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ALTO

Southeast corner of 75th Avenue and Orangewood Avenue
Glendale, Arizona

A request for:
R1-4 Planned Residential Development (PRD) Zoning
Case Numbers: ZON21-12

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KHovnanian[®]
Homes



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1. Introduction and Description of Proposal

On behalf of our client, K. Hovnanian Homes (“KHOV”), we are pleased to submit this Rezoning request for an approximate 17.04 gross acre (15.19 net) subject site at the southeast corner of 75th Avenue and Orangewood Avenue in Glendale, Arizona (see below Vicinity Map). The overall subject site consists of 3 parcels and is identified in Maricopa County Assessor’s data base as APNs:143-26-002C, 143-26-001A and 143-26-013A. The proposal is a small, gated single-family enclave.

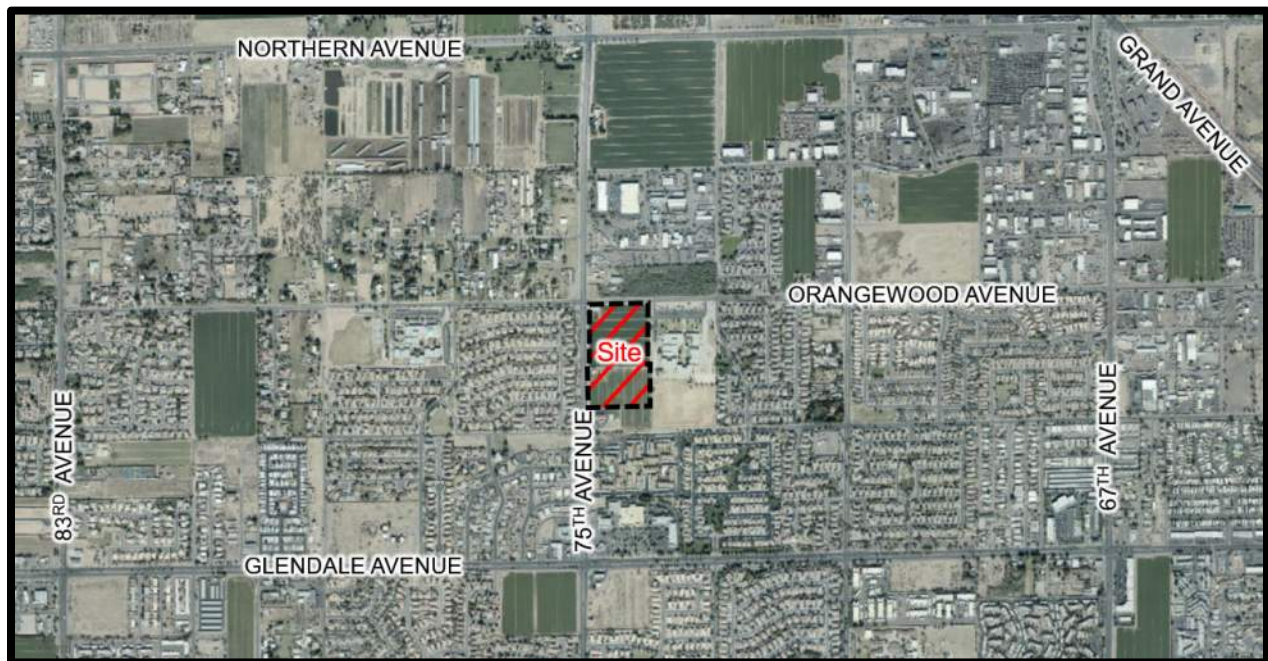


Exhibit A - Vicinity Map

These three parcels are in the City of Glendale and according to the City’s General Plan Land Use map, these parcels are designated as MHDR 8 (Medium-High Density Residential 5.0-8.0 DU/AC). According to the City’s zoning maps, the subject site is zoned R1-6. The proposed density for this rezoning request is consistent with the City’s General Plan Land Use Map designation for this property. As such, no General Plan amendment is necessary.

The property is generally bounded by Orangewood Avenue along the north; an existing school (Desert Spirit School) along the east; an existing church and vacant land, on the south; and 75th Avenue along the west. The site has direct access to 75th Avenue and Orangewood Avenue. The property also benefits from close proximity to the Westgate Entertainment Center, nearby Tanger Outlet Mall, shopping, offices, major sports venues and numerous restaurants.

This request seeks to rezone the approximate 17.04 gross acre (15.19 net) acre site from the current R1-6 to R1-4 PRD overlay (refer to Exhibit D, Existing Zoning and Proposed Zoning).

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. Because of the general plan designation for Medium-High Density Residential (5-8 du/ac), KHOV is proposing a single-family, detached product and lot size that will put the community at 5.22 du/ac and within the existing General Plan designation.

KHOV is proposing a gated enclave of 89 homes to the City, with lot sizes being a minimum of 4,000 square feet. KHOV has designed the community after the pattern it used successfully in Cadence at Westgate Village (89th Avenue and Glendale Avenue).

KHOV has recently developed other beautiful communities in this area of Glendale that are similar to the proposed community, only slightly lower in density to meet the context of those areas. Each of these has experienced rapid home sales and has been a very positive contribution to the area. Two of the most recent communities were Cadence at Westgate Village (88th Avenue and Glendale) and Positano (83rd Avenue and Glendale Avenue). The City approved the rezoning for Cadence at Westgate Village in September of 2016. Both Cadence at Westgate Village and Positano has been incredibly well received by home buyers.

KHOV has become a reliable partner for the City of Glendale. KHOV has proven with each of its communities in this area that it will design and create communities that homebuyers want and that add value to the City. KHOV now wishes to do another quality residential community at this underutilized site. The changes we are proposing to the zoning will finally bring development to this site that will be compatible with surrounding development.

2. Existing Conditions

This site is relatively small in size and sandwiched between two existing streets, an existing school, and an existing church. Oftentimes, smaller parcels that have been passed up for development are ones that create challenges because of the fixed boundaries caused by streets and existing development.

The site is bounded by Orangewood Avenue along the north, an existing school (Desert Spirit School) along the east, an existing church and vacant land on the south, and 75th Avenue along the west (see Exhibit D for existing zoning



of adjacent properties). The property to the north, beyond Orangewood Avenue, is vacant. The property to the west, beyond 75th Avenue, is developed as a residential subdivision.

75th Avenue is fully developed as an arterial street with two north bound travel lanes, two south bound travel lanes and a center turn lane. Curb, gutter, and streetlights are present on both sides of the street in front of this property. Orangewood Avenue is a collector street and developed with one westbound travel lane, one eastbound travel lane and a center turn lane.

The existing topography of the proposed development site, which is generally flat, has a gradual slope from the northeast to the southwest. Most of the property is currently vacant and being used for agriculture use. There is a single-family home located on the northwest corner of the property. There is also a single-family home located toward the middle of the site. Both would be removed as part of the proposed development.

3. Request

This request seeks to rezone the subject site from the current R1-6 (“Single Residence”) to R1-4 PRD (“Single Residence, Planned Residential Development”) with amended development standards to allow this small property to be developed as a gated planned residential community (see Exhibit E, Conceptual Site Plan).

As mentioned, the General Plan designation for this property is MHDR 8 (Medium-High Density Residential 5.0-8.0 DU/AC) and to stay within this category range it is necessary to development the site with smaller lots to create the density needed to be consistent with the General Plan. The proposed density for this rezoning request is consistent with the City’s General Plan Land Use Map designation for this property. As such, no General Plan amendment is necessary.

