakfast Area
- Spacious Convenient Pantry (Per Plan)

ELEGANT MASTER SUITES

- Custom Designed Closet Interiors
- Separate Shower & Tub with Cultured Marble Surrounds (Per Plan)
- Spacious Walk-In Closet
- Delta Combination Polished Brass and Chrome Fixtures
- Cultured Marble Vanity with Recessed Bowl

ENERGY EFFICIENT FEATURES

- Tinted Dual-Glazed Windows
- Energy Efficient Heat Pump with Minimum SEER Rating of 10
- "Climate Crafted" Energy Efficient Home
- Energy Efficient 52 Gallon Hot Water Heater
- Manabloc Plumbing System
- 10 Year HOW Warranty

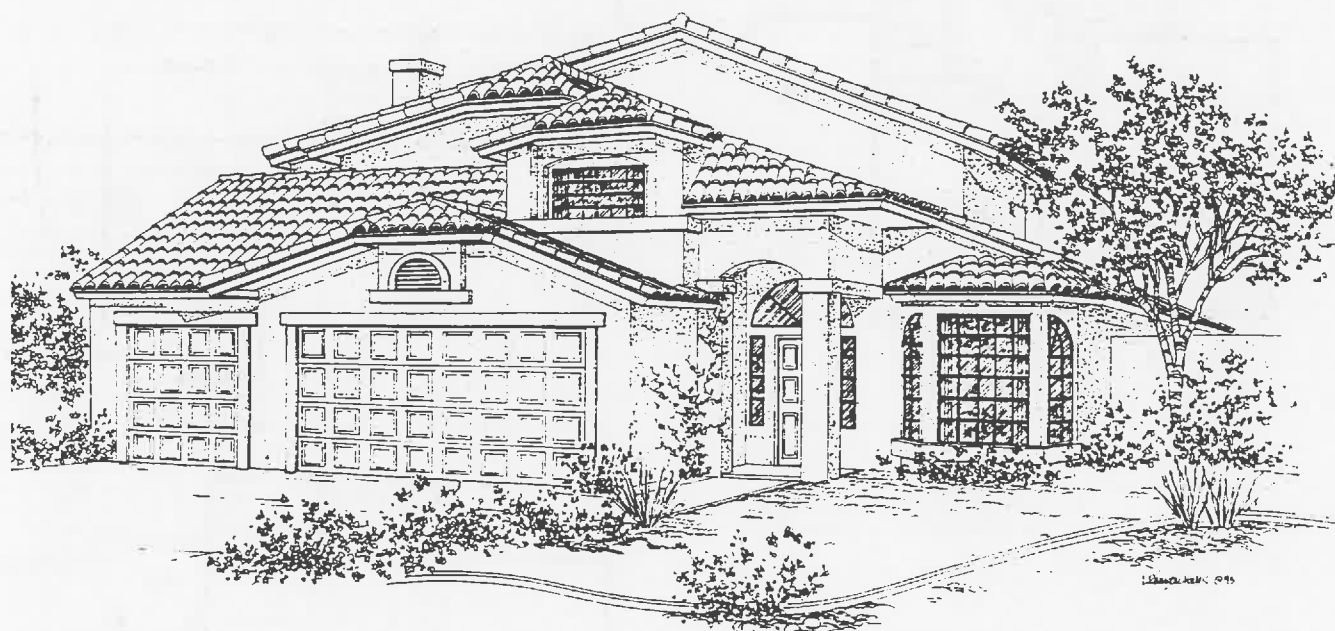
Arrowhead Legends

FEATURES/OPTIONS

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Arrowhead Legends

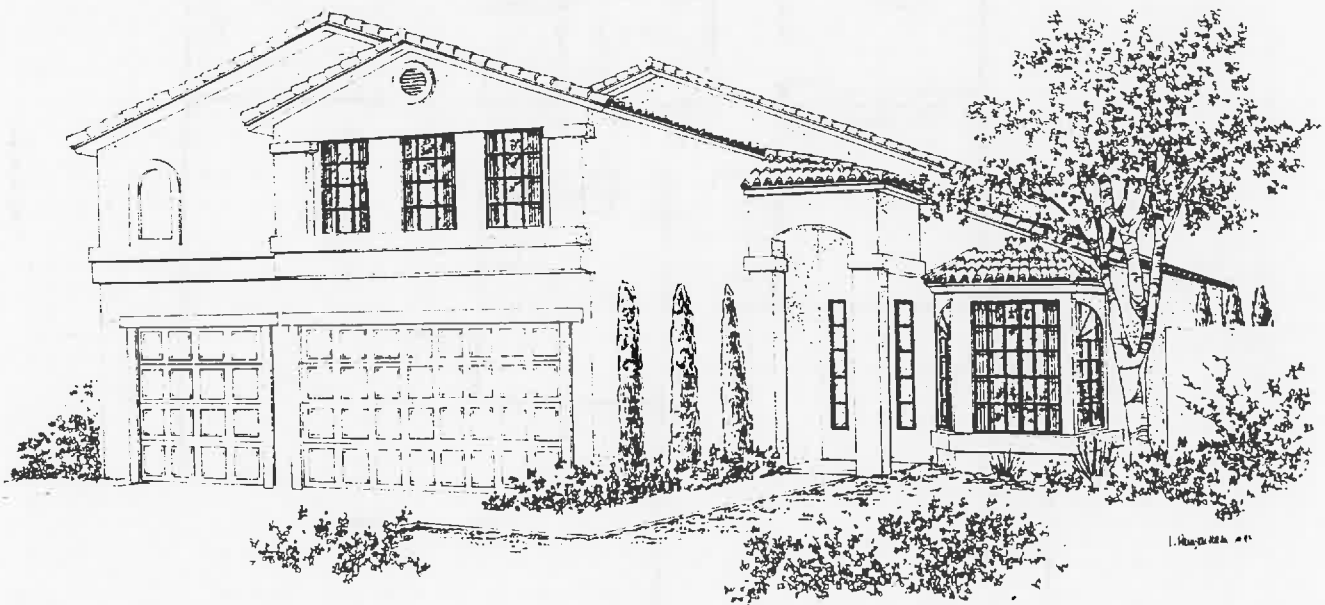


PLAN 305

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AT ARROWHEAD RANCH

Arrowhead Legends



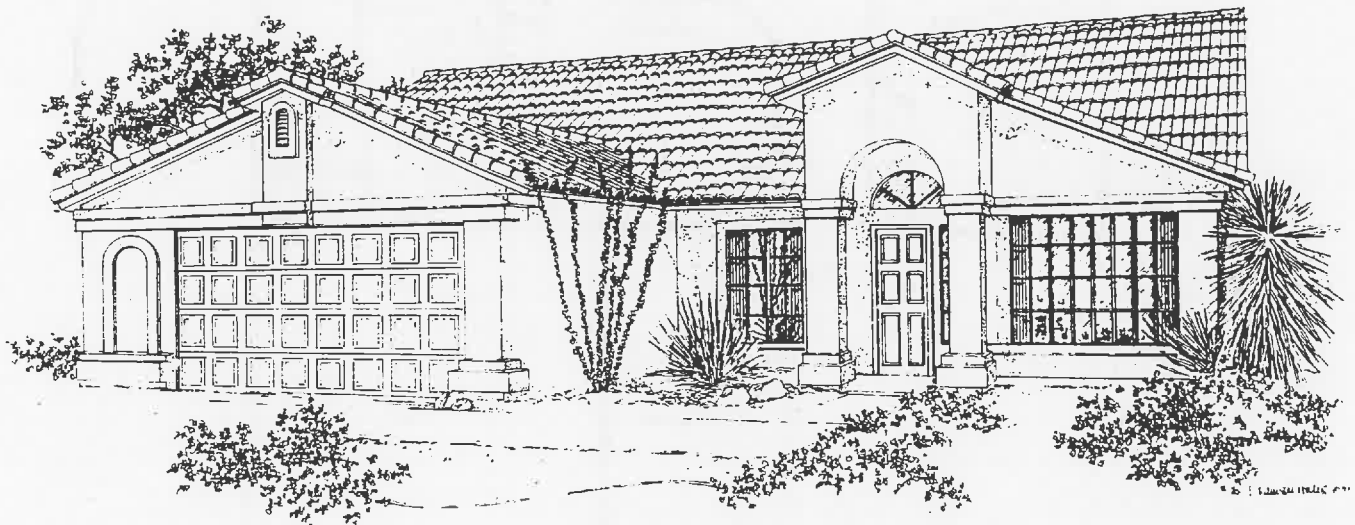
Elevation A

PLAN 306

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Arrowhead Legends



