

# **Project Narrative**

## **Village at Thunderbird PAD**

### **Parcels 3 and 4**

### **Single Family Development**

### **Preliminary Plat**

**Southeast Corner of 59<sup>th</sup> Avenue and Greenway Road**

City Case No. SR#19-0312

Pre-Application Submittal: January 30, 2020

1<sup>st</sup> Submittal: March 26, 2020

## DEVELOPMENT TEAM

### PROPERTY OWNER

Thunderbird School of Global Management  
c/o Morgan Olsen  
PO Box 877505  
Tempe, AZ 85287-7505  
Tel. 480.727.9921

### PROPERTY OWNER REPRESENTATIVE

University Realty, LLC  
c/o Randy Levin and Denise Christensen  
PO Box 2260  
Tempe, AZ 85281-22604  
Tel. 480.965.2608  
[Randy.levin@asu.edu](mailto:Randy.levin@asu.edu)  
[Denise.christensen@asu.edu](mailto:Denise.christensen@asu.edu)

### APPLICANT / DEVELOPER

Woodside Homes Sales AZ, LLC  
c/o Heather Davenport and Drew Huseth  
1811 S. Alma School Road, Suite 190  
Mesa, AZ 85210  
Tel. 480.755.2121  
[heatherd@woodsidehomes.com](mailto:heatherd@woodsidehomes.com)  
[drew.huseth@woodsidehomes.com](mailto:drew.huseth@woodsidehomes.com)

### LAND PLANNER / LANDSCAPE ARCHITECT

EPS Group, Inc.  
c/o Josh Hannon  
1130 N. Alma School Road, Suite 120  
Mesa, AZ 85201  
Tel. 480.503.2250  
[Josh.hannon@epsgroupinc.com](mailto:Josh.hannon@epsgroupinc.com)

### CIVIL ENGINEER

Cardno  
c/o Dan Pottinger, PE  
19621 N. 23<sup>rd</sup> Drive, Suite 150  
Phoenix, AZ 85027  
Tel. 602.977.8075  
[Daniel.pottinger@cardno.com](mailto:Daniel.pottinger@cardno.com)

**REQUEST OVERVIEW**

Woodside Homes Sales AZ, LLC, known as ‘Woodside Homes’ (or “Applicant/Developer”), is excited to move forward with Preliminary Subdivision Plat Development Plans for Parcels 3 and 4 of the approved Villages at Thunderbird Planned Area Development (“PAD”), which is located at the southeast corner of 59<sup>th</sup> Avenue and Greenway Road in the Sahuaro District. Parcels 3 and 4 consist of approximately 61.7 gross acres / 58.9 net acres and a portion of Maricopa County Assessor Parcel Number (APN): 200-74-715E. See **Parcel Map and Aerial Map** enclosed with this Preliminary Subdivision Plat submittal. This application consists of the following request:

1. Review Approval of Preliminary Subdivision Plat with supporting plans and documents for the development of approximately 212 traditional single family lots consisting of 134 - 45’x125’ and 78 - 60’x140’ lots.

**GENERAL PLAN CONFORMANCE**

A Major General Plan Amendment for the Property and the adjacent Arizona Christian University campus property was approved by the City Council on November 27, 2018 (Case No. GPA 18-04). The proposed Preliminary Plat Development Plan is in conformance to the General Plan Land Use Designations.

**PAD CONFORMANCE**

A Planned Area Development (“PAD”) for the property was approved by the City Council on June 11, 2019 (Case No. ZON19-02, City Ordinance 019-56). The PAD was approved to provide flexibility that homebuilders will determine the residential density distributions, product types and final lot dimensions dependent upon market conditions and the demand for various type of residential product types (pg. 12, PAD entitled “Village at Thunderbird”, date stamped received April 30, 2019). The proposed Preliminary Plat Development Plan is in accordance with the PAD.

**RELATIONSHIP TO ADJACENT PROPERTIES**

The property is currently vacant/undeveloped. Parcels 3 and 4 are immediately adjacent to a combination of single-family homes, and multi-family apartment homes as detailed below.