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 this request, KHOV seeks to bring a beautiful residential enclave of 89 homes to the City, with lot sizes being a minimum of 4,000 square feet. The proposed development will have a maximum gross density of 5.22 dwelling units per acre, which conforms to the General Plan designation of 5-8 du/ac.

As mentioned previously, this is a relatively small infill parcel that has been vacant for decades. The physical design of the **Alto** single family residential parcel is dictated by the General Plan Land Use designation, its size, style of housing, location, and adjacent streets. This is a unique housing product designed for the special needs of both the millennial and baby boomer generations. When consideration is given to the proposed house product architectural and open space amenities this proposal will provide a distinct, upscale living environment for its residents. Design features, use of various complimentary building materials, architectural focal points, and amenities will emphasize

the project's unique theme. All of the architectural elements will tie together to provide 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 single family residential community that will offer diverse housing types in this growth area of Glendale.

4. Conformance to General Plan

Under the City's General Plan, the Land Use designation for this property is MHDR 8 (Medium-High Density Residential 5.0-8.0 DU/AC). According to the City's zoning maps, the subject site is zoned R1-6—a zoning district that has not led to full development on the site. The proposed density for this rezoning request is consistent with the City's General Plan Land Use Map designation for this property. Accordingly, no General Plan amendment is necessary.

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. 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. Furthermore, the City of Glendale would benefit from the increase in state shared revenue. The portion of that state shared revenue flowing to Glendale is a function of Glendale's population base. Therefore, increasing the population through the addition of this subdivision and density on the subject parcel would increase population and thus increase Glendale's portion of the state shared revenue. Glendale's share of state shared revenues could be used to pay for essential city services like police, fire, road maintenance and parks. Finally, the property is currently under agricultural use and provides very little economic impact to the city in its current state. With the proposed residential development there comes constructions of homes which is a direct economic impact to the city. The construction of homes provides economic development from construction sales tax, new construction jobs, and spending at local restaurants, stores, and services. Property tax, state shared revenue and sales tax are a direct economic benefit to the City of Glendale.

Future residents will surely take advantage of the site's proximity to a wide variety of shopping, entertainment venues, and restaurants, including those at Westgate.

For the reasons stated above and below, the proposed zoning meets the Goals and Objectives set forth in the General Plan. 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 site benefits from built-in buffers to the west (75th Avenue) and north (Orangewood Avenue). To the east is a school, which will not be negatively impacted by this proposal.

To the south is a church and vacant property, neither of which will be negatively impacted by this proposal.

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

The site enjoys exceptional regional access due to its strategic location approximately three 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. With the recent approval of Crystal Lagoon and the additional entertainment, restaurants and office planned along the Loop 101 corridor and the Westgate entertainment district additional housing is needed. Creating a new quality residential development gives people the opportunities to plant roots in a City that they want to call home. Providing new work force homes options is essential to help support the new employee demand coming from the new and future development along the Loop 101 entertainment district.

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 this application would allow for. This new development complies with the City's General Plan land use designation for this property by proposing a density of 5.22. It also converts an undeveloped site into a high-quality, attractive community that will take advantage of existing infrastructure, community, and educational facilities. It will also support the nearby retail, restaurants, and office buildings, including at Westgate District, Arrowhead Mall, and those along Bell Road.

Other considerations have been taken into the design and layout of Alto to ensure compatibility with the adjacent residential communities. The site plan for Alto has been especially developed to place open space buffering along the project's western, northern, and southern boundaries.

Based upon the analysis provided above, we believe the proposed rezoning request is consistent with the overall intent and goals of the General Plan and as such will be beneficial to the surrounding area. The proposed rezoning does not adversely impact any portion of the planning area and will in fact do quite the opposite. It follows the existing land use designation for the property and provides appropriate buffers. The proposed rezoning also complements 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 track record for success.

5. Permitted Uses

- Attached or detached single residence dwellings.
- Uses Subject to Conditions, Uses Subject to Conditional Use Permit and Accessory Uses as defined in the City of Glendale Zoning Ordinance Section 5.323, 5.324, and 5.325.

6. Development Standards

This request proposes the use of R1-4 PRD (Planned Residential Development) overlay district to provide the proposed amended standards. Those standards to be proposed as amended from the R1-4 residential zoning category include the following:

	R1-4	Alto (R1-4 PRD)
Maximum Density (Gross)		Up to 8 du/ac per General Plan (Proposed 5.22 du/ac)
Minimum Net Lot Area	4,000 square feet	4,000 square feet
Minimum Lot Width	40-feet	40-feet
Minimum Lot Depth	80-feet	95-feet
Minimum Setbacks		
Front	15-feet to living area, 20-feet to garage or carport	10-feet to livable area 18-feet to garage from back of sidewalk
Rear	15-feet	15-feet
Side	0 or 10 (minimum 10-foot separation between buildings on adjacent lots)	5-feet and 5-feet
Street Side	10	10-feet*
Maximum Structure Height	30	30-feet
Maximum Lot Coverage	45%	60%
Minimum Open Space % (Net)	20%	18.48%
Parking	2:unit-1 covered	2:unit-1 covered

*Street side setback does not apply when a minimum 5-foot wide landscape tract is located between the lot and adjacent street.

7. Site Design

The single-family market has evolved over the past few years. Many homeowners are now looking for finely crafted homes with spacious open floor plans and opportunities for indoor/outdoor living, but smaller, well-appointed lots that are easy to maintain. These homeowners prefer smaller outdoor spaces on their lot, accompanied by neighborhood amenities and open space parks. This is in contrast to expansive private yards that are expensive to develop and then require extensive maintenance. The subdivision design responds to these market desires in an attractive and effective manner. Indeed, K. Hovnanian Homes has repeatedly been very successful in meeting that new market direction here in Glendale.

The proposed lotting layout shows a single access point to/from 75th Avenue. The proposed layout is designed with an emphasis on simplicity of several internal loop roads designed with one main gated entrance. It shows 89 lots at a minimum of 40' wide x 95' deep. The physical design of the subdivision is dictated by the property's size, shape, and location. The proposed site layout proposes a minimum of 4,000 sq. ft. lots, providing an overall project gross density of +/- 5.22 du/ac. The community provides an average lot area of 5,150 sq. ft. The community also includes larger pie shaped lots for those who do still want a larger lot option.

This request seeks a minor deviation to the front setback to allow for a unique feel to this residential subdivision. It allows for a 10-foot setback for livable area which typically means house forward design putting the garage in the background. While there is a slight deviation in net landscape percentage this proposal provides additional enhancements and amenities to offset the small reduction. It provides a centralize open space which acts a focal point to its residents as they drive in. The proposed subdivision enhancements include: a gated community, a centralize open space area with features like a picnic ramada with table and seating, several benches and shade trees, and a tot-lot area with useable play equipment, a second open space area that has a non-programed turfed area that will allow activities like soccer, football, Frisbee, bocci, tag, baseball, and more. This area also includes a half-court basketball court and benches that provides residents with freedom to play or relax.

A contiguous landscape strip is provided adjacent to both 75th Avenue and Orangewood Avenue. The main entrance is from 75th Avenue and is flanked by tree-lined landscape strips to create a sense of arrival to this community. As residents enter through the gates and trees, they will be directly facing a tree-lined open space and amenity area. This entry experience will provide residents with a sense of arrival and place.

The proposal is a community of new single-family homes with landscaped open space areas and amenities to provide residents with appealing, active environment to play, relax, and socialize with each other. The layout and design of the proposed community

creates an attractive development that faces all lots on this property inward. See Exhibit E, Rendered Site Plan.