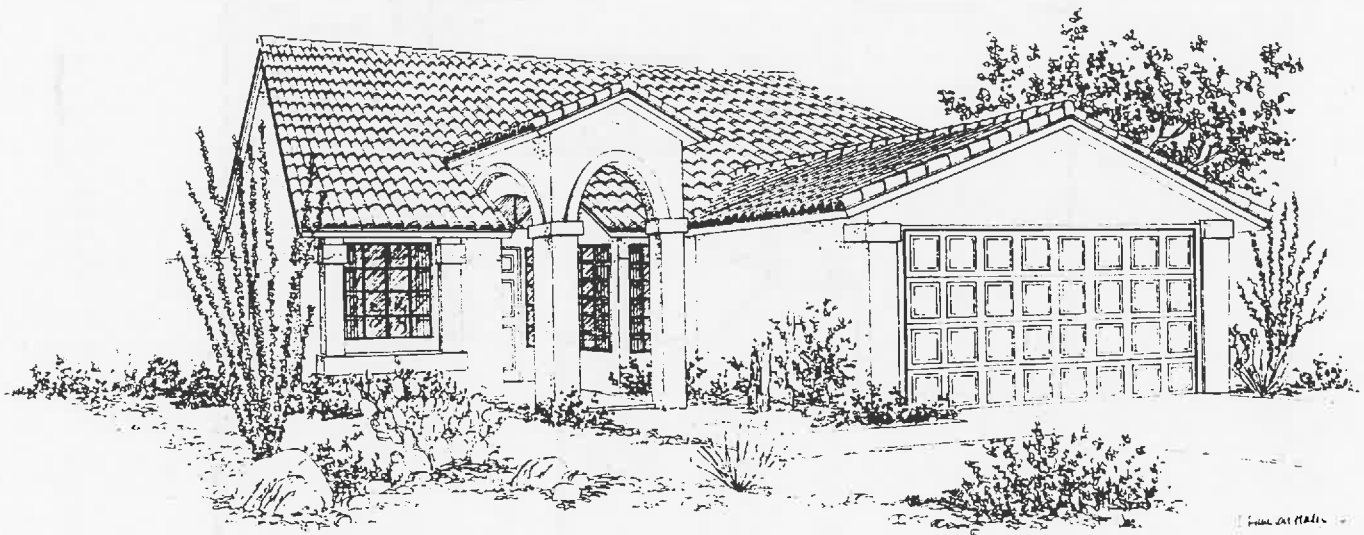
Elevation A

PLAN 309

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Arrowhead Legends



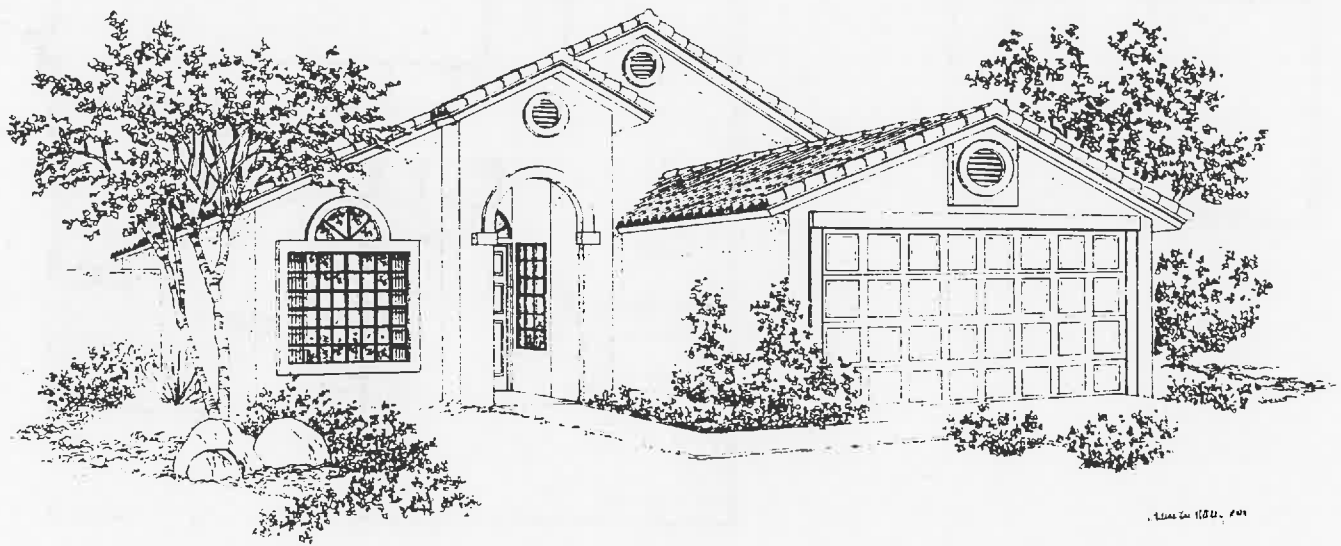
Elevation A

PLAN 401

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Arrowhead Legends



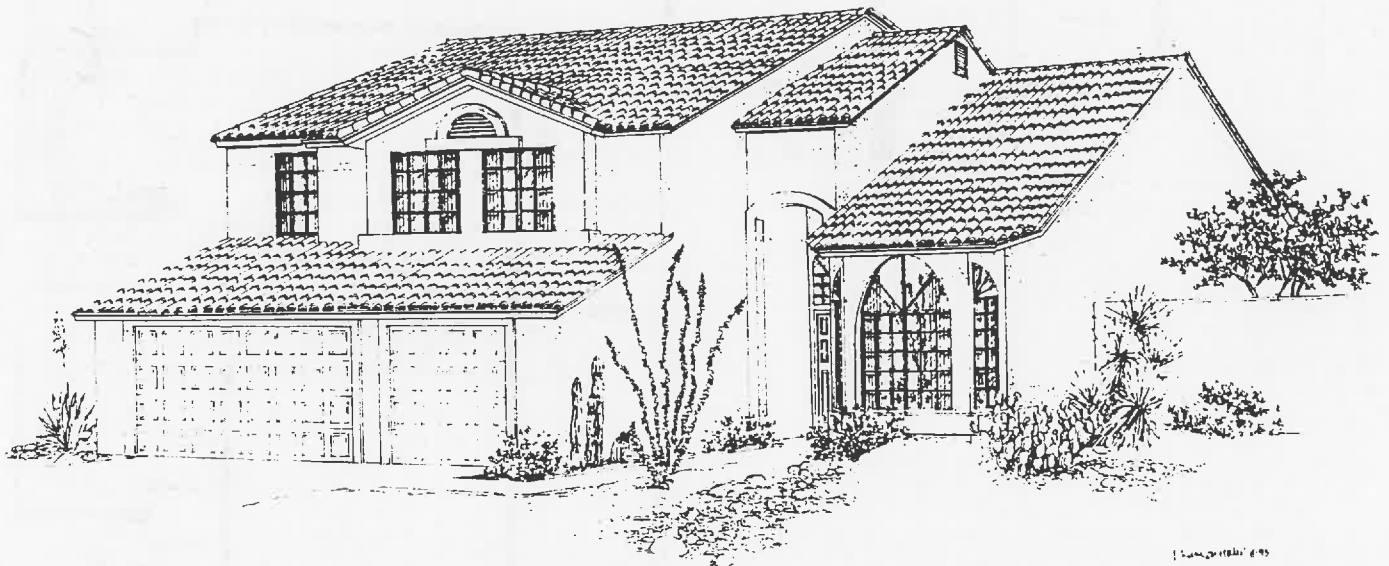
Elevation A

PLAN 402

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Arrowhead Legends

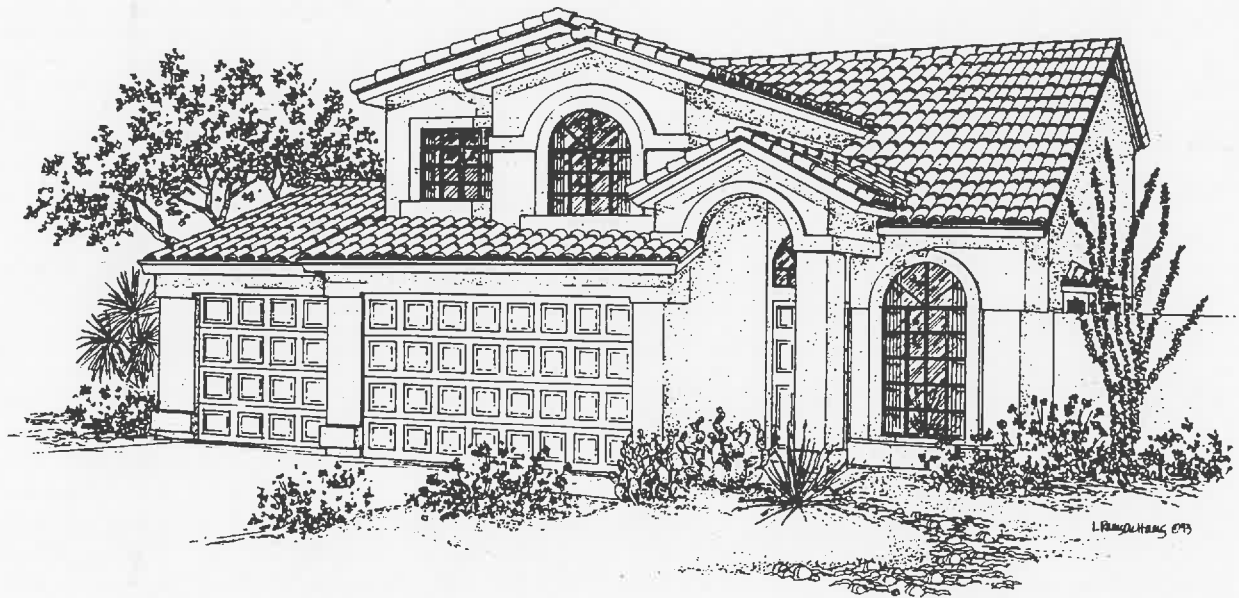