<b>SURROUNDING LAND USES</b>			
	<b>Description of Use</b>	<b>Existing General Plan</b>	<b>Existing Zoning</b>
Onsite	Vacant	MHDR 8	PAD
North	Planned Multi-Family Residential - Parcel 2, and Arizona Christian University Campus	MHDR 8; CCC	PAD
South	Single-Family residential homes; Multi-Family	MDR 3.5; HDR-20; MHDR-12; MDR-5	R1-6; R-4
East	Single-Family residential homes	MDR-5	R1-6; R-2
West	YMCA. then Commercial, Single-Family residential homes, Multi-Family	GC, HDR-20; MDR-3.5;	C-2; R-3; R-4; R1-6

**PRELIMINARY PLAT DEVELOPMENT PLAN**

The approved Villages at Thunderbird PAD permits a maximum of 642 Units as outlined in the table below.

Proposed PAD Areas:	Maximum Density Range	Actual Proposed Units	Existing/Built Residential Units	Remaining Units Allowed by PAD
Parcel 1: YMCA	N/A	N/A	N/A	N/A
Parcel 2: Multi-Family	16-20 du/ac	TBD	0	251 – 312
Parcel 3 Single-Family	4-6 du/ac	194	0	N/A
Parcel 4: Townhome	8-12 du/ac	18	0	N/A
<b>Total:</b>	<b>Maximum 642</b>	<b>212</b>		

The Preliminary Plat Development Plan has been enclosed with this submittal. Parcels 3 and 4 will have a total of approximately 212 lots consisting of two different lot sizes - 134 - 45’x125’ (5,625 sq. ft.), and 78 - 60’x140’ (8,400 sq. ft.), which will allow for the development of two distinct single family residential products. A 35’-wide traditional single family product will be built on the 45’x125’ lot size and a 50’-wide traditional single family on the 60’x140’ lot size. Typical Plot Plans illustrating the building footprints, building setbacks and maximum lot coverage with all plan options for the single family product have been enclosed with this submittal. Note, certain residential floor plans may hypothetically exceed the maximum lot coverage of 45% as shown only if all plan options were to be selected. As such and to clarify, residential floorplan options selected by homeowners will not exceed the permitted lot coverage of 45%. Elevations, floor plans and supporting documents for the Residential Product will be submitted for Design Review approval under separate cover following the subdivision review process.

The Development Plan illustrates the proposed Preliminary Plat layout. The community has been designed with a circulation network that provides a high level of connectivity through its traditional neighborhood street network. The design of the layout is pedestrian friendly maximizing the accessibility and enjoyment of the open space areas. Moreover, the flexibility of the PAD allowed the opportunity for Woodside Homes to determine the residential density distribution, product types and final lot dimensions based upon market conditions and demand. This has resulted in a Development Plan that not only meets market conditions and demand but is also compatible with the existing surrounding development.

**DEVELOPMENT STANDARDS**

All residential lots for Parcels 3 and 4 will be developed in accordance to the Single Family Residential Medium-High (A, B, D, F, H) Development Standard Option (pg. 13, PAD entitled “Village at Thunderbird”, date stamped received April 30, 2019).

SINGLE FAMILY RESIDENTIAL MEDIUM-HIGH (A, B, D, F, H)	
DEVELOPMENT STANDARD	PAD REQUIREMENT
Min. Lot. Area	4,000 sq. ft.

<b>Min. Lot Width</b>	40-feet
<b>Min. Lot Depth</b>	100-feet
<b>Max. Building Height</b>	30-feet
<b>Max. Lot Coverage</b>	45%
<b>Max. Density</b>	6 du/ac
<b>Max. Units</b>	259
<b>Building Setbacks</b>	
<b>Front</b>	15' – 20' (D)
<b>Rear</b>	15' (A)
<b>Side</b>	0' or 10' (H – 5'/5')
<b>Street Side</b>	10'

- (A) Single Family homes developed in Parcel 3 along 55th Avenue shall have a minimum building setback of 25' for single story and 40' for 2 story homes as measured from the property line on the west side of the 15' landscape tract. A 15' wide landscape tract shall be dedicated along the west side of 55th Avenue.
- (B) Single Family homes developed in Parcel 3 adjacent to the southern Property line shall have a minimum building setback of 40' for single story and 85' for two story homes. Single Family lots that back onto this common boundary will include the installation of two 24" box trees that will be placed a minimum of 8' north of the property line. The trees selected for this buffer shall be semi-deciduous in character and may include: Parkinsonia praecox (Sonoran Praecox), Prosopis glandulosa 'Maverick' (Maverick Mesquite), Acacia anuera (Mulga), Vitex agnus castus 'Montrose Purple' (Montrose Purple Vitex).
- (D) 15' for all front porches, side entry garages, and living spaces. 20' to face of garage. No more than two homes in a row shall share the same front yard setback. Minimum offsets shall be 3'
- (F) Encroachments. Elements including fireplaces and bay windows may encroach into the front yard and rear yard a maximum of 3 feet. Covered patios may encroach a maximum of five (5) feet into street side yard, and rear yards. Open steps and decks shall be permitted to extend a distance of not more than five (5) feet in the case of the front and side yards and no closer than five (5) feet to the Property line in the case of side yards.
- (H) Minimum 5' setback on one side yard and minimum 5' setback on the other side. Selected 5' side yard shall be clear of encroachments (g), including ground mounted AC unit. Minimum distance between principal buildings is 10'.

**ACCESS AND CIRCULATION**

The Villages at Thunderbird PAD borders 59<sup>th</sup> Avenue along the west, Greenway Road along the north and 55<sup>th</sup> Avenue along the east. The City's Circulation Plan classifies 59<sup>th</sup> Avenue as a major arterial roadway, Greenway Road as an arterial and 55<sup>th</sup> Avenue as collector. 59<sup>th</sup> Avenue is a 5-lane road (2

southbound and 3 northbound) with a raised median. Greenway is a 5-lane road (2 lanes each direction) with striped median/center turn lane. In accordance to the PAD, there is no access to 55<sup>th</sup> Avenue or Acoma Drive for the property.

Direct access for Parcels 3 and 4 will continue to use the two existing points at 59<sup>th</sup> Avenue and Country Gables Roads, and at Greenway Road and 57<sup>th</sup> Avenue as primary points of access. Currently, these two points of access have been connected by a private road for the college. In accordance to the PAD, development of Parcels 3 and 4 will dedicate 70' public right-of-way (C-4 Detail, Modified) for these two collector road extensions which will terminate at roundabouts into Parcels 3 and 4. From the terminus of Country Gables Road and 57<sup>th</sup> Avenue will be new driveway entrances for the existing 20'-24' drive that will continue to serve the Arizona Christian Campus University as a private service road and fire lane. Analysis will be completed during the formal Improvement Plan process to understand if portions of the existing Country Gables and 57<sup>th</sup> Avenue pavement was constructed to the City of Glendale's public street standards for both geometry and pavement section, and if any portions of existing roadway extensions can be preserved. All internal vehicular streets for the development will be a 50' public right-of-way in accordance to City of Glendale standards.

As development moves forward, a traffic signal and deceleration lane at the intersection of 57<sup>th</sup> Avenue and Greenway Road will be installed. In accordance to approved Zoning Ordinance No. 019-56, the traffic signal will be split one third among the City of Glendale, the property owners identified in the Arizona Christian University PAD (ZON19-01), and the property owner of Parcel 3 in Villages at Thunderbird PAD (subject site). The traffic signal and deceleration lane shall be installed upon the earlier of (a) a certificate of occupancy being issued for the 150<sup>th</sup> single family home within Parcel 3, or (b) additional vehicle trip generations of 3,400 Average Daily Trips from the new development within the ACU PAD Site, excluding renovation of existing buildings and development of new athletic fields. In the event the City determines the traffic signal and deceleration lane are warranted sooner than either trigger points (a) and (b), the City will install the traffic signal and deceleration lane and the property owners of the approved zoning cases noted above shall reimburse the City its actual cost when the trigger points (a) or (b) identified above are met for each respective owner.

### **PRELIMINARY LANDSCAPE DESIGN PLANS**

A Preliminary Landscape Design Package illustrating the Landscape Master Plan, Amenity Plans, Entry Monumentation, Conceptual Wall Plan and Elevations and Circulation Plan have been enclosed with this submittal. Development within Parcels 3 and 4 proposes removal of the existing entry monument on the southside at 59<sup>th</sup> Avenue and Country Gables for the residential portion only. Secondary entry wall monumentation is proposed into the residential development at 57<sup>th</sup> Avenue. Development within Parcels 3 and 4 have been designed in a manner to encourage non-vehicular circulation and provide connectivity to sidewalks and paseos that facilitates pedestrian use of open space systems within the community. The open space network has been designed to provide both visual and actual connection to bring the neighborhood residents together and focus amenity activity on open space and amenities. Open space areas have been designed to enhance the entrance experience; at the same time, extend the theme throughout the development. Landscape within the common open has been designed to make the circulation networks highly visible while providing convenient rest stops with shade. On-site

retention areas will be landscaped to provide areas for active recreation and complement the open space elements of the plan.