In addition to the project's main entry on 75th Avenue, an emergency access easement is proposed near the northeast corner of the property. The design for Alto incorporates landscape tract which ranges from 20' to 32' along the property's entire frontage on 75th Avenue. And when consideration is given to the landscape area that will be provided between the back of curb and the detached sidewalk (in the right-of-way) there will be two rows of trees along 75th Avenue which will provide a beautiful external aesthetic to the community. This landscape buffer also provides additional buffering to the project's lots that back to the adjacent arterial roadway. A 15' minimum width landscape tract is also provided along Orangewood Avenue and provides additional buffering to the project's lots that back to the adjacent collector roadway. The proposed residential development provides approximately 2.8 acres (or approximately 18.48% net) of the development as open space and 1.91 acres of the development (or approximately 11%) as useable open space.

The site plan has been designed to create two main active open space areas in the community (near the middle and at the southwest corner). The majority of the programmed amenities will be located in a central amenity area to encourage social gatherings within the community. The middle open space area will feature amenities like a picnic ramada with table and seating, shade tree and seating, and a tot-lot area with useable play equipment.

The southwest amenity area is a non-programmed turfed area that will allow activities like soccer, football, Frisbee, bocci, tag, baseball, and more. This open turf area also includes a half-court basketball court and benches that provides residents with freedom to play or relax. KHOV has found that these unprogrammed areas are actually used by residents more than the tot lots. Some homebuilders will fill retention areas with trees and decomposed granite, making them pretty to look at but not a usable open space. But KHOV incorporates turf and places trees on the perimeter so these open space areas are highly usable by the residents.

Residential Design and Development Manual ("RDDM") deviations.

The proposed community shall conform to the design guidelines contained within the City of Glendale Residential Design and Development Manual ("RDDM") dated June 22, 2004 except for the deviations listed herein.

As mentioned previously, this is a relatively small parcel that has been vacant for decades and has a General Plan designation for 5-8 du/ac. Many buyers today aren't looking for large lots to landscape and maintain. They don't want to devote their weekend to yard maintenance. Instead, they are looking for quality homes with smaller lots that still allow enough space for patios, BBQ areas, turf dog runs, play equipment, spas, and seating areas. Among those homebuyers are millennials and aging baby boomers looking to downsize for a more lock-and-leave lifestyle.

The RDDM makes it very difficult to develop this property with 40-foot wide lots without some deviations to the guidelines. Indeed, the RDDM could not have anticipated this major shift in the housing market. While efforts have been made to comply with the majority of the Residential Design and Development Manual some minor modifications are necessary. These deviations are designed to address the narrow feature of the lots, required setbacks and house width and yard size. This PRD request seeks deviations from the following RDDM guidelines.

1.1.12 - Delete Standard. *Locate the garage door a minimum of 5 feet back from the living area. Increased depths for recessed garages are encouraged.*

Justification for Deviation: As noted above, these proposed smaller size lots are designed to accommodate the new wave of alternative homebuyer who specifically want smaller yards with less maintenance, while still owning their attractively designed single-family home on its own lot. The size of these lots are 40-foot wide and when consideration is given to the lot width, the required setbacks, the design being focused on a different style of living, the standard width of the house ranging between 28-feet and 30-feet, and the inclusion of a two-car garage, there simply is not sufficient room to accommodate a functional living area in front of the garage. Each plan includes a front porch, and no two identical elevations shall be placed on adjacent lots or directly across the street from each other. This will create a diversity of appearance without sacrificing the inherent nature of this new style of home ownership in a carefree living environment.

The general plan's designation of 5-8 du/ac requires a more dense product, and this standard is hard to make work with that type of density—when a single-family, detached ownership product is being proposed.

1.1.26-Delete Standard. *Side entry garages are to be a minimum of 20 feet from the face of the garage to the opposite side property line to allow for adequate vehicular maneuverability.*

Justification for Deviation: Side entry garages or circular driveways cannot be accommodated on 40-foot wide lots. There is not sufficient width to provide adequate turning radius to enter into a side entry garage. We believe this standard was intended for much wider lots where appropriate turning radius can be accommodated.

1.1.27-Delete Standard. *Provide a mix of driveway orientations to include straight, angled, or side entry so that no more than 75% of the drives are straight.*

Justification for Deviation: These standards were not designed to accommodate the shift in the marketplace. A mixture of driveway orientations such as straight, angled or side entry cannot be accommodated on 40-foot-wide lots. As mentioned, the narrowness of these lots does not allow for angled or side entry driveways, because there is not sufficient width to provide adequate turning radius to enter into a side entry garage. We believe

this standard was intended for wider lots where appropriate turning radius can be accommodated.

5.1.10-Delete Standard. *All front entryways to be emphasized, lighted and open. Side entries and doorways are allowed if the door is visible from the street and not behind the garage or living area. Narrow front porches are not permitted in order to avoid potential safety hazards.*

Justification for Deviation: All plans shall incorporate covered entries, shall be visible from the street, and shall be complimentary to the elevation character. The design of the homes necessitates the covered entries may be located slightly behind the garage plane and the narrowness of the homes and lots simply do not allow enough space to create a meaningful covered porch. The quality and design innovation of these homes must be measured in its context, which is a new market paradigm we are currently experiencing.

5.1.11-Delete Standard. *A minimum of one window from the living area of the house on the first floor must be visible from the street.*

Justification for Deviation: The narrowness of these lots creates challenges for floor plans. The challenge with a 30-foot wide home is that 20-feet of that front plane of the house is used for the two-car garage leaving only 10-feet for an entry foyer. Within the foyer is where you typically locate stairs, powder room, closets, etc. This area is not wide enough for a living area and therefore the reason for this deviation. See above 1.1.27 and 5.1.10 response. We believe this standard was intended for wider lots where appropriate living area can be accommodated.

5.1.19-Delete Standard. *Recessed garages have been addressed in the small and medium lot development expectations under Lot Layout.*

Justification for Deviation: See 1.1.12 response. This proposal provides two story homes, each having a covered entry. Four different house plans are proposed to provide variety and a pleasant streetscape. The house plans emphasize entries with an inviting entry through the use of varying roof elements, porches, columns, pop outs, and other architectural features. Each plan shall have a minimum of three (3) distinct elevation styles, and a minimum of three (3) distinct color schemes for each elevation style.

5.1.20-Delete Standard. *Garages should not be the dominant feature on the lot but shall be located a minimum of 5 feet back from the entry feature or living area in medium and large lot developments. In small lot developments the garage should be located in excess of the 5-foot requirements.*

Justification for Deviation: All plans have the garage at the front of the home for the same reasons as above. (See 1.1.27 reason). The garage is located at the front of the home in a traditional design with the garage door slightly recessed. The rooflines on homes are varied with a combination of hip, gable and gable end designs to provide variation and varied streetscape.

The **Alto** residential community will be a unique and positive addition to this area by providing a different style single family detached home that is both vibrant, market responsive and compatible with other residential uses in the area, while responding to the new housing demand for the type of carefree living environment. The home design will feature common and yet exceptional design elements that contribute to the character of each individual home and the collective character of the neighborhood.

8. Landscape Concept

The landscape design concept for Alto 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.

The landscape design (see Exhibit F, Landscape Plan) and open space amenities have been enhanced to provide an upgraded residential development. The amenity options include shaded play structure, ramada, picnic table and seating, useable open space areas, 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 amenity spaces due to the small size of the community and the design will be attractive to residents.

