

June 11, 2020

Palermo

Southeast corner of Northern
Avenue and 87th Avenue alignment
in Glendale, Arizona

Minor General Plan Amendment (GPA) and Planned Residential Development (PRD) Zoning Narrative

Case Numbers: GPA20-__ and ZON20-__

Job #1.01.0349201



4550 N 12th Street
Phoenix, AZ 85014

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for Palermo

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1. Legal Description

The proposed Palermo community contains approximately 11.62 acres and is located at the southeast corner of Northern Avenue and 87th Avenue alignment in Glendale, Arizona (Exhibit A, Vicinity Map). Palermo is proposed as a replat of Northern Place, a subdivision platted on the subject site in 2013 within Book 1137, Page 41 (Maricopa County Recorder's document number 2013-0109373). The project was previously annexed into the City of Glendale and rezoned in 2007 under Case ZON06-07. The 27-lot subdivision was never constructed.

Because of the prior plat, the subject site consists of 27 parcels and nine tracts that have been assigned Maricopa County Assessor's Parcel Numbers 142-31-039 through 142-31-074 (inclusive) and located in the Northeast Quarter of Section 3, Township 2 North, Range 1 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona. The proposed community is within the Yucca Council District under Councilmember Joyce Clark.

2. Description of Proposal

K. Hovnanian Homes (KHOV) is proposing to develop a single-family residential enclave at the southeast corner of Northern Avenue and 87th Avenue alignment in Glendale, Arizona. The proposed community is an appropriate land use solution for this small infill site that had been previously platted but remains undeveloped almost seven years later. The proposed residential development has arterial frontage along Northern Avenue and creates an appropriate buffer between the existing residential uses to the east, west and south and the commercial development located north across the major arterial roadway (Exhibit B, Aerial Map).

The purpose of this request is to submit, process, and obtain approval for a Minor General Plan Amendment and Rezoning for the proposed project. Both requests are being filed concurrently.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing LDR 2.5 du/ac ("Low Density Residential 1 - 2.5 dwelling units per acre") land use designation to the MDR 5 du/ac ("Medium Density Residential 3.5 – 5.0 dwelling units per acre") land use designation. (Refer to Exhibits C and D, Existing General Plan and Proposed General Plan.)

The second companion request seeks to rezone the approximate 11.62 acre property from the current R1-10 PRD ("Single Residence, Planned Residential Development") overlay zoning to R1-6 PRD ("Single Residence, Planned Residential Development")

overlay zoning. (Refer to Exhibits E and F, Existing Zoning and Proposed Zoning.) Amended development standards are proposed to allow this small infill property to be developed as a planned residential community, which implements the City's goal for new residential development along Northern Avenue.

The purpose of the proposed PRD is to create specific standards to guide the development of the subject property so that it fits seamlessly within the surrounding area. Through these two requests, KHOV seeks to bring a beautiful residential enclave of 46 homes to the City, with lot sizes being a minimum of 5,000SF. KHOV has designed the community after the pattern it used successfully in nearby communities like Positano (83rd Avenue and Glendale Avenue) and Cadence at Westgate Village (89th Avenue and Glendale Avenue). The proposed development will have a maximum gross density of 3.96 dwelling units per acre.

The design for this site addresses the off-site drainage coming from adjacent arterial roadways as well as accommodates on-site storm water requirements. A United States fee-title owned SRP irrigation ditch is located adjacent to the property, immediately south of the proposed development. This approximately 25' wide irrigation ditch provides a buffer between the Palermo development and the existing Rovey Farm Estates North development located to the south.

The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest.

Palermo's vehicular entry is aligned with the entry originally platted for the existing plat. The entry aligns with 87th Avenue to the north, is in the same location on Northern Avenue as the previous Northern Place plat, and provides a 50' ROW to serve as the entry point to the neighborhood. Northern Avenue is in design for reconstruction as "Northern Parkway" by the Maricopa County Department of Transportation and access will become restricted to right-in/right-out with the completion of the parkway project. Palermo provides the future ROW width intended for the parkway project as illustrated on the site plan provided as Exhibit G.

A 20' emergency access easement is proposed from the north end of the southern cul-de-sac north to the project's main entry at 87th Avenue. This emergency access easement runs along the west side of the property.

The design for Palermo incorporates an extra wide landscape tract along the property's entire frontage on Northern Avenue, which exceeds City landscape standards and which will provide a beautiful external aesthetic to the community. This tract width ranges from 30 to 85 feet wide and provides additional buffering to

the project's lots that back to the adjacent arterial roadway, as well as the commercial developments across Northern Avenue. The proposed residential development provides approximately 2.51 acres (or approximately 23%) of the development as open space and 1.95 acres of the development (or approximately 18%) as useable open space.

The site plan has been designed to create two main active open space areas in the community (both on the north and the south). As a consequence, all homes in the community are in close proximity to active open space areas. The north open space area will feature amenities like a picnic ramada with table and seating, turf areas, and a tot-lot area with useable play equipment. The south will be a non-programmed turf area that can accommodate a host of different activities.

The community will also include a walking path on the west side that will connect to both active open space areas. This interconnectivity will amplify use of the trail and these open space areas by the residents.

Landscape tracts near lots 28-29, 36-37 and 43-44 will provide a landscape buffer and will enhance the aesthetics of the streetscape.

The proposed community addresses the City of Glendale Residential Design and Development Manual (RDDM) in numerous ways, including multiple site amenities, entry monument signage, lush entry and open space landscaping, bicycle connectivity with adjacent arterial roadways, and high quality materials used in the design for the aesthetically enhanced architecture, theme walls and decorative view fencing.

Furthermore, the proposed site plan addresses all relevant site issues, constraints, challenges, and requirements such as site access, site vehicular circulation, drainage and retention, offsite improvements, site utilities, open space and walls and other required site improvements (Exhibit G, Rendered Site Plan).

The architecture of the proposed housing product is both diverse and attractive. A variety of 1-story and 2-story homes are being offered in this community, which have been designed to minimize the dominance of the garage door, recessing it behind livable space. The living forward nature of these house plans provides between 4' and 10' of livable space forward of the garage.

Design features, use of various complimentary building materials, and architectural accent treatments combine to emphasize this project's unique theme. These various factors come together to create a distinct aesthetic for the project that both compliments the surrounding communities as well as creates an inviting atmosphere

for future residents. This will turn an infill parcel into an attractive community that will give future residents a quality and distinctive residential setting. It will also provide a desirable housing opportunity in a growth area of Glendale.

KHOV has recently developed other beautiful communities in this area of Glendale that are similar to the proposed community. Each of these has experienced rapid home sales and has been a very positive contribution to the area. Those communities feature lot sizes and home products either the same as, or similar to, those being proposed in Palermo. One of the most recent communities was Positano, located at 83rd Avenue and Glendale Avenue. The City approved the rezoning for Positano in October of 2018. The same house product being built at Positano will be built in Palermo. Additionally, like Positano, Palermo will feature 50'-wide lots. Positano has been incredibly well received by home buyers. In fact, Positano has become KHOV's fastest selling community, selling at a rate approximately three times faster than expected.

Additionally, KHOV is also currently selling homes at its project known as Cadence at Westgate Village located just down the street from Positano at 89th Avenue and Glendale Avenue. This is another beautiful KHOV community that has had similar success as Positano with home buyers. Lot sizes within Cadence at Westgate Village features the following typical lot sizes: 40'x100', 40'x110', and 40'x113'.

To provide staff with a feel for the quality of the housing product we are proposing for Palermo, we are attaching photos from the Grace model within Positano (see Exhibit M). This floorplan is 1,788 SF and 3 bedrooms and would be offered at Palermo. Its quality is indicative of all the floorplans planned for Palermo. This particular model sits on a lot sized 50' x 92' within Positano (note that standard lot sizes within Palermo will be 50' x 100'). As the pictures demonstrate, the architecture, floorplan, and finishes of the house are all high quality. The backyard provides the resident with a large covered patio and ample space for outdoor living and entertaining while still being sized to not require heavy maintenance responsibilities for buyers looking for that convenience. This combination of a high quality home and a reasonably sized lot has been an important element of KHOV's success within both Positano and Cadence at Westgate Village.

Positano and Cadence at Westgate Village are two communities within very close proximity to the subject site that act as proof of concept of what KHOV is proposing here. Given how successful these similar communities have been, KHOV is very confident Palermo will be just as successful and will bring another beautiful community to the City.

3. Conformance to General Plan and Zoning

Under the City's General Plan, the Land Use designation for this property is LDR 2.5 Low Density Residential ("Low Density Residential 1 - 2.5 dwelling units per acre"). This Minor General Plan Amendment ("GPA") request seeks to change the existing LDR 2.5 du/ac land use designation to the MDR 5 du/ac ("Medium Density Residential 3.5 – 5.0 dwelling units per acre"). The proposed Minor General Plan Amendment and companion rezoning request would allow this small and encumbered property the ability to develop a community of high value homes in a cohesively planned and amenitized setting.

Given the site's proximity to the nearby Loop 101 freeway and Westgate Entertainment District, it is expected this community will be a positive support to Westgate. Furthermore, the Medium Density Residential (3.5 – 5.0 du/ac) designation serves as an appropriate transition between the commercial land uses to the north of the site and the adjacent residential development. The proposed request is a practical and useful land use solution to an undeveloped site that has been passed over for development for years under its current plat design. The site is a challenge, but what KHOV is proposing here is the right solution and it will be successful like its other communities.

There is a tax base and economic benefit derived by this proposal. The increased population of residences with an expanded income created by new single family residences translates into additional retail sales tax when residents shop and dine at local and area businesses. Future residents will surely take advantage of the site's close proximity to a wide variety of shopping, entertainment venues and restaurants, including those at Westgate.

For the reasons stated above and below, the proposed amendment and future development will better meet the Goals and Objectives set forth in the General Plan than the existing land use designation and undeveloped parcel. The General Plan Goals being met are as follows:

Land Use Element Goal LU-2 – There are transition and buffer areas between unrelated land uses.

The proposed subdivision will be compatible with the existing uses in the area while creating a needed transition between the existing commercial on Northern Avenue and the existing neighborhoods to the west and south. Moreover, the site plan incorporates significant landscaped buffers along the north side adjacent to Northern Avenue and along the west and south sides adjacent to the Rovey Farm Estates North community.

Housing Element Goal HE-6 – Residential areas relate work places.

The site enjoys exceptional regional access due to its strategic location approximately one mile east of the Loop 101 Freeway. This residential community will also capitalize on its proximity to the Westgate Entertainment District with its shopping, offices, and nearby restaurants.

Conservation, Rehabilitation and Redevelopment Element Goal CRR-2 – Infill development is a top priority.

The general plan calls for a focus on infill development, and that is exactly what these applications would allow for. The subject site is a challenge due to its size and existing developments on all sides.

This new development constitutes an improvement to the City's General Plan, because it will convert this undeveloped site into a high quality, attractive community that will serve as a transition use. It will also use support the nearby retail, restaurants, and office buildings, including at Westgate District, Arrowhead Mall, and those along Bell Road.

Finally, this request complies with the General Plan goal to bring infill development that can take advantage of existing infrastructure surrounding the infill site (such as the existing infrastructure surrounding the subject site).

A 30-foot-wide sanitary sewer and water easement is located at Frier Drive in the Rovey Farm Estates North development to the west which will be used to serve the proposed Palermo community.

The Property is designed with emphasis on a simple internal roadway system and accompanying pedestrian sidewalk and open space connectivity. The physical design of Palermo is dictated by the property's size and location. A continuous and deep landscape buffer is provided adjacent to Northern Avenue and along the east side of the entryway to the property to create a pleasant drive up and a sense of arrival to this community. This project is designed as a community with landscaped open space areas spread around the small community to provide residents with easy-to-access and appealing environment to play, relax, and socialize.

The Palermo community encourages the public health, safety and general welfare of the citizens of Glendale by providing all of the elements for a quality community as presented within this narrative.

If the Amendment is made to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

The proposed amendment will be compatible with the existing single family residential to the west and south. Additionally, the site's proximity to the Westgate Entertainment District, adjacent commercial uses, and the nearby Loop 101 freeway makes this proposed land use designation a more consistent and compatible land use for the employment, residential, and commercial venues in the area. Furthermore, the Medium Density Residential (3.5 - 5 du/ac) designation acts as an appropriate transition between the commercial land uses to the north and the existing single family to the west and south.

Other considerations have been taken into the design and layout of Palermo to ensure compatibility with the adjacent residential communities. The site plan for Palermo has been especially developed to place significant open space buffering along the project's western and southern boundaries adjacent to the Rovey Farm Estates North community. Landscape tracts that vary in width between 32' and 86' along the west property boundary and between 71' and 171' along the south property boundary are proposed to provide a deep and continuous landscape buffer.

Proposed residences will incorporate a unifying elevational character that blends a modern elegance within the design of stylistic elevations which will be offered within this development. Other aspects of the homes designs such as appropriate scale and character will aid in creating designs which are well suited for the area.

The proposal meets or exceeds the City's Subdivision Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

The proposed community addresses the City of Glendale Residential Design and Development Manual (RDDM) by proposing multiple perimeter improvements, including monument signage, entry landscaping, and bicycle connectivity, and high quality material and finishes for the theme walls and decorative view fencing.

The high-end architecture of the homes and open space amenities will help to provide a distinct, upscale living environment for future residents. Design features, use of various complimentary building materials and architectural accents and treatments will emphasize the project's unique theme. All of the architectural treatments will synthesize into a unifying theme, providing a strong identity for the site that compliments the surrounding properties as well as creating an inviting atmosphere for both residents and guests. This is a well-conceived infill concept that offers another diverse housing type in this growth area of Glendale.

The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

The amenities proposed for Palermo build on the design direction noted in the RDDM by providing a range of active and passive opportunities for year-round outdoor recreation and social interaction for all ages. Open space features in the proposed design include a paved internal pathway in the amenity area; a walking path extending north-south through the site, providing a linkage to the City's existing sidewalks, the proposed sidewalks within the community, and both active turf areas within the community; entry landscaping and signage to help provide an enhanced arterial entry feature; and open space that is located throughout the community to ensure residents all have quick access to such areas.

Proposed open space includes active recreation such as turf play areas and the multi-use paved pathway and passive open space throughout. The proposed amenity area shall include a tot lot with ADA-accessible surfacing and a ramada with shaded picnic seating.

All walls, entry features, mailboxes, and other amenities within the development will be maintained by the Palermo Homeowners Association.

The type and quality of house products will be consistent with the intended character of the development.

The unique architectural features, recesses, patios, balconies and projections add significant articulation to the homes. The appearance of the garage will be de-emphasized with pop outs and second level elements over the garages and with upscale garage doors. These various plan elements are used to reinforce the architectural style of these homes, and create opportunities for shadow as well as massing of color. These home plans will be developed with an elegant and modern theme, with semi-smooth stucco defining wall masses and masonry accents providing a variety of textures per elevation.

The conceptual home product floor plans, each with three available elevation treatments, will provide for enhanced architectural features and final details will be provided at the time of design review.

With a density of 3.96 dwelling units per acre, the Palermo community conforms to the proposed Medium Density Residential land use, which allows up to five dwelling units per acre. Exhibits illustrating the existing and proposed General Plan designations are provided as Exhibits C and D.

Based upon the analysis provided above, we believe the proposed Minor Amendment is consistent with the overall intent and goals of the General Plan and as such will be beneficial to the surrounding area. The proposed amendment does not adversely impact any portion of the planning area, and will in fact do quite the opposite. It will create an excellent land use that appropriately buffers existing neighborhoods and compliments the overall mix of housing in the area. In addition, the resulting new home residents will support local businesses within Glendale. KHOV's other similar communities in close proximity to the subject site provide the City with a solid "proof of concept" for the proposal.

The existing zoning designation of the Palermo project is R1-10 Planned Residential Development (PRD). The applicant is proposing to rezone the project site to R1-6 PRD. Exhibits illustrating the existing zoning designations, and how the proposed zoning designations are configured are provided as Exhibits E and F.

4. Open Space and Facilities

The Palermo Homeowners Association will be responsible for maintaining landscaping internal to the development and within the public right-of-way adjacent to the project, as well as maintaining all on-site amenities. The internal open spaces will also serve to accommodate the retention of onsite storm water drainage and also rainwater which falls on adjacent arterial roadway frontages.

5. Landscape Concept

The landscape design concept for Palermo is intended to exceed the City of Glendale subdivision design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. Plant materials selected for use within the project will be derived from the Arizona Department of Water Resources (ADWR) Low Water Using Plant List. Landscaped retention basins will be included and will be accessible via meandering sidewalks that will connect directly to internal roadway sidewalks.

Shade trees will be strategically located to provide shade for the paved pathways in the amenity area, pedestrian seating and gathering areas, and users of the open turf play areas. Landscape tracts will be included outside of corner lots that side to the street, and will be increased in width to 10', exceeding the minimum requirements and providing ample room for plant materials. The high quality walls, view fencing and entry monument will incorporate a harmonious range of colors and finishes to complement the development's architectural style.

The landscape design and open space amenities have been enhanced to provide an upgraded residential development. The amenity options include useable open space areas, pedestrian walking path, a picnic ramada structure with table and seating, turf areas, and a tot-lot area with useable play equipment.

Kids will enjoy the use of the tot lot, with various playground amenities. Additionally, that playground equipment will be within close proximity of the ramada, allowing the adults and teens to be near the children as they play and will provide a usable, interactive environment for those age groups. All residents will have close access to this main amenity space due to the small size of the community and the design will be attractive to residents.

The landscape design for Palermo successfully incorporates landscaped open spaces strategically placed to give easy access to all community residents, provides for needed storm water retention and is an amenity for residents. The walking trail and community sidewalks throughout the community provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. As noted, site amenities are proposed for all ages including turf recreation areas, multi-use pathways, a centralized focal amenity area with a children's play structure, and a ramada with picnic seating.

One design feature KHOV has leveraged within this proposed subdivision is the use of two main non-programmed turf areas. KHOV's experience is that these non-programmed turf areas are often the most used areas by residents because they facilitate a great number of different activities like frisbee, soccer, football, bocce, volleyball, golf, baseball, general fitness, and more. Although programmed spaces like the tot lot and ramada are important, KHOV has found the value of complimenting these amenities with non-programmed, turf areas that provide flexibility to the diverse ways different people and different generations recreate. These non-programmed turf areas have been located on the north and south of the community, which will provide all residents close access to one of these areas.

The entire open space area has been carefully designed with attractive Sonoran landscaping to give people a sense of place and a sense of community, and to allow them to enjoy beautiful outdoor Arizona living.

6. Residential Development Standards

The proposed Palermo community shall adhere to the following development standards:

	R1-6 Per Ordinance	R1-6 Proposed
Min. Net Lot Area	6,000	5,000
Min. Width	60'	50'
Min. Depth	100'	92'
Max. Height*	30'	30'
Max. % Lot Coverage	40%	55%
Minimum Setbacks		
Front	15' to living area, 20' to garages or carport	12' to livable area from property line, 20' face of garage to back of sidewalk
Rear'	20'	15'
Sides**	5' to 10'	5' & 5'
Street Side	10'	10'***

Notes:

- * Two story maximum.
- ** 10-foot minimum separation between buildings on adjacent lots.
- *** Street side setback for corner lots is measured from ROW.

7. Typical Standards

According to the R1-6 zoning standards, the typical lot layout for any lot within this zoning category should have a lot size of 6000 s.f., a maximum structure height of 30 feet, a rear setback of 20 feet, side setbacks of 5' and 10' for interior lots, a street side setback on corner lots of 10 feet from the adjacent ROW, and a front setback of 15' to living area and 20' from face of garage to back of sidewalk. Local to local street intersections will have a 30-foot by 30-foot unobstructed view easement which is measured on the corner lot from the intersection of the each roads ROW lines.

The modified development standards for Palermo propose a minimum lot size of 5,000 s.f. The modified development standards for the Palermo project propose that all lots will have a rear setback of 15 feet, side setbacks of 5' and 5' for interior lots, street side setbacks for corner lots measured 10 feet from the ROW, a front setback of 20' from face of garage to back of sidewalk, a front setback of 12' to living area from property line.

8. Existing Conditions

The proposed Palermo community contains approximately 11.62 acres in area located at the southeast corner of Northern Avenue and 87th Avenue alignment in Glendale, Arizona. Palermo is proposed as a replat of Northern Place, a 27 lot subdivision platted on the subject site in 2013 as Maricopa County Recorder number 1137-41. The project was previously annexed into the City of Glendale and rezoned in 2007 under Case ZON06-07 but the subdivision was never constructed. Certainly some of this failure to develop is attributable to the recession. But it has now been many years since the recession, and many new subdivisions have been developed and sold out within close proximity to this site, and yet this site has continued to be passed over. The changes we are proposing to the plat and zoning will finally bring development to the site that will be compatible with surrounding development.

Existing internal streets have already been dedicated by the Final Plat. As such, abandonment of these will be necessary before we can make new dedications of the proposed interior roadways on the new plat. Abandonments of the existing Public Utility Easements will also be necessary and will require separate approvals from each of the potential utility companies. A 30-foot-wide sanitary sewer and water easement is located at Frier Drive in the Rovey Farm Estates North development to the west which will be used to serve the proposed Palermo community.

Northern Avenue is in design for reconstruction as “Northern Parkway” by the Maricopa County Department of Transportation and access will become restricted to right-in/right-out with the completion of the parkway project. Access to the site from Northern Avenue will require a permitting process through the City of Peoria. Palermo provides the future ROW intended for the parkway project as illustrated on the site plan provided as Exhibit G.

A United States fee-title owned SRP irrigation ditch is located adjacent to the property, immediately south of the proposed development.

9. Surrounding Properties

The properties surrounding the Palermo community are as follows:

- The Rovey Farm Estates North subdivision is located to the west and south of Palermo and is zoned R1-7 (Single Residential) to the west and R1-8 (Single Residential) to the south. To the south, between the Palermo community and Rovey Farm Estates North, is an SRP irrigation ditch and access roadway.

- Located north of the Palermo project across from Northern Avenue are three commercial properties within the City of Peoria. Two parcels are zoned C-1 (Neighborhood Commercial) and contain undeveloped commercial property and the Brighton Charter School. East of the Brighton Charter School is a commercial parcel containing a StorAmerica Self Storage zoned PAD.
- The properties located east of the Palermo project are unincorporated Maricopa County residential lots zoned RU-43 (Rural). See Exhibit H, Adjacent Property Ownership Map for additional information.

Nearby Community Amenities

This site is well positioned near community assets that will enhance the residential experience of the future residents:

- Orangewood Park: 7727 N. 71st Ave. Glendale, AZ 85303
- St. Joseph's Westgate Medical Center: 7300 N. 99th Ave., Glendale, AZ 85307
- Fry's Grocery: 9043 W. Olive Ave., Peoria, AZ 85345
- Westgate Entertainment District: 6751 N. Sunset Blvd., Glendale, AZ 85305
- Tangier Outlet Mall: 6800 N. 95th Ave., Glendale, AZ 85305
- Peoria Sports Complex: 16101 N. 83rd Ave., Peoria, AZ 85382
- Glendale Heroes Park: 83 W. Bethany Home Rd., Glendale, AZ 85303

10. Screening, Buffers and Transitions

In accordance with the City of Glendale Residential Design and Development Manual, all mechanical equipment, electrical meters, and similar utility devices shall be screened from public view with appropriate planting material where possible and permitted by the respective utility providers. The ground mounted mechanical equipment required for each dwelling unit will be located behind a gate along the side or in the rear yards of each home. Walls enclosing the rear of the homes will be included for this purpose and will be a minimum of six feet in height.

A landscape buffer that varies in width between 30' and 85' is proposed along the project's frontage on Northern Avenue, which will provide an attractive exterior appearance of the community. This provision greatly exceeds the City's requirements. The site plan for Palermo has been especially developed to place significant open space buffering along the project's western and southern boundaries adjacent to the Rovey Farm Estates North community. Landscape tracts that vary in width between 32' and 86' along the west property boundary and between 71' and 171' along the south property boundary are proposed to provide a buffer from the adjacent

residential parcels. The site plan activates these buffers by converting them into a walking path (west) and a large non-programmed turf area for recreation (south).

Special attention was paid during the development of the site plan for this project to minimize the existence of key lots. As a result, no key lots exist within the community.

The site has many challenges to development. Its narrow shape constrains options for site layout and its position among existing development requires buffering on the south and west. Yet, we believe the proposed design manages these constraints well and will result in another successful community.

11. Landscape Treatments and Theme Walls

The landscape treatment for the front yard of each house will be provided by KHOV as part of the sale price of each home. This process will ensure that each front yard will have landscaping installed in a timely manner. It also establishes the landscape standard and helps create a streetscape that provides a consistent and compatible streetscape for the overall project.

The landscape treatment and perimeter theme wall designs address the City of Glendale City Code Section 6.202 and RDDM standards by proposing the use of multiple amenities designed and constructed with a unified design approach. Large specimen trees will be utilized at the main entry and other points of emphasis to establish a visual hierarchy and will combine with well-appointed hardscape elements such as the entry monument to reinforce a sense of place within this development. The proposed amenities utilize a variety of durable building materials, and have been developed to establish a unified and balanced palette of colors and textures.

Theme walls will be constructed of smooth and split face CMU block, accented with split face CMU block columns. A view fence will be incorporated along the south property line to insure against the creation of an unsafe corridor along the irrigation ditch adjacent to the south and further the open feel of the community. The view fence will include split face CMU block columns like those of the theme wall. Shorter split face CMU block columns accented with steel picket fence segments will be sited near accent, amenity, and other high visibility areas to give emphasis. Smooth and split face CMU block will also be incorporated into the design of the group mailbox element. A simple and elegant entry monument sign will be incorporated adjacent to the main entry wrapped in the same smooth CMU block, tying together the design aesthetic of all the hardscape accent elements into part of one cohesively designed community. (Exhibits I and J - Entry Feature, Wall & Mailbox Elevations and Wall Plan).

Colorful, lush, and drought tolerant plant materials will be utilized, which will create an oasis feel within the community's open spaces, while remaining cognizant of the Sonoran Desert environment and the needs for sustainability and water conscious development practices. Other high quality amenities will be incorporated such as a similarly designed picnic table and ramada with high quality finishes and harmonizing color patterns.

12. Recreational Amenities

The amenities proposed for Palermo are integrated into the plan using the design direction provided in the RDDM by providing a range of both active and passive opportunities for year-round outdoor recreation and social interaction for all ages. Open space features within the proposed design include paved pathways in the amenity area and a walking path that is oriented north-south through the community to encourage internal pedestrian circulation. These are connected to the internal site sidewalks associated with the interior streets and to offsite sidewalks along Northern Avenue.

Active recreational amenities include open turf play areas and a children's play structure with ADA surfacing. Passive recreation amenities include paved pathways and a picnic ramada structure with tables. The majority of programmed amenities will be located in a central amenity area to encourage social gathering within the community (Exhibit K - Open Space and Amenities Plan). The pathway on the west side of the community will connect residents to the two non-programmed turf areas, which will facilitate use of both the pathway and the open space areas. KHOV has found that providing these types of non-programmed turf areas is very important to residents because they become incredibly versatile in how they can be used. Activities like soccer, football, frisbee, bocce, tag, baseball, and more can all be accomplished in these open turf areas. When communities provide only programmed amenities and retention areas with decomposed granite, they fail to provide the community with amenity space that truly gives residents a sense of openness and freedom to play.

A cluster mailbox will be provided, sited in a centralized location, and designed to match the aesthetic treatment of the theme walls and entry monument. This group mailbox will also meet USPS requirements. This group mailbox will be accessible from the public sidewalk (Exhibit J - Entry Feature, Wall & Mailbox Elevations). The final location of the mailboxes will be determined by the United States Postal Service.

All walls, entry features and mailboxes within the development will be maintained by the Palermo Homeowners Association.

the southwest corner of the community. A 20' emergency access easement is proposed from the north end of the southern cul-de-sac north to the entry at 87th Avenue.

All interior streets are 50'-wide dedicated streets per City of Glendale standards and requirements. Sidewalks will be constructed along interior streets and will extend as paved pedestrian trails into the amenity area and onto the north-south walking path to promote well integrated access to these spaces for recreational users. A minimum of two parking spaces per residential unit will be provided with an attached garage and driveway.

15. House Product Design

Careful attention has been given to the proposed house plans to ensure compatibility with the adjacent residential communities. Proposed houses will incorporate a unifying elevational character appropriate to the region. The unique architectural features, recesses, patios, window accents, and projections will add significant articulation to the elevations of the homes. Pop-outs, second level elements over the garages, and other architectural design techniques will aid in de-emphasizing the garage element of each plan. These various treatments will add to the unique architectural styles proposed for this project, as well as creating shadowing and opportunities for color blocking to add further articulation to the elevations.

The single-family homes will include one and two-story plans that exhibit high quality materials and architectural features. The architectural house styles will comply with the standards set forth in this PRD booklet. Exact architectural elevations, floor plans and color schemes will be submitted for approval at the time of design review. The housing product proposed for use within Palermo will be compatible with the surrounding development.

Exhibits illustrating the proposed house product and streetscape are provided as Exhibits L and N. Final plans and elevation details will be provided at the time of design review.

The architecture of the project is complimented by the connectivity of the community's open space areas, providing residents with an appealing, active environment to play, relax, and socialize with each other.

16. Conditions, Covenants and Restrictions

Conditions, covenants, and restrictions for the Palermo community will be submitted with final documents.

17. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
Schools	Cotton Boll Elementary School Raymond S. Kellis High School
Libraries	Velma Teague Branch Library, 7010 N 58th Ave, Glendale, AZ Glendale Public Library, 5959 W. Brown St., Glendale, AZ
Police	City of Glendale
Fire	City of Glendale
Refuse	City of Glendale

18. Utilities and Services

A table is provided below listing each of the utility providers:

Utility	Provider
Water	City of Glendale
Wastewater	City of Glendale
Cable TV/Telephone	Cox Communications/CenturyLink
Electric	Salt River Project
Gas	Southwest Gas Corporation

19. Infrastructure Improvements

Grading and Drainage

The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest. The site had been previously graded to remove existing farmhouse structures, but has been left untouched since 2007 with desert vegetation and trees allowed to grow unkempt. For the most part, offsite drainage flows from the northeast are intercepted by Northern Avenue along the project's northern boundary, and thus pose minimal impact to the subject property. The Northern Avenue Storm Drain improvements were designed and built in 2001 to install large diameter storm drains and construct the Peoria Basin regional detention area at the northwest corner of Northern Avenue and 85th Avenue. Development of the future Northern Parkway project may change the conveyance of storm water

along that roadway, but it is not expected to impact flows to the project site. If any offsite flows from the east are found, this drainage originating from neighboring properties may potentially be directed to retention basins on site where possible.

The on-site retention basins will generally be 3' in depth (allowing for easy use by residents) and will be constructed and landscaped to provide a naturalized and pleasing aesthetic appearance. Undulating shapes and the use of varied side slopes in the construction of retention basins will convey a naturalized form and promote the pleasing aesthetic. These basins will meet the storm water storage requirements of a 100-year, 2-hour storm event and will be designed to empty within 36 hours by use of drywells. Minimum building finished floor elevations relative to site drainage conditions shall be maintained. Each basin shall have a drainage path through the site such that the ultimate outfall will be towards an existing landscaped drainage way at the southwest corner of the project that conveys through the platted drainageway and retention area provided by the neighboring Rovey Farm Estates North development.

Water and Sewer

Palermo will provide on-site sewer facilities via an 8" (min.) PVC gravity sewer collection system. The Palermo gravity sewer system will be connected to an existing 8" sewer stub located within Frier Drive of the Rovey Farm Estates North development, about 200' north of the southwest boundary corner of the project.

An 8" ductile iron pipe waterline distribution system will also be provided throughout the project. This system will connect to an existing 8" waterline stub located within Frier Drive adjacent to the aforementioned sewer stub, and will also connect to the City of Glendale's municipal 12" waterline located in Northern Avenue, 18' south of the existing centerline. These two connection points at opposite ends of the project will facilitate the looped design of the water distribution system within Palermo. This looped system will ensure that water pressure and fire flow requirements are met. No cross connections to the existing City of Peoria water lines within Northern Avenue are proposed with the development of this project.

Design of the municipal water and sewer lines, as well as locations of sewer manholes, clean outs, fire hydrants, water valves, and other appurtenances will be included on the preliminary plat for this project.

20. Conclusion

The intent of the overall proposal is to provide a residential development that compliments the area while upholding the planning principles and supporting the economic goals and objectives of the City of Glendale. This site has sat undeveloped for many years even though it had platting already in place. But this proposed design will transform the site into a high-quality residential development with attractive new architectural designs, multiple open space areas, amenities, and lush landscaping. The streetscape of Northern Avenue will be improved by the community's exterior appearance, which will be enhanced with its entry monument and open space buffer on Northern Avenue.

The project will create a new and attractive single family residential community that acts as a transition between the commercial land and uses to the north and existing residential on the south, east and west. Just like KHOV's other similar communities nearby, we expect this community to be a great success and a positive contribution to this part of Glendale.



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