

CITRUS RD

BETHANY HOME RD

LOOP  
303

# ALLEN RANCHES

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Preliminary Plat - Residential  
SEC Bethany Home Road & Citrus Road  
3rd Submittal November 2, 2020  
PP20-02

**Property Owner**

Allen Ranches, LLC  
Representative: James Quinn  
711 Fifth Avenue  
New York, NY 10022  
212-339-2548



**Engineer**

HILGARTWILSON  
Zach Hilgart, PE  
2141 E. Highland Avenue  
Suite 250  
Phoenix, Arizona 85016

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# Introduction

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Allen Ranches, LLC (“Allen Ranches” or the “Owner”) plans to develop a 250 gross acre property (“Property” or “Project”) bounded by Bethany Home Road on the north, Citrus Road on the west, Camelback Road on the south and west of the alignment of 175th Avenue on the east as shown on the **Vicinity Map** attached as **Figure 1** for residential use. HilgartWilson, on behalf of Allen Ranches, LLC submits this request for approval of a Preliminary Plat to allow the subdivision and development of a single-family residential community with 760 lots.

In order to facilitate the development of the Project as planned, an annexation application, two Minor General Plan Amendments and a rezone to Planned Area Development (PAD) were submitted and approved by the City of Glendale on June 23, 2020, case numbers AN-13, GPA20-04 and ZON20-06 respectively. The amendments increased the industrial area of the overall property while reducing the residential area and moving it further away from the 65 Ldn noise contour line.

The Owner will develop the Property, zoning designation MDR PAD as shown on **Figure 2**, the approved **PAD Development Plan**, under several Single Residence district development standards, (R1-4, R1-6 and R1-8) that were modified to address the unique challenges of developing near Luke Air Force Base (LAFB). The zoning is in compliance with jurisdictional regulations governing property near a military installation with flight operations and within the Luke Air Force Base noise contours as regulated through the LAFB Graduated Density Concept while creating a design and site configuration that provides transition from the Loop 303 industrial uses to the existing single-family residential uses to the west and north of the Property. The 3.04 du/ac (dwelling units per acre) gross residential density of the Property conforms to the underlying 0-2 du/ac and 2-4 du/ac LAFB Graduated Density Concept (“GDC”) density ranges that traverse the site.

The Property is currently undeveloped and has been used for agricultural purposes for many years. It is west of the LAFB 65 Ldn noise contour. The adjacent property to the east is zoned Industrial PAD and located within the 65 Ldn and 70 Ldn LAFB noise contours. The approved Glendale General Plan land use designation is Medium Density Residential 2.5 – 3.5 du/ac (MDR 3.5).

The Allen Ranches PAD zoning facilitates the development of a unique industrial/residential project that is compatible with the mission of Luke Air Force Base, the City of Glendale’s General Plan, and Arizona Revised Statutes for property near a military airport. Developing the overall project will create opportunities to maximize the freeway access, create synergy with other new manufacturing and industrial developments in the area and provide additional housing opportunities for future employees of these uses. The Planned Area Development regulations are tailored to the creation of the intended development and are a reflection of today’s market for both industrial and residential developments. This Preliminary Plat is the next step in the development of those housing opportunities.

Surrounding Land Uses		
Area	Existing Use	Zoning
North	Single-Family Residential and Agriculture (Maricopa County)	RU-43
East	Agriculture	Industrial PAD
South <sup>1</sup>	Agriculture (Goodyear)	AG / PAD
West	Single-Family Residential / Vacant Parcels (Maricopa County)	R1-18 (RUPD) / C-S / C-2 (PD)

1 - Land Use and Zoning under City of Goodyear jurisdiction

## Zoning - Planned Area Development

### I. Overview

The Allen Ranches PAD allows industrial, manufacturing, e-commerce, distribution, office, and residential uses with development standards that ensure appropriate flexibility for such developments. The residential portion of the PAD, designated as MDR PAD, allows single-family residential development at a scale and density that provides an appropriate and compatible transition between the existing residential development to the west and industrial uses to the east, and is consistent with the intent of the LAFB Graduated Density Concept (“GDC”). See the approved **Residential Conceptual Site Plan** at **Figure 3**. The MDR PAD designated property allows residential development per the modified R1-4, R1-6 and R1-8 development standards in Tables 2, 3 and 4 in Section III below.