The landscape design for Alto successfully incorporates landscaped open spaces that provide recreational opportunities for residents but also function as retention areas. The 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, a centralized focal amenity area with a children's play structure, and a ramada with picnic seating.

Shade trees will be strategically located to provide shade in the amenity area and near pedestrian seating and gathering areas. Landscape tracts will be included outside of corner lots that side to the street and will have a minimum width of 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.

Another design element incorporated into this proposed community is the use of non-programmed turf area. This 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 complementing these amenities with non-programmed, turf areas that provide flexibility to the diverse ways different people and different generations recreate. A non-programmed turf area has been located in the southwest portion of the community.

9. 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 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 (see Exhibits G, H and I) 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. 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 standard CMU block, accented with split face band and split face CMU block columns. Two types of view fences are proposed. View fences can be all view fence or may be partial view fence. Partial view fences will include a split face band and split face CMU block columns like those of the theme wall. Split face CMU block will also be incorporated into the design of the group mailbox element. A simple and attractive entry monument sign will be incorporated adjacent to the main entry, wrapped in the same standard and split face CMU block. This will tie together the design aesthetic of all the hardscape accent elements into part of one cohesively designed community. (Exhibits G, H, and I – Wall Plan, Entry Feature and Gate Elevations, and Amenities).

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 quality finishes and harmonizing color patterns.

Cluster mailbox areas will be provided and designed to match the aesthetic treatment of the theme walls and entry monument. This group mailbox will also meet USPS

requirements. These group mailbox areas will be accessible from the public sidewalk. 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 Alto Homeowners Association.

10. Open Space and Facilities

The Alto 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.

11. House Product Design

Design features, use of various complementary 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 complements the surrounding communities as well as creates an inviting atmosphere for future residents. This will turn a relatively small 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.

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 high quality materials and architectural features. 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 Alto will be compatible with the surrounding development.

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.

12. 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 20' and 32' is proposed along the property's entire frontage on 75th Avenue, which will provide a beautiful external appearance to the community. This landscape buffer also provides additional buffering to the project's lots that back to the adjacent arterial roadway. A minimum 15'-wide landscape tract is also provided along Orangewood Avenue that provides additional buffering to the project's lots that back to the adjacent collector roadway. (see Exhibit F, Landscape Plan).

13. Circulation

The proposed interior circulation for the site includes a primary gated access that connects to 75th Avenue on the western portion of the site. An emergency access is provided near the northeast corner of the property.

All interior streets will be private street and designed per the City of Glendale standards and requirements. Sidewalks will be constructed along interior streets and connect to the amenity area 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.

14. Conditions, Covenants and Restrictions

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

15. Community Facilities and Services

The following outlines the community service providers:

Service	Provider
Schools	Desert Spirit Elementary School Glendale 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

16. 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

17. 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 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.

Water and Sewer

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.

18. Conclusion

The intent of the overall proposal is to provide a residential development that complements the area while upholding the City's planning principles and supporting the economic goals and objectives of the City of Glendale. This site has been in the City and



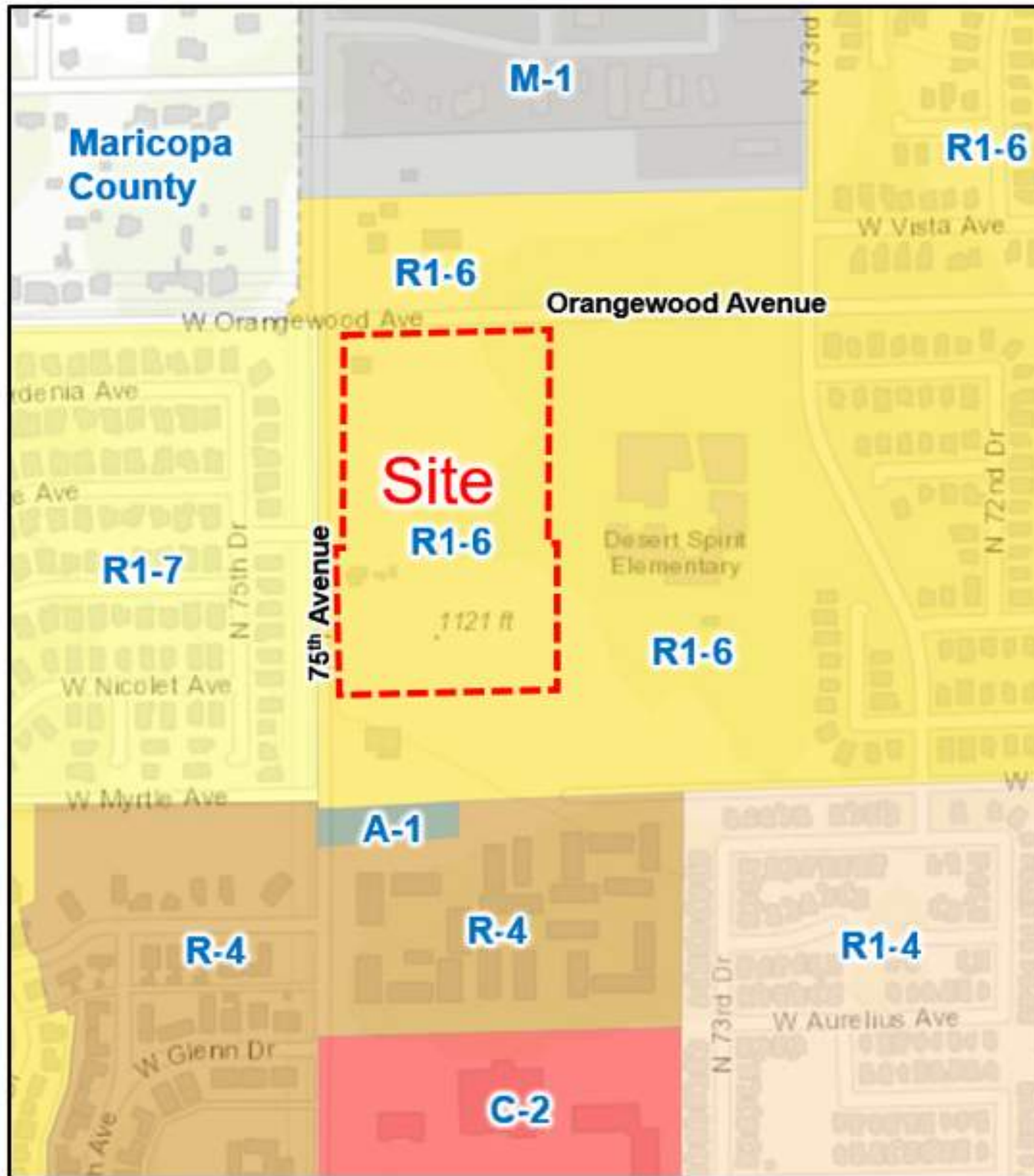
has sat underutilized for many years. But this proposed design will transform the site into a high-quality, gated residential development with attractive new architectural designs, multiple open space areas, amenities, and lush landscaping. The streetscape of 75th Avenue will be improved by the community's exterior landscape design and enhanced gated entry.

The project will create a new and attractive single-family residential community. 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.