PLAN 403

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Arrowhead Legends



PLAN 420

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Arrowhead Legends

R1-7 PRD

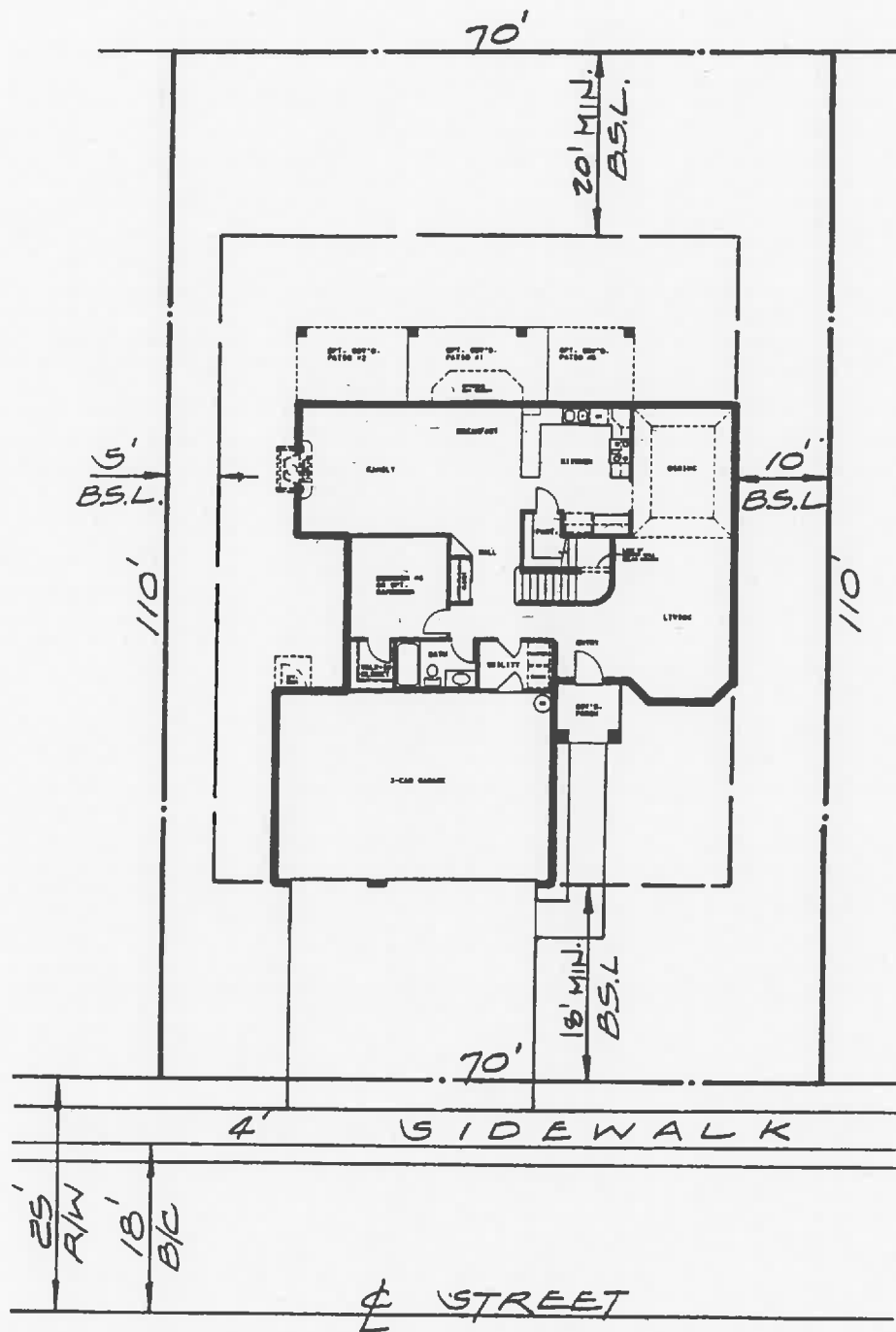
Z-93-25

- (a) **Lot Area**--There shall be not less than seven thousand seven hundred square feet (7,700 s.f.) of lot area per each residence unit. The lot shall be not less than seventy feet (70') in width or less than one hundred ten feet (110') in depth.
- (b) **Lot Coverage**--The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five percent (45%) of the total lot area.
- (c) **Front Yard**--Wherever possible, front yard depths shall vary. However, there shall be a front yard having a depth not less than eighteen feet (18').
- (d) **Side Yards**--
 - 1. On interior lots, there shall be two side yards, one of which shall be not less than ten feet (10') in width, and the other not less than five feet (5') in width. Fireplace and bay window may encroach two feet (2') into the ten foot (10') side yard.
 - 2. On a corner lot, a ten foot (10') 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 two feet (2') into the ten foot (10') side yard only.
- (e) **Rear Yard**--There shall be a rear yard having a depth of not less than twenty feet (20').
- (f) **Building Height**--No building shall exceed a height of two (2) stories or thirty feet (30'). Accessory buildings shall not exceed fifteen feet (15').