There are 760 lots on the Preliminary Plat with a range of typical lot sizes - 40’ x 115’, 45’ x 115’, 55’ x 120’, 65’ x 125’ and 75’ x 135’. The gross density is 3.04 du/ac.

The Project as shown on the Preliminary Plat includes substantial open space, with 19 percent of the net site area being open space. The open space area is comprised of multiple recreational uses, landscaped areas and retention areas with a pedestrian circulation system of trails and sidewalks to serve the community, see the Preliminary Landscape Plan. A centrally located community center is the focal point of the Project, Park #3, as depicted on the Preliminary Landscape Plan. See sheet 4 of the landscape plan for an enlargement of the community center which includes a pool, playground equipment, sport court, picnic area, turf lawn, seating areas and bathroom facility. Additional recreation areas with amenities are located throughout the community, providing recreational opportunities within a short walking distance of all homes, Parks #1, 2, 4 and 5 on the landscape plan. Sheet 3 of the Preliminary Landscape Plan has enlargements of these parks. All parks include

some amenity - play equipment, seating, picnic area and/or a BBQ grill. These proposed recreational locations and amenities may be modified at the final platting stage but shall comply with the Glendale Residential Design and Development Manual as modified per this PAD. Landscaped drainage channels separate the residential area from the adjacent arterial streets on both the north and south boundaries of the Project, further buffering the homes from adjacent vehicular traffic. There is also a landscaped open space tract on the eastern boundary of the Project, creating a buffer from the adjacent industrial property, and a landscaped open space tract along Citrus Road, buffering the homes from the adjacent arterial street.

## II. Permitted Uses

The PAD facilitates industrial, manufacturing, e-commerce, distribution, office, and residential uses and includes development standards that ensure appropriate flexibility for such developments. The permitted uses outlined below are for the MDR PAD residential zoned property shown on the PAD Development Plan.

- All uses permitted in Urban Residential R1-4, R1-6 and R1-8 – Single Residence districts in the City of Glendale Zoning Ordinance with amended Development Standards per this PAD.
- Uses Subject to Conditions per Sections 5.303, 5.313 and 5.323 of the City of Glendale Zoning Ordinance.
- Uses Subject to Conditional Use Permit per Sections 5.304, 5.317 and 5.324 of the City of Glendale Zoning Ordinance.
- Accessory Uses per Sections 5.305, 5.3180 and 5.325 of the City of Glendale Zoning Ordinance.

## III. Development Standards

As reflected in Tables 1-3 below, the development standards for the Allen Ranches PAD have been created to facilitate a unique residential development within and adjacent to the LAFB noise contours. The development standards for the Project provide flexibility for an attractive multi-phase community with a variety of lot sizes and home styles that is compatible with the surrounding area and the requirements of LAFB. Should a conflict exist between any provision in this PAD and the Glendale Zoning Ordinance, the PAD shall apply.

[See next page – remainder of this page left intentionally blank]

**Table 1**

<b>R1-4 Development Standards</b>		
<b>Regulation</b>	<b>Base Glendale Zoning District Regulation (R1-4)</b>	<b>Modified Glendale Zoning District Regulation (R1-4 PAD)</b>
Max. Height <sup>1</sup> (Feet)	30 / 2-stories	30 / 2-stories
Min. Front Setback (Feet)	15 & 20 <sup>2</sup>	<b>18</b> <b>12 for side loaded garage or livable area of dwelling unit to back of sidewalk</b>
Min. Side Setback (Feet)	0 & 10 <sup>3</sup>	<b>5 &amp; 5 <sup>3</sup></b>
Min. Street-Side Setback (Feet)	10	10 <sup>4</sup>
Min. Rear Setback (Feet)	15	<b>10</b>
Min. Lot Area (Sq Ft)	4,000	4,000
Min. Lot Width (Feet)	40	40
Min. Lot Depth (Feet)	80	80
Max. Lot Coverage	45%	<b>N/A <sup>6</sup></b>
Parking Spaces	2	2

1—Two story maximum, refer to Section 7.300 for accessory buildings

2—15 feet to living area, 20 feet to garage or carport from back of sidewalk

3—Minimum 10 feet separation between buildings on adjacent lots

4—10 feet setback unless a minimum 10 feet landscape tract is provided in which case the street side setback does not apply

5—Maximum flagpole height for model home complexes is 60 feet

6—Maximum lot coverage is the lot area within the required setbacks & any permitted setback encroachments and accessory structures as defined per Section 7.300 of the Glendale Zoning Code