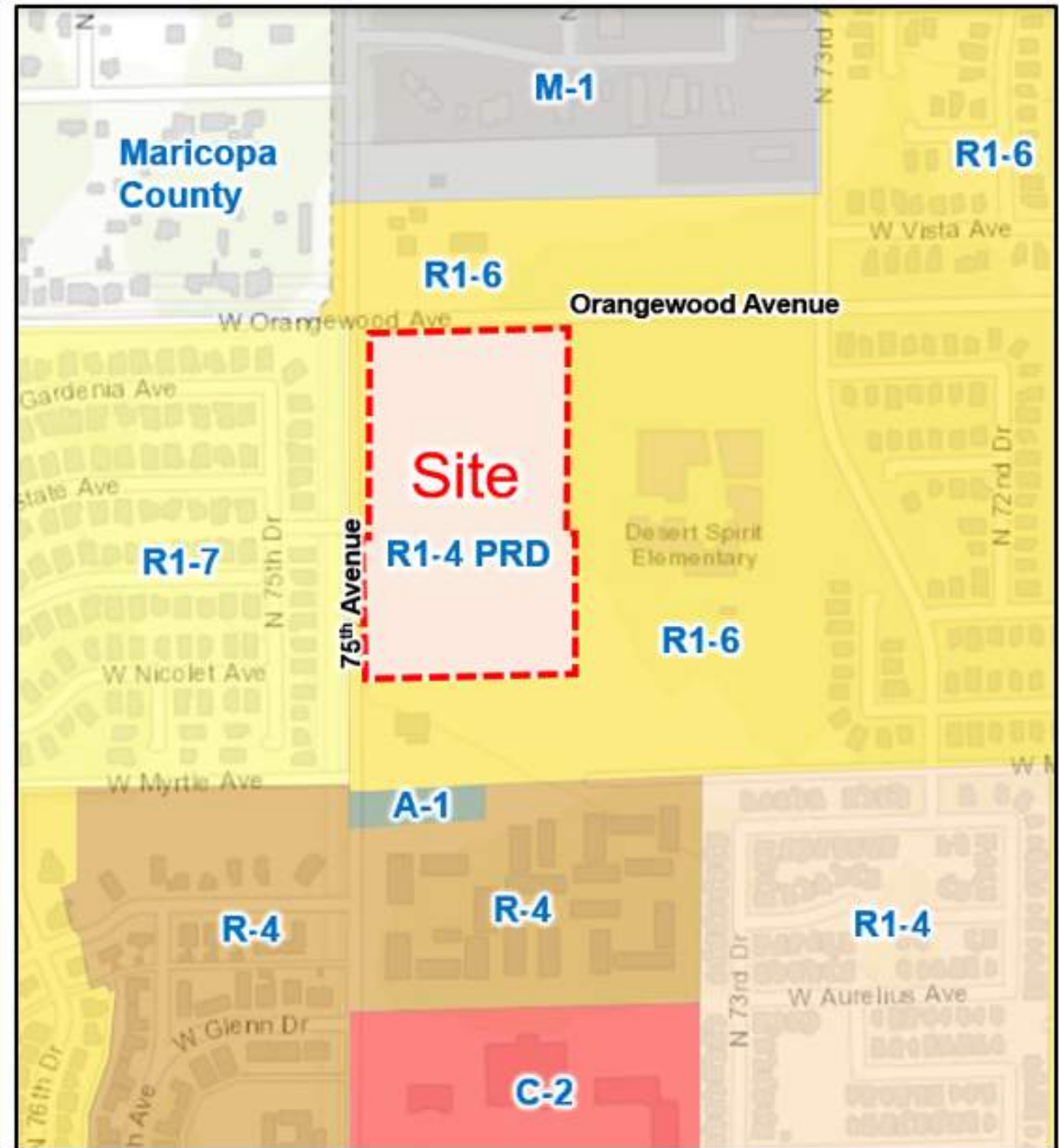
O:\INDEX\KHovnanian Homes\SEC of 75th Avenue & Orangewood Avenue\Docs\PRD Narrative (2nd Sub)(FINAL)_7.23.2021.docx



Source: <https://cog-gis.maps.arcgis.com/apps/webappviewer/index.html?id=096fdb68fd5a4717a1b6e02883482a4f>



Existing Zoning



Proposed Zoning

EXHIBIT D – Existing and Proposed Zoning Map

RE-ZONING SITE PLAN ALTO

LOCATED IN A PORTION SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA	
SERVICE REQUEST NUMBER	SR21-0032
EXISTING ZONING	R1-6
PROPOSED ZONING	R1-4 PRD
GROSS AREA	17.04 AC
NET AREA	15.15 AC
PRIVATE STREET AREA	1.82 AC
RIGHT OF WAY AREA	1.89 AC
ASSESSOR'S PARCEL NUMBER	142-26-001A, 002C, 013A
MIN. LOT WIDTH	40'
MIN. LOT DEPTH	95'
TOTAL NUMBER OF UNITS	89
LOT COVERAGE	60% MAX.
GROSS DENSITY	5.22 DU/AC
LANDSCAPE TRACT AREA	2.80 AC
USUABLE OPEN SPACE	2.33 AC
SMALLEST LOT AREA	4000 SF
LARGEST LOT AREA	9814 SF
AVERAGE LOT AREA	5,153 SF

APN 142-26-572
ORANGEWOOD ESTATES HOMEOWNERS
ASSOCIATION
ZONING: R1-7

APN 142-26-571
ORANGEWOOD ESTATES HOMEOWNERS
ASSOCIATION
ZONING: R1-7

APN 143-26-013B
GLENDALE SCHOOL DISTRICT NO. 40
ZONING: R1-6

APN 143-26-013B
GLENDALE SCHOOL DISTRICT NO. 40
ZONING: R1-6

SW COR. SEC. 1 T2N, R1E,
FND. COUNTY BRASS CAP
IN HANDHOLE

CHURCH OF CHRIST
APN 143-26-013B
ZONING: R1-6

STATE AVENUE

75TH AVENUE

74TH DRIVE

74TH AVENUE

NICOLET AVE.

NORTHVIEW AVE.

STATE AVE.

GARDENIA AVE.

ORANGEWOOD AVENUE

300engineering
civil engineering
planning
surveying

REGISTERED PROFESSIONAL ENGINEER
#5858
MATTHEW J. MANCINI
7/16/21
ARIZONA, U.S.A.

EXPIRES: 12/31/2021

DATE: 7/16/21

PROJECT NO:
5203

SHEET NO:
RZSP01
of 1

EXHIBIT E – Conceptual Site Plan (Colored)



KEYNOTE LEGEND

- KEY**
- 1 ENTRY MONUMENT SIGN, CMU BLOCK BASE, CAST BRONZE LETTERS
 - 2 MAILBOX KIOSK, CMU BLOCK BASE
 - 3 FULL VIEW FENCE, METAL, 6'-0", URBANE BRONZE FINISH COLOR SW - 7833 TAUPE TONE, COLUMN 24" SQ WITH SPLIT FACE BLOCK
 - 4 SECONDARY WALL & COLUMN, CMU-4", 6'-0", STANDARD FACE BLOCK, COLOR SW - 7036 ACCESSIBLE BEIGE
 - 5 THEME WALL & COLUMN, CMU-6", 6'-0", SPLIT FACE BLOCK & STANDARD FACE BLOCK
 - 6 PARIAL VIEW WALL & COLUMN, CMU-6", 6'-0", STANDARD FACE BLOCK, 1'-4" METAL FENCE
 - 7 TOT-LOT PLAYGROUND, EXERPLAY (LANDSCAPE STRUCTURES #201171A), WITH FLEX-GROUND SAFETY SURFACE
 - 8 RAMADA SHELTER, METAL, 12' X 12', CRS - MESA MODEL, WITH PICNIC TABLE AND CHARCOAL BBQ UNIT
 - 9 VEHICLE GATES, MOTORIZED, METAL
 - 10 PEDESTRIAN GATE, MANUAL ENTRY, METAL, KEY FAB ENTRY
 - 11 BENCH, ANOVA - LEAF 6' SURFACE MOUNT
 - 12 EMERGENCY ACCESS GATE AND COLUMN
 - 13 LITTER BIN, ANOVA - LEAF, VENDOR FINISH, SURFACE MOUNT
 - 14 CONCRETE HEADER, 6" X 8", FORMED INSTALL, NOT EXTRUDED
 - 15 BIKE RACK, PATTERSON WILLIAMS / PW 1608-01, SURFACE MOUNT
 - 16 RETENTION BASIN AREA
 - 17 PROPOSED SIDEWALK, 5'-0"
 - 18 EXISTING SIDEWALK
 - 19 CONCRETE BASKETBALL HALF COURT