DEVELOPMENT STANDARDS

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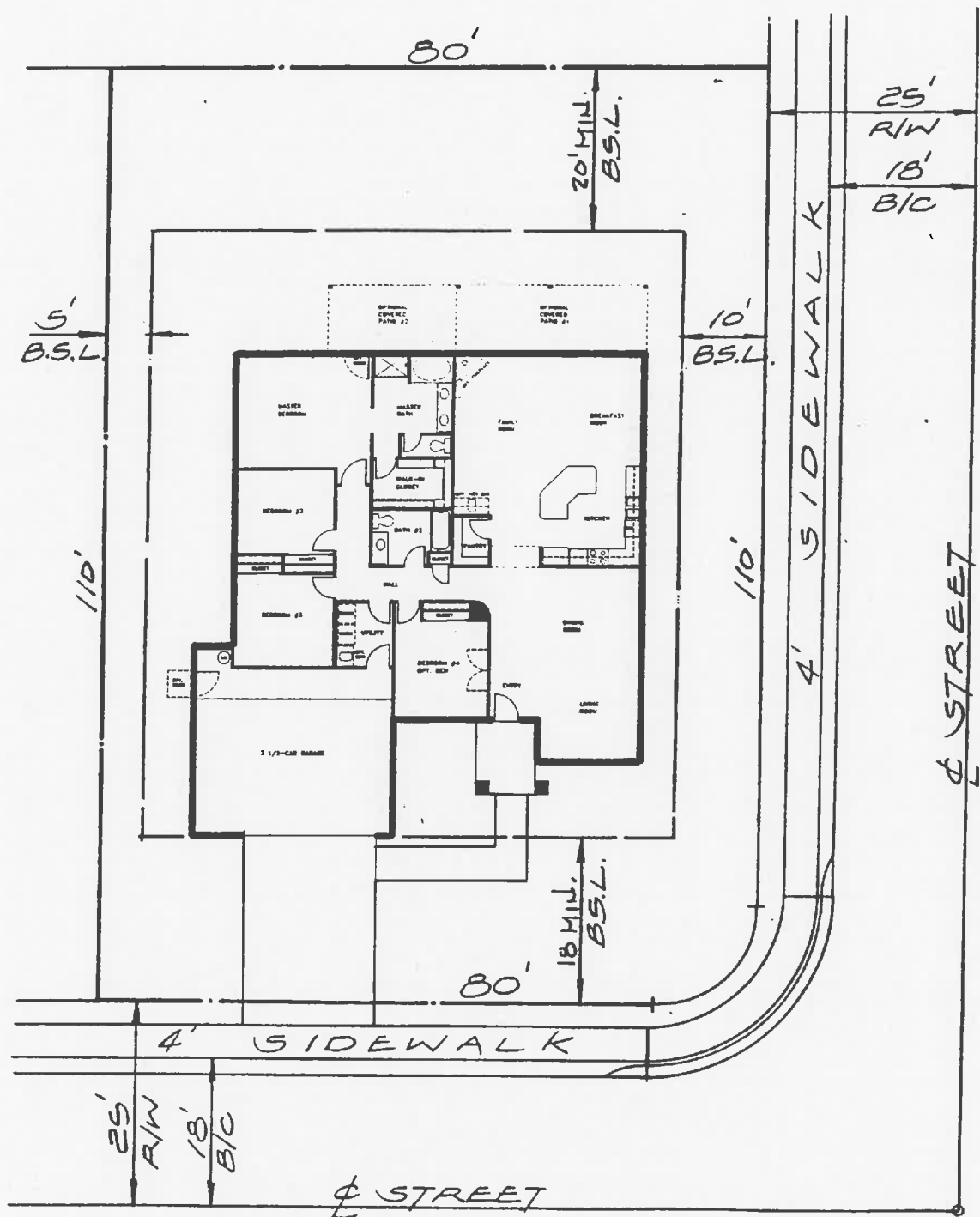
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Typical INTERIOR LOT Plot Plan

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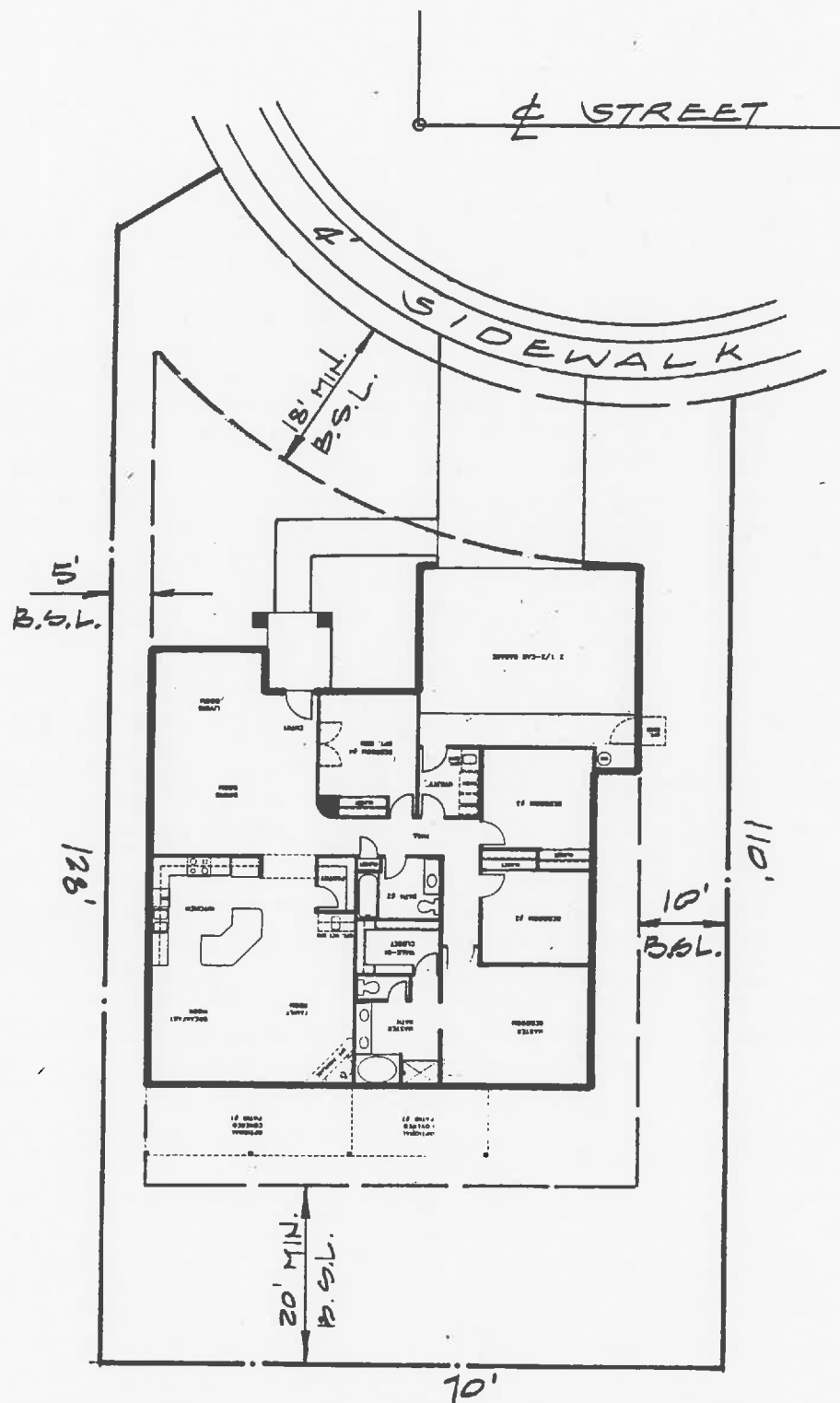
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Typical CORNER LOT Plot Plan

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Typical Cul-De-Sac Lot Plot Plan

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