A total of two (2) amenity areas have been programmed for the development and are illustrated in the enclosed Preliminary Landscape Design Package. These areas are envisioned to include landscape architectural features and recreational amenities such as shade structures, seating areas, children's play areas, BBQs and large turf area to provide a centralizes visual and recreational open space for community gathering.

Landscape standards for the project are be in accordance to the size and quantities of plant material referenced in the Glendale Zoning Ordinance and Landscape Ordinance, and as also outlined in the master plant schedule in the approved PAD.

### **GRADING & DRAINAGE**

A Conceptual Grading and Drainage Plan and Report have been enclosed with this application. The property is within the Glendale Peoria Drainage Master Plan (ADMP). A review of the Federal Management Agency (FEMA) Flood Insurance Rate Map (FIRM) indicates that the property is not within a Special Flood Hazard (SFHA) and falls in area designed as Zone X. The Zone X designation is defined as "Areas determined to be outside 500-year floodplain."

The property generally slopes from the northeast to the southwest at a mild slope. Development of Parcels 3 and 4 will be required to function independently. There is a large regional detention basin at the southwest corner of the property that connects to the existing 59<sup>th</sup> Avenue storm drain system. This existing surge basin for storm water storage is within a dedicated easement. Residential development of Parcels 3 and 4 does not utilize the existing surge basin for storm water storage, and the detention basin will be dedicated to the City of Glendale.

Development of Parcels 3 and 4 will retain stormwater runoff generated on site from the 100-year, 2-hour design storm unless otherwise approved by the City Engineer. The property will manage on-site stormwater conveyance and storage in accordance with City of Glendale requirements. All retention basins will be located within common open space tracts to be maintained by a Homeowners' Association (HOA).

### **WASTEWATER**

A Preliminary Wastewater Report has been enclosed with this submittal. The City of Glendale is the wastewater provider for the property. Wastewater for Parcels 3 and 4 will be serviced by the two gravity sewer lines located in 59th Avenue. An 8-inch gravity sewer located along 59th avenue between Country Gables Drive and Acoma Drive and a 12-inch gravity sewer located along 59th Avenue, south of the Site, at the intersection of 59th Avenue and Acoma Drive. Wastewater infrastructure was constructed shallow in the vicinity of the Site, which will require there to be two separate sewer connection points. One connection into each of the two existing gravity sewer lines.

## **WATER**

A Preliminary Waste Report has been enclosed with this submittal. The City of Glendale is the water provide for the property. Existing water infrastructure located adjacent to the property includes 12-inch public waterline mains in 59<sup>th</sup> Avenue, Greenway Road and 55<sup>th</sup> Avenue. Additionally, there is a 30-inch waterline main in 59<sup>th</sup> Avenue but is not allowed to be a point of service for the property. There is also an existing 8-inch public main in Country Gables / 57<sup>th</sup> Avenue.

Parcels 3 and 4 will be serviced by an 8-inch looped waterline for Villages at Thunderbird, which will connect to the existing 8-inch waterline located within the Country Gables / 57<sup>th</sup> Avenue loop road and the existing 12-inch waterline located within 59<sup>th</sup> Avenue, which will require a public water easement over the existing drainage/detention basin easement. The existing YMCA connects to the existing 12-inch water line in 59<sup>th</sup> Avenue and functions independently. Water for the Multi-Family Parcel 4 to the north has several alternatives – westerly to 57<sup>th</sup> Avenue, easterly to 55<sup>th</sup> Avenue, or northwesterly to Greenway Road.

## **PHASING**

Development of Parcels 3 and 4 is anticipated to be constructed in two (2) phases – Phase 1M (Model Phase) and Phase 1. Phase 1M is anticipated to include and identify proposed locations of model home lots. Any proposed model home lots will not be a separate phased plan set, but solely identified within Phase 1 plans. Each Phase will construct the necessary infrastructure to support Phase of development in accordance to City of Glendale requirements.

## **CONCLUSION**

We respectfully request your favorable consideration of the Preliminary Subdivision Plat submittal documents and we look forward to working with the City of Glendale on this single family residential community.