PLANTING MATERIAL LEGEND

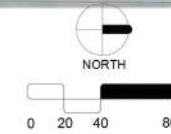
TREES	SIZE	NOTES
<i>Platanus atlantica x integririma</i> "Red Pudding" Platanus Caliper Size: 2.0"	36" Box H 9'-11" W 4'-5"	*ADWR
<i>Acacia salicina</i> Willow Leaf Acacia Caliper Size: 1.5"	24" Box H 7'-8" W 2'-5"-3'-5"	*ADWR
<i>Chilopsis linearis</i> Desert Willow "Bubble" Caliper Size: 2.0"	36" Box H 9'-7" W 3'-4"	*ADWR

GROUNDCOVERS	SIZE	NOTES
<i>Lantana montevidensis</i> "Purple" Purple Trailing Lantana	5 Gallon	*ADWR
<i>Lantana montevidensis</i> "Gold" Yellow Trailing Lantana	5 Gallon	*ADWR

SHRUBS / ACCENTS	SIZE	NOTES
<i>Tecoma capensis</i> Cape Honeysuckle	5 Gallon	*ADWR
<i>Leucodryfium h. v.</i> "Green Cloud" Green Cloud Sage Texas Ranger	3 Gallon	*ADWR
<i>Nerium oleander</i> Petite Pink Oleander	5 Gallon	*ADWR
<i>Callistemon viminalis</i> "Little John" "Little John" Bottlebrush Bush	5 Gallon	*ADWR
<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	*ADWR
<i>Dasyliion wheeleri</i> Desert Spoon	5 Gallon	*ADWR

LANDSCAPE MATERIALS
Decomposed Granite: 1" screened, Painted Desert 2" deep in planting areas per plan.
Cynodon dactylon, Bermuda Grass Tifway 419, Sod, winter lawn overseed if in season, turf areas per plan.
FLEX-GROUND rubberized playground safety surface

VICINITY MAP



KHovnanian Homes

Harrington Planning + Design
landscape architecture environmental planning urban design



CONCEPTUAL LANDSCAPE PLAN

K. HOVNIANIAN HOMES - ALTO LC 1.1
N. 75TH AVENUE & W. ORANGEWOOD AVENUE
GLENDALE, ARIZONA

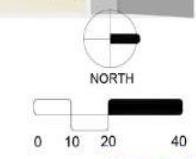
EXHIBIT G – Conceptual Landscape Plan



- 2 MAILBOX KIOSK, CMU BLOCK BASE
- 3 FULL VIEW FENCE, METAL, 6'-0", URBAN BRONZE FINISH COLOR SW - 7633 TAUPE TONE, COLUMN 24" SQ WITH SPLIT FACE BLOCK
- 4 SECONDARY WALL & COLUMN, CMU-4", 6'-0", STANDARD FACE BLOCK, COLOR SW - 7036 ACCESSIBLE BEIGE
- 5 THEME WALL & COLUMN, CMU-5", 6'-0", SPLIT FACE BLOCK & STANDARD FACE BLOCK
- 6 TOT-LOT PLAYGROUND, EXERPLAY (LANDSCAPE STRUCTURES #201171A), WITH FLEX-GROUND SAFETY SURFACE
- 7 RAMADA SHELTER, METAL, 12' X 12', CRS - MESA MODEL, WITH PICNIC TABLE AND CHARCOAL BBQ UNIT
- 8 VEHICLE GATES, MOTORIZED, METAL
- 9 PEDESTRIAN GATE, MANUAL ENTRY, METAL, KEY FAB ENTRY
- 10 BENCH, ANOVA - LEAF 6' SURFACE MOUNT
- 11 LITTER BIN, ANOVA - LEAF, VENDOR FINISH, SURFACE MOUNT
- 12 BIKE RACK, PATTERSON WILLIAMS / PW 1608-01, SURFACE MOUNT

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES
Pistacia atlantica x integerrima 'Red Rush' Pistache	36" Box H 9'-11" W 4'-5"	*ADWR
Acacia salicina Willow Leaf Acacia	24" Box H 7'-8" W 2.5'-3.5"	*ADWR
Chilopsis linearis Desert Willow 'Bubba'	36" Box H 5'-7" W 3'-4"	*ADWR
GROUNDCOVERS		
Lantana montevidensis 'Purple'	5 Gallon	*ADWR
Lantana montevidensis 'Gold'	5 Gallon	*ADWR
SHRUBS / ACCENTS		
Tecoma capensis Cape Honeysuckle	5 Gallon	*ADWR
Leucophyllum fr. v. 'Green Cloud'	5 Gallon	*ADWR
Green Cloud Sage Texas Ranger	5 Gallon	*ADWR
Nerium oleander Petite Pink Oleander	5 Gallon	*ADWR
Callistemon viminalis 'Little John'	5 Gallon	*ADWR
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR
Dasyliion wheeleri Desert Spoon	5 Gallon	*ADWR
LANDSCAPE MATERIALS		
Decomposed Granite	1" screened, Painted Desert 2" deep in planting areas per plan.	
Cynodon dactylon	Bermuda Grass Tifway 410, Sod, winter lawn overseed if in season, turf areas per plan.	
FLEX-GROUND	rubberized playground safety surface	