[See next page – remainder of this page left intentionally blank]

**Table 2**

<b>R1-6 Development Standards</b>		
<b>Regulation</b>	<b>Base Glendale Zoning District Regulation (R1-6)</b>	<b>Modified Glendale Zoning District Regulation (R1-6 PAD)</b>
Max. Height <sup>1</sup> (Feet)	30 / 2-stories	30 / 2-stories
Min. Front Setback (Feet)	15 & 20 <sup>2</sup>	<b>18</b> <b>12 for side loaded garage or livable area of dwelling unit to back of sidewalk</b>
Min. Side Setback (Feet)	5 & 10 <sup>4</sup>	<b>5 <sup>3</sup></b>
Min. Street-Side Setback (Feet)	10	10 <sup>5</sup>
Min. Rear Setback (Feet)	20	20
Min. Lot Area (Sq Ft)	6,000	<b>5,700</b>
Min. Lot Width (Feet)	60	<b>50</b>
Min. Lot Depth (Feet)	100	100
Max. Lot Coverage	40%	<b>N/A <sup>7</sup></b>
Parking Spaces	2	2

**1**—Two story maximum, refer to Section 7.300 for accessory buildings

**2**—15 feet to living area, 20 feet to garages or carport

**3**—Minimum 10 feet separation between buildings on adjacent lots

**4**—Minimum 15 feet separation between buildings on adjacent lots

**5**—10 feet setback unless a minimum 10 feet landscape tract is provided in which case the street side setback does not apply

**6**—Maximum flagpole height for model home complexes is 60 feet

**7**—Maximum lot coverage is the lot area within the required setbacks & any permitted setback encroachments and accessory structures as defined per Section 7.300 of the Glendale Zoning Code

[See next page – remainder of this page left intentionally blank]

**Table 3**

<b>R1-8 Development Standards</b>		
<b>Regulation</b>	<b>Base Glendale Zoning District Regulation (R1-8)</b>	<b>Modified Glendale Zoning District Regulation (R1-8 PAD)</b>
Max. Height <sup>1</sup> (Feet)	30 / 2-stories	30 / 2-stories
Min. Front Setback (Feet)	15 & 20 <sup>2</sup>	<b>18</b> <b>12 for side loaded garage or livable area of dwelling unit to back of sidewalk</b>
Min. Side Setback (Feet)	5 & 10 <sup>4</sup>	<b>13 combined, minimum 5 on one side <sup>3</sup></b>
Min. Street-Side Setback (Feet)	10	10 <sup>5</sup>
Min. Rear Setback (Feet)	20	20
Min. Lot Area (Sq Ft)	8,000	<b>7,500</b>
Min. Lot Width (Feet)	80	<b>63</b>
Min. Lot Depth (Feet)	100	100
Max. Lot Coverage	40%	<b>N/A <sup>7</sup></b>
Parking Spaces	2	2

1—Two story maximum, refer to Section 7.300 for accessory buildings

2—15 feet to living area, 20 feet to garages or carport

3—Minimum 10 feet separation between buildings on adjacent lots

4—Minimum 15 feet separation between buildings on adjacent lots

5—10' setback unless a minimum 10' landscape tract is provided in which case the street side setback does not apply

6—Maximum flagpole height for model home complexes is 60 feet

7—Maximum lot coverage is the lot area within the required setbacks & any permitted setback encroachments and accessory structures as defined per Section 7.300 of the Glendale Zoning Code

[See next page – remainder of this page left intentionally blank]

## IV. Residential Design Guidelines

The Allen Ranches PAD residential property shall comply with the City of Glendale Residential Design and Development Manual dated June 22, 2004 except as modified per the PAD. The PAD enumerates the modifications necessary to allow the development of a quality residential community that addresses the challenges of developing near LAFB while meeting current market demands.

## V. Landscape, Screening, and Walls

Landscape, buffer and screening requirements shall comply with the requirements of Chapter 19, Landscape Ordinance, and Section 7.200 of the City of Glendale Municipal Code, and the City of Glendale Residential Design and Development Manual except as modified per the PAD. The Landscape standards in Section 1.7 for Small Lot Development and Section 2.6 for Medium Lot Development were modified to provide average width instead of minimum width landscape tracts along arterial and collector streets; 20-foot average for arterial streets and 10-foot average for collector streets. This creates flexibility and diversity in the streetscape buffer and adjacent lots.

The landscape areas for Allen Ranches utilize a combination of native and desert adapted plant material to create both an aesthetically pleasing and water efficient landscape. The street frontage landscape uses a variety of trees to create a unique identity for the Project, while maintaining consistency and a strong theme along all the streets

Landscaping will occur with the development of individual phases and be installed with individual parcel frontages of the adjacent parcels. The Preliminary Wall Plan and Preliminary Wall and Monument Details, sheets 5 and 6 of the Preliminary Landscape Plan, depict the location and design details of the walls and monument sign that are to be installed. Wall heights will be 8-foot maximum with 9-foot maximum height for the columns. Onsite landscaping, recreation amenities and open space areas will be installed concurrently with the development of the adjacent property.

## Signage

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Residential signage shall be per Sections 7.102, 7.103 and 7.105 of the City of Glendale Zoning Ordinance.

## Circulation and Access

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### Existing Conditions

The Property currently has offsite access to and from existing roadways - Bethany Home Road, Citrus Road and Camelback Road. The Property has access to the Loop 303 adjacent on the east from Bethany Home Road and Camelback Road.

## Proposed Improvements

Primary access to the Project will be taken from Camelback Road, Bethany Home Road, and Citrus Road. Citrus Road will be improved with 55-feet of half right-of-way (ROW) per the MCDOT Urban Minor Arterial Street - Modified 55' Right-of-Way standard. Access to the Project from Citrus Road will be aligned with Missouri Avenue via a 70-foot ROW local collector. All 70-foot collectors will be improved per the Glendale Collector Road G-304/C-1 standards. Camelback Road and Bethany Home Road access occurs approximately ¼ mile east of Citrus Road via a 70-foot ROW local collector that bisects the site north to south and connects to the local collector on the Missouri Avenue alignment. Bethany Home Road will be improved per the MCDOT Urban Principal Arterial Street Modified – No Median standard with 65-foot half ROW. Camelback Road will be improved with 65-feet of half ROW, bringing the full ROW to 130-feet, per the Goodyear Major Arterial Street G-3122 standards. Parcels with lot widths of less than 65-feet (Parcels B, C, F, G, I and K) located east of the north-south collector street will utilize public internal streets developed in accordance with City of Glendale local street standards with 50-feet of ROW. Parcels located west of the north-south collector street (Parcels A, D, H and J) with lot widths of 65-feet or greater will utilize private internal streets developed in accordance with the City of Glendale local private street section with a 45-foot wide tract.

City approval and Federal Emergency Management Agency (FEMA) submission of the Conditional Letter of Map Revision (CLOMR) will be required prior to issuance of grading, utilities and roadway permits for areas within the single-family residential area. Once the drainage channel is complete, the Letter of Map Revision (LOMR) application shall be submitted to FEMA. No building permits for homes will be issued until as-builts are received for the channel and a cashier's check for \$50,000 is received by the City's Engineering Department to assure processing and approval of the LOMR. The funds will be released once the LOMR is obtained. If for some reason the LOMR application is not submitted or the LOMR is not received from FEMA, the City will use the funds to complete the LOMR process. Additionally, no Certificates of Occupancy for homes in the single-family residential area will be issued until the LOMR is received.

## Grading and Drainage

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Grading and drainage design for the project is in conformance with applicable City of Glendale standards except as modified below. Allen Ranches is located within the study area of the Loop 303/White Tanks Mountain Area Drainage Master Plan Update (WTADMPU), a regional drainage analysis completed by the Flood Control District of Maricopa County in August 2015. Drainage design for Allen Ranches generally utilizes the hydrologic framework set by the WTADMPU.

Runoff from watersheds produced downstream of the White Tanks Flood Retarding Structures impact the Project along the Bethany Home Road and Camelback Road alignments. The offsite drainage impacts are managed around the Project according to the City of Glendale design guidelines. Portions of the project site are located within the FEMA flood hazard zone associated with the Camelback Road Wash. These flows will be channelized, and the CLOMR/LOMR process will be completed to update the flood hazard zone limits accordingly. All excess stormwater runoff is eventually routed to the Loop 303 Freeway channel, which serves as the regional outfall for the site and surrounding area.

Onsite flows will be conveyed to retention basins throughout the Project in appropriate locations and will dewater within the 36-hour limit. Retention volume equivalent to the 100-year, 2-hour storm runoff will be provided for all developed portions of the Project unless ADOT approves using their existing regional

retention basin adjacent to the 303 in which case the City of Glendale will approve a lesser volume.

## Infrastructure and Utilities

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### Water

Allen Ranches is located within EPCOR Water's Agua Fria District, in the Water Plant #12 service area. Water Plant #12 is located one-half mile east and one-half mile south of the intersection of Citrus Road and Camelback Road. Water Plant #12 serves two pressure zones. Pressure reducing valves may be required to be installed if tie-ins to existing lines are made for service to Allen Ranches. Water will be delivered to the Allen Ranches preliminary plat via an existing 10-inch line in Citrus Road.

### Sewer

Allen Ranches is located within EPCOR Water's Agua Fria Wastewater District. Wastewater service to Allen Ranches will be provided from the Luke 303 sewer interceptor, designed to connect the Russell Ranch Water Reclamation facility to the proposed West Valley Regional Water Reclamation Facility located north of Camelback Road and west of the Arizona Motorsports Park at Alsup Road. This interceptor currently extends to the Property under the Loop 303 at the Missouri Avenue alignment. Wastewater service to the Allen Ranches preliminary plat will be provided from a future 12-inch line in Camelback Road. This proposed line will be an extension of the existing sanitary sewer interceptor at the 303 crossing at the Missouri Avenue alignment.

## Phasing

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The development of the Project will be phased in accordance with market demand. Phase 1 is planned for the southern area, between Camelback Road and the approximate Missouri Avenue alignment. The remaining area north of the approximate Missouri Avenue alignment will make up Phase 2.

The actual development of the Project will be based on market conditions, industry factors, and/or business considerations. Deviations from the Phasing Plan are allowed and do not constitute a PAD amendment so long as the phasing meets City requirements.

## Summary

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The Allen Ranches PAD created a rare and unique opportunity to develop a large-scale industrial center and single-family residential community in a single development in the Loop 303 corridor. The uses are compatible with the ongoing mission and flight operations of Luke Air Force Base. The development provides a transition of land uses from the industrial development along the Loop 303 to single-family residential to the surrounding community. This preliminary plat is the implementation of the PAD residential zoning and creates opportunities for the development of housing opportunities in this area, adjacent to existing and future employment uses and the Loop 303.

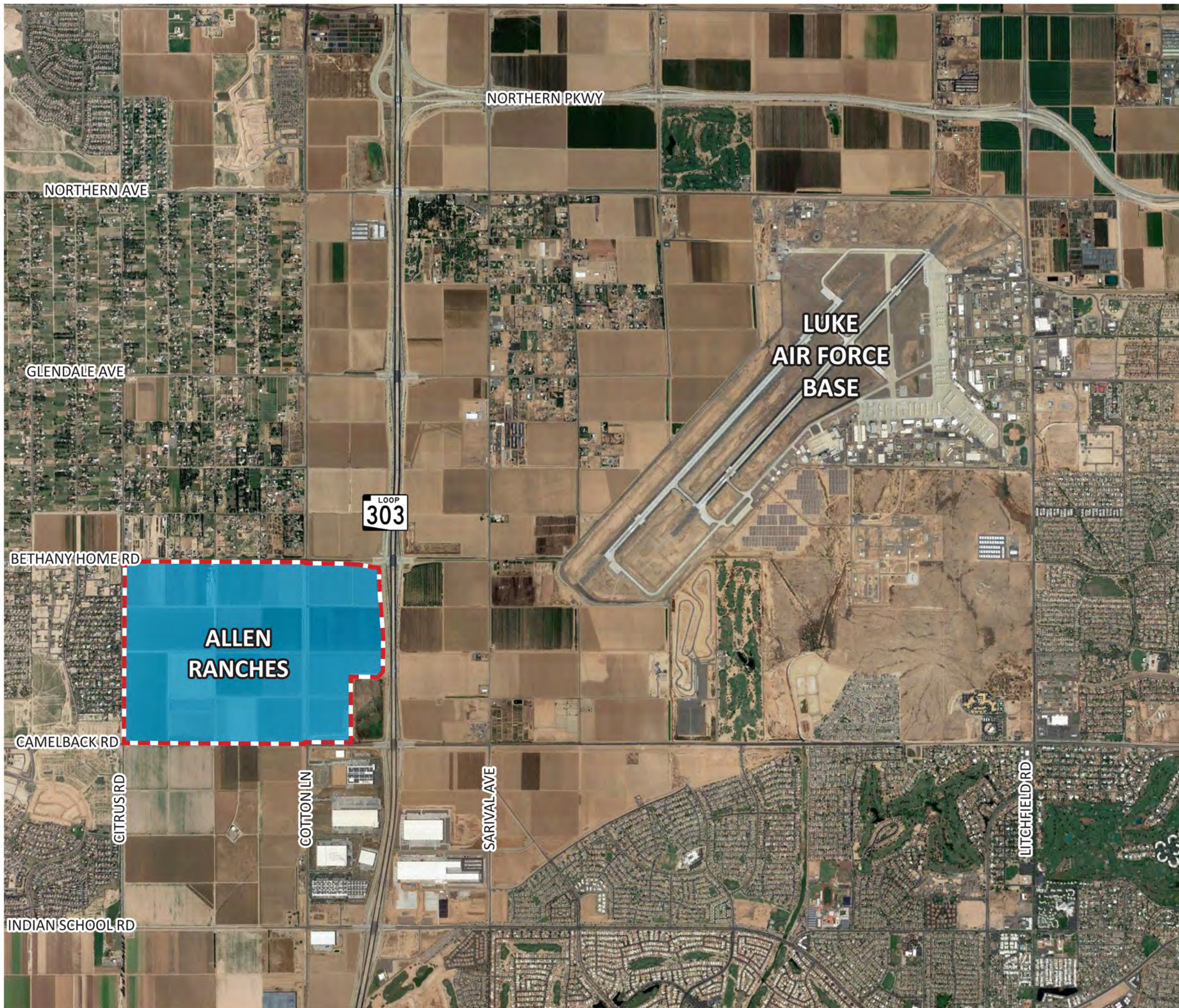
# Exhibits

# ALLEN RANCHES

GLENDALE, ARIZONA

## VICINITY MAP

FIGURE 1



PROJECT BOUNDARY



**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535  
F: 602.368.2436

PROJECT MANAGER:  
C. PADDOCK, AICP  
PROJECT NUMBER: 1383  
FEBRUARY 2020

## PAD DEVELOPMENT PLAN

FIGURE 2



N N.T.S

**OWNER/APPLICANT**

ALLEN RANCHES LLC  
711 5TH AVENUE, 8TH FLOOR  
NEW YORK, NEW YORK 10022  
PHONE: (212) 339-2548  
CONTACT: MR JAMES QUINN

**OWNER/APPLICANT**

MARICOPA WATER DISTRICT  
P.O. BOX 900  
WADDELL, AZ 85353  
PHONE: (623) 546-8266

A PORTION OF SECTIONS 13 & 14, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

**LEGEND**

- PROJECT BOUNDARY
- ZONING BOUNDARY

**LAND USES**

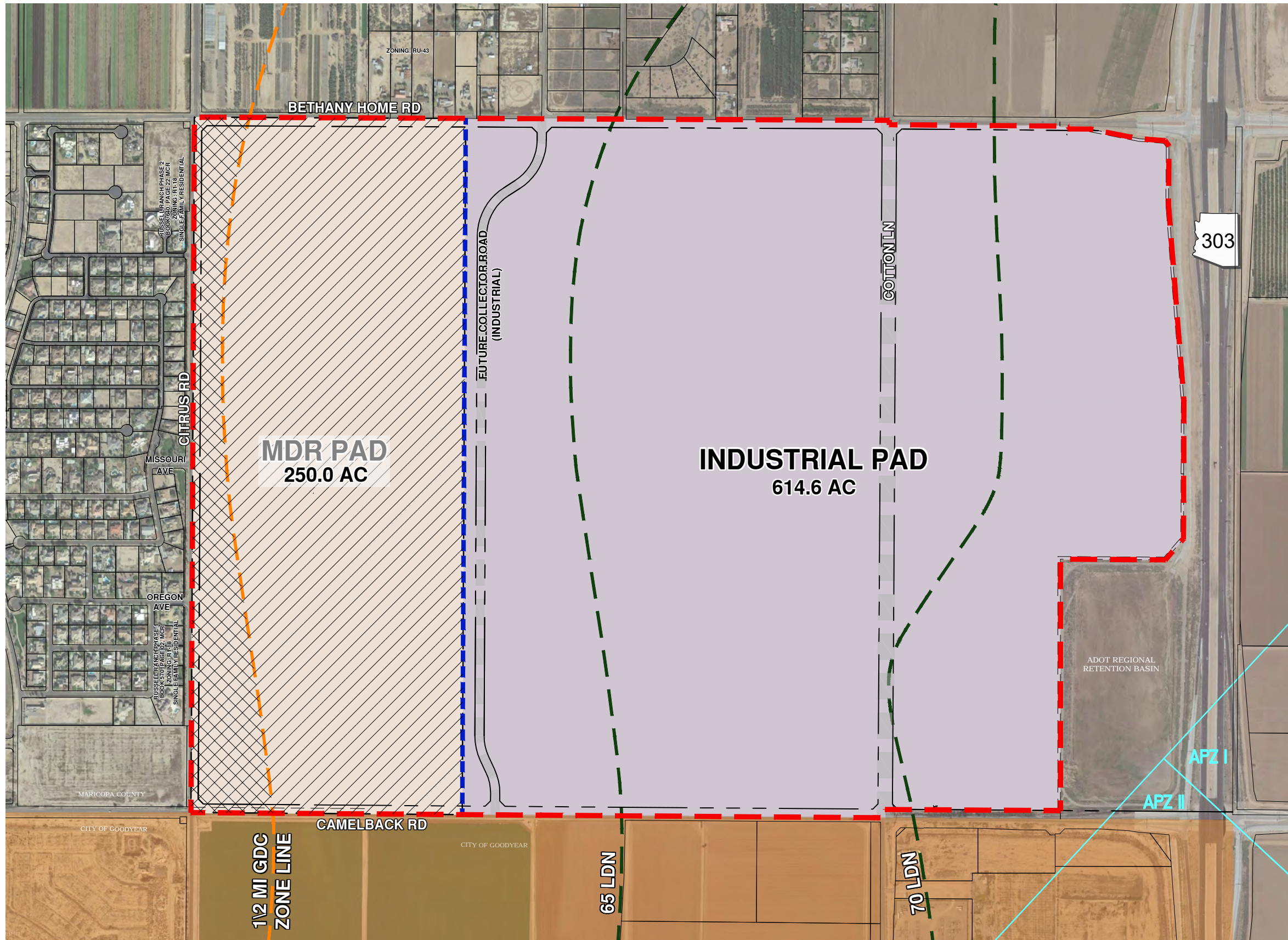
- INDUSTRIAL: INDUSTRIAL PAD
- RESIDENTIAL: MDR PAD
- 1/2 MILE GDC ZONE
- 1 MILE GDC ZONE

SITE DATA				
Land Use	Gross Area (Acres)	Net Area (Acres)	Zoning District (PAD)	Max Dwelling Units (DU)
Industrial	614.6	577.8	Industrial PAD	N/A
Residential	250.0	217.6	MDR PAD	819 *
<b>PROJECT TOTAL</b>	<b>864.6</b>	<b>798.7</b>		<b>819</b>

Industrial PAD development per modified M-2 PAD Development Standards.  
MDR PAD development per modified R1-4 PAD, R1-6 PAD & R1-8 PAD Development Standards.  
\* Overall GDC Zone Density Allowed = 819 units/366.8 ac. = 2.2 DU/AC (1/2 mile and 1 mile GDC area)

ALLEN RANCH	GDC ZONE	GROSS AREA	GROSS DENSITY	FORMULA	UNITS ALLOWED
	1/2 MILE *	324.1	2.0	324.1 ac X 2 du/ac	648
	1 MILE **	42.7	4.0	42.7 ac X 4 du/ac	171
	<b>TOTAL</b>	<b>366.8</b>	<b>2.2</b>	<b>366.8 ac X 2.2 du/ac</b>	<b>819</b>

**1/2 mile and 1 mile GDC Area:**  
Overall GDC Density Allowed = 819 units / 366.8 ac = 2.2 du/ac.  
\*1/2 MI GDC Zone includes the half rights of way of Bethany Home and Camelback Roads and the industrial area outside of the 65 LDN countour line.  
\*\*1 MI GDC Zone includes half rights of way of Bethany Home, Camelback and Citrus Roads.



# ALLEN RANCHES

GLENDALE, ARIZONA

## RESIDENTIAL CONCEPTUAL SITE PLAN

FIGURE 3



SITE DATA TABLE						
Phase/Parcel	Zoning District (PAD)	Lot Size	Lot Count	Gross Area	Net Area	Gross Density (DU/AC)
<b>ALLEN RANCHES</b>						
<b>Phase I</b>						
A	R1-6 PAD	65x125	71	29.1	23.1	2.4
B	R1-6 PAD	55x120	87	25.5	20.9	3.4
C	R1-4 PAD	45x115	110	25.3	24.3	4.3
D	R1-8 PAD	75x135	66	31.7	28.1	2.1
F	R1-4 PAD	40x115	75	13.3	12.9	5.7
Sub-Total			409	124.9	109.3	-
<b>Phase II</b>						
G	R1-4 PAD	40x115	60	12.9	12.2	4.7
H	R1-8 PAD	75x135	73	34.1	30.7	2.1
I	R1-4 PAD	45x115	71	15.7	15.4	4.5
J	R1-6 PAD	65x125	85	33.0	26.3	2.6
K	R1-6 PAD	55x120	62	20.3	15.2	3.1
Sub-Total			351	116.0	99.8	-
<b>Ancillary Uses</b>						
E	R1-4 PAD	Community Park	-	8.9	8.3	-
<b>PROJECT TOTAL</b>			<b>760</b>	<b>249.7</b>	<b>217.4</b>	<b>3.0</b>

**LEGEND**

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- PHASE LINE
- AMENITY

**TYPICAL LOT SIZES**

- 40 X 115
- 45 X 115
- 55 X 120
- 65 X 125
- 75 X 135

GRADUATED DENSITY CONCEPT ZONE (GDC) DATA						
GDC ZONE	FORMULA	UNITS ALLOWED	UNITS PROVIDED	GROSS AREA	GROSS DENSITY	
1/2 MILE *	324.1 ac X 2 du/ac	648	648	324.1	2.0	
1 MILE **	42.7 ac X 4 du/ac	171	112	42.7	2.6	
<b>TOTAL</b>	<b>366.8 ac X 2.2 du/ac</b>	<b>819</b>	<b>760</b>	<b>366.8</b>	<b>2.1</b>	

1/2 mile and 1 mile GDC Area:  
Overall GDC Density Allowed = 819 units / 366.8 ac = 2.1 du/ac.

**Project Site:**  
758 units / 250.01 ac = 3.1 du/ac within the proposed developable residential area.

\*1/2 MI GDC Zone includes the half rights of way of Bethany Home and Camelback Road and the Industrial area outside of the 65 LDN contour line.

\*\*1 MI GDC Zone includes half rights of way of Bethany Home, Camelback and Citrus Roads.

PERCENT OF LOTS AND DENSITY						
Lot Size	# of Lots	Gross Area	Net Area	Gross Density	Net Density	% of Lots
40x115	135	26.1	25.1	5.2	5.4	18%
45x115	181	41.0	39.7	4.4	4.6	24%
55x120	149	25.5	20.9	5.8	7.1	20%
65x125	156	62.1	49.4	2.5	3.2	21%
75x135	139	65.8	58.8	2.1	2.4	18%
<b>TOTAL</b>	<b>760</b>	<b>220.6</b>	<b>193.9</b>	<b>3.4</b>	<b>3.9</b>	<b>100%</b>

PUBLIC FACILITIES DATA TABLE		
FACILITY	QUANTITY	% OF GROSS AREA
OPEN SPACE (TOTAL)	39.4 ACRES	15.8%
OPEN SPACE (Parcel E)	7.6 ACRES	3.0%
TRAILS	5,289 LINEAL FEET	-
DRAINAGE CHANNELS	7.3 ACRES	-
ARTERIAL STREETS (Perimeter Streets 1/2 R/W)	9,293 LINEAL FEET	-
COLLECTOR STREETS (70 Feet Wide, Public)	6,482 LINEAL FEET	-
LOCAL STREETS (50 Feet Wide, Public)	36,890 LINEAL FEET	-

CONCEPTUAL SITE PLAN AS SHOWN IS SUBJECT TO CHANGE AS LONG AS CHANGES CONFORM TO THE PAD DEVELOPMENT PLAN. LOTTING WILL BE DESIGNED AT THE SUBDIVISION PROCESS STAGE.

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.490.0535  
F: 602.368.2436

PROJECT MANAGER: G. PADDOCK, AICP  
PROJECT NUMBER: 1383  
APRIL 2020

\\server01\project\1300\1383\1383.0203 - Allen Ranches (A&C)\PLANNING\ENTITLEMENT\PAD REZONE\1st SUBMITTAL\FIGURES\1383 - PAD FIG 6 - CSP-05.dwg 9/17/2020 2:32:46 PM