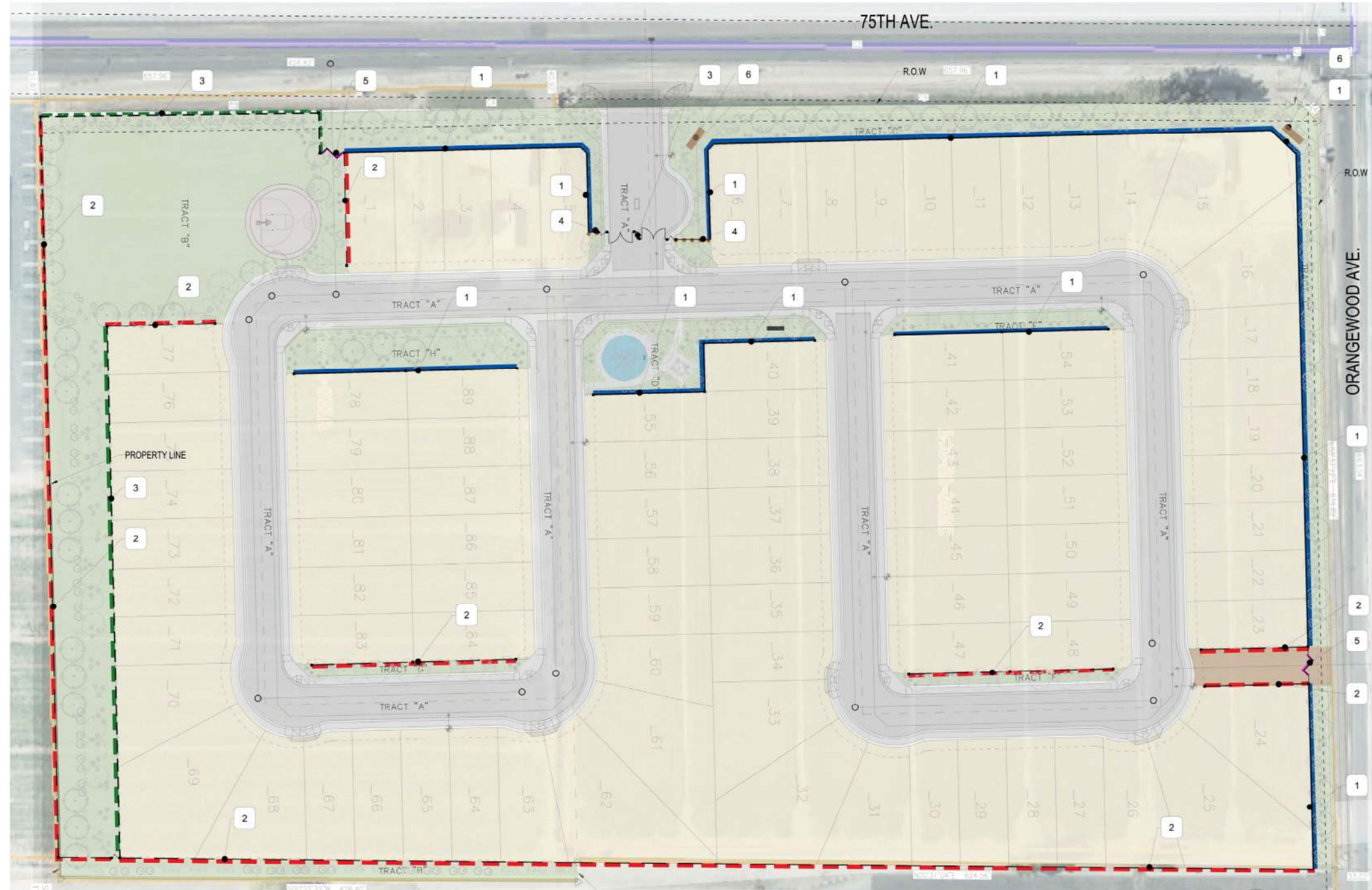


HP + D
KHovnanian Homes
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3eengineering

CONCEPTUAL ENTRY PLAN
 K. HOVNANIAN HOMES - ALTO LC 3.1
 N. 75TH AVENUE & W. ORANGEWOOD AVENUE
 GLENDALE, ARIZONA

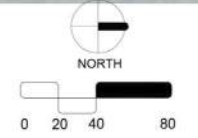
EXHIBIT H – Conceptual Entry Plan



KEYNOTE LEGEND

- KEY
- 1 THEME WALL & COLUMN, CMU-6", 6'-0", SPLIT FACE BLOCK & STANDARD FACE BLOCK
 - 2 SECONDARY WALL & COLUMN, CMU-4", 6'-0", STANDARD FACE BLOCK, COLOR SW - 7036 ACCESSIBLE BEIGE
 - 3 PARITAL VIEW WALL & COLUMN, CMU-6", 6'-0", STANDARD FACE BLOCK, COLOR SW - 7036 ACCESSIBLE BEIGE; 1'-4" METAL FENCE, BRONZE FINISH COLOR SW - 7633 TAUPE TONE
 - 4 FULL VIEW FENCE, METAL, 6'-0", URBANE BRONZE FINISH COLOR SW - 7048
 - 5 EMERGENCY ACCESS GATE 6'-0"
 - 6 MONUMENT SIGN

VICINITY MAP



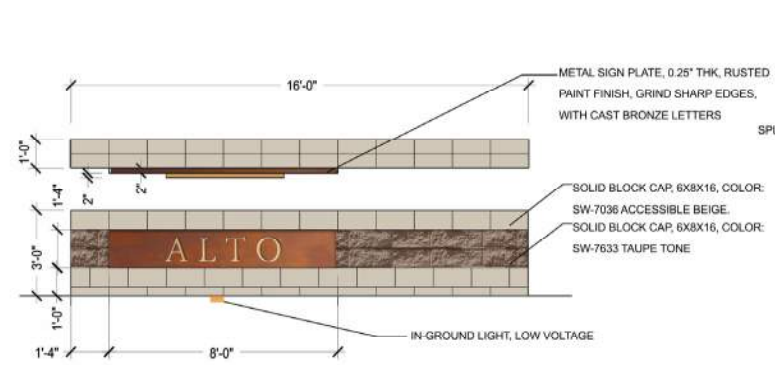
KHovnanian Homes
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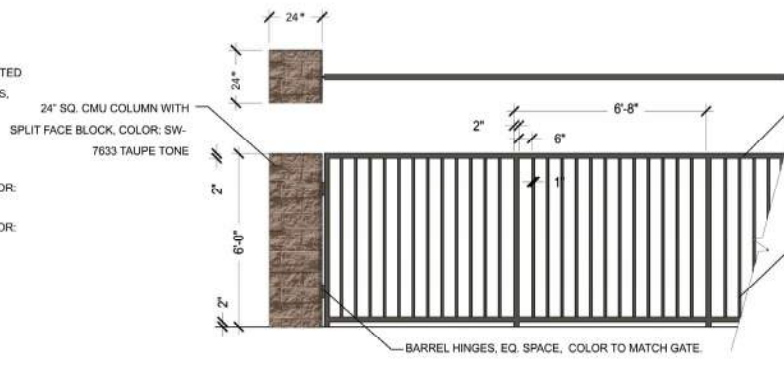
CONCEPTUAL WALL PLAN

K. HOVNANIAN HOMES - ALTO LC 2.1
N. 75TH AVENUE & W. ORANGEWOOD AVENUE
GLENDALE, ARIZONA

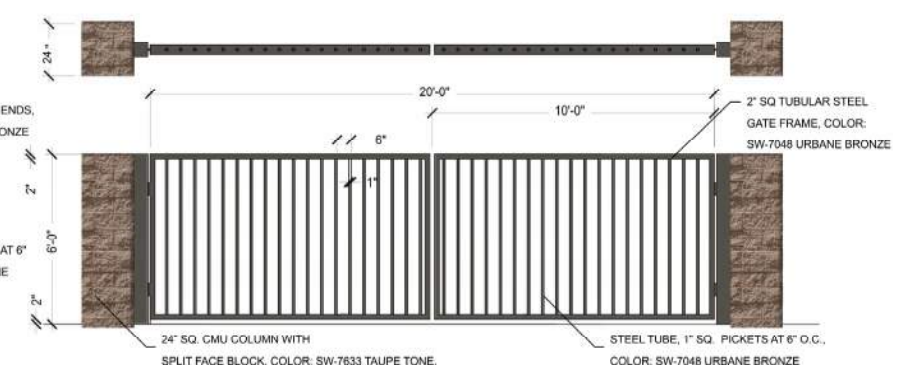
EXHIBIT I- Conceptual Wall Plan



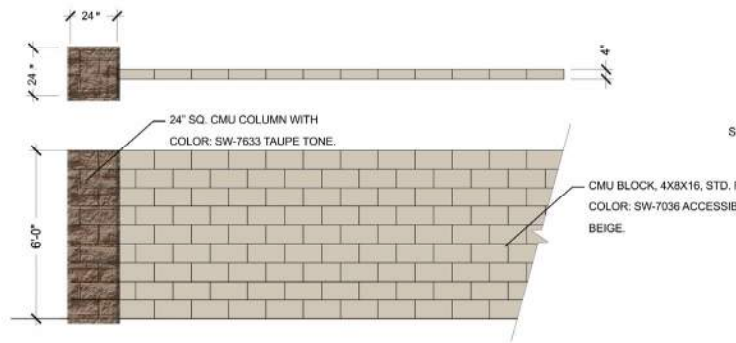
1 MONUMENT SIGN - ALTO
SCALE: N.T.S.



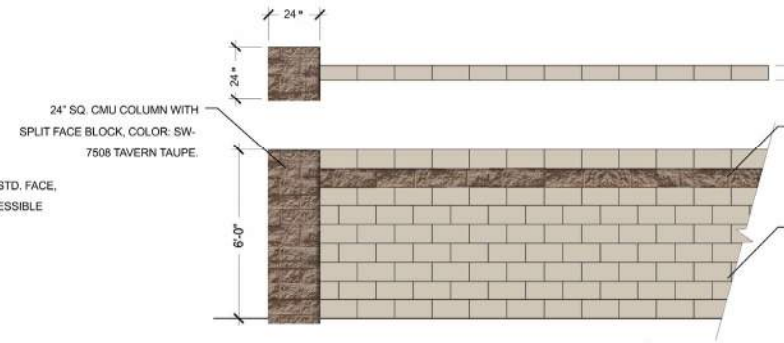
2 FULL VIEW FENCE, 6 FT.- ALTO
SCALE: N.T.S.



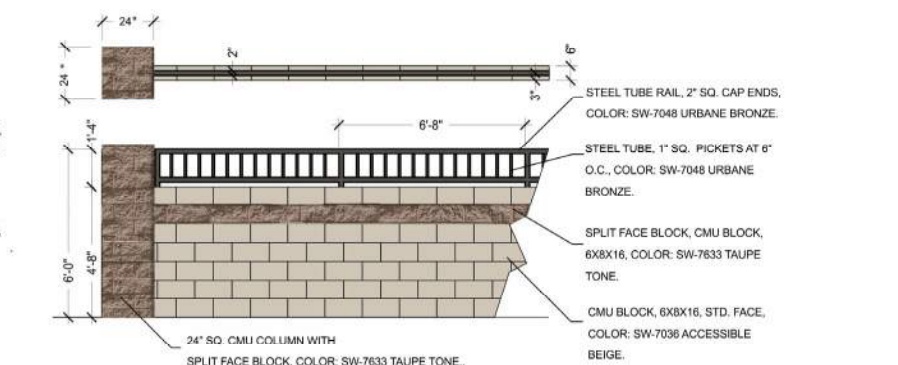
3 EMERGENCY ACCESS GATE
SCALE: N.T.S.



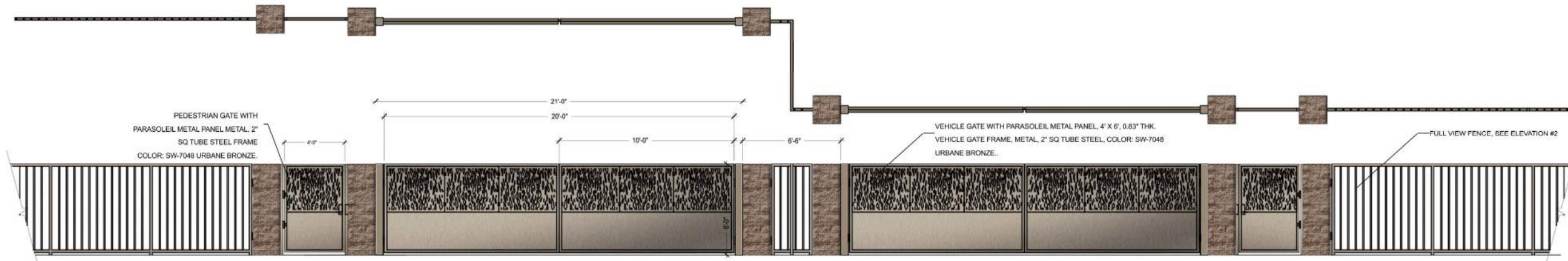
4 SECONDARY WALL, 6 FT. - ALTO
SCALE: N.T.S.



5 THEME WALL, 6 FT. - ALTO
SCALE: N.T.S.



6 PARTIAL VIEW WALL, 6 FT. - ALTO
SCALE: N.T.S.



7 VEHICLE AND PEDESTRIAN GATE
SCALE: N.T.S.

CONCEPTUAL WALL, ENTRY GATE AND MONUMENT SIGN ELEVATIONS

K. HOVNANIAN HOMES - ALTO LC 2.2
N. 75TH AVENUE & W. ORANGWOOD AVENUE
GLENDALE, ARIZONA



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CRS MESA MODEL SHADE UNIT WITH LIGHT, COLOR: SW-7508 TAVERN TAUPE.

1 CRS - MESA 12 X 12 SHADE UNIT - ALTO
SCALE: N.T.S.



ANOVA AIRI LEAF 6' CONTOUR BENCH MODEL NO. AE2680LF COLOR: TEXTURED PEWTER

2 BENCH - ANOVA AIRI LEAF 6'
SCALE: N.T.S.



ANOVA AIRI LEAD 33-GALLON MODEL NO. AE2633CBT-LF COLOR: TEXTURED PEWTER

3 LITTER BIN - ANOVA AIRI LEAF
SCALE: N.T.S.



SEAT COLOR: TEXTURED SANDSTONE FRAME COLOR: TEXTURED BRONZE SURFACE MOUNT

4 PICNIC TABLE - ANOVA 8' PICNIC TABLE - F2010
SCALE: N.T.S.



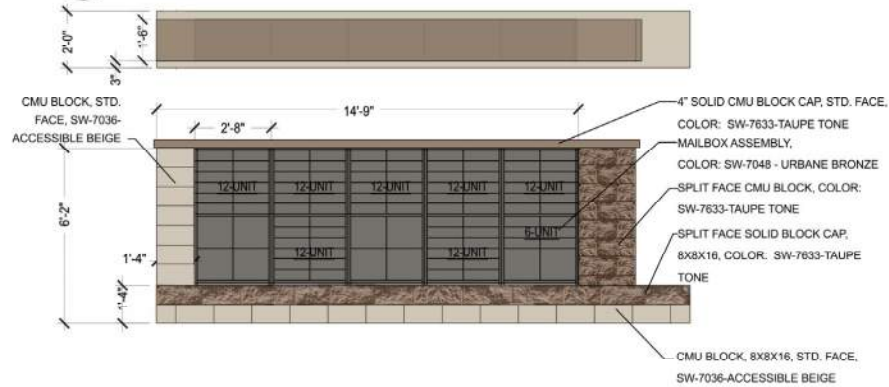
BBQ GRILL, PW ATHLETIC, MODEL 1140-10 DOLJRI F GRILL, 32" X 20" SIZE WITH CONCRETE FOOTING

5 BBQ GRILL UNIT - CHARCOAL PW ATHLETIC 1140-10
SCALE: N.T.S.



PATTERSON-WILLIAMS RAINBOW RACK MODEL NO. 1608-01 PAINT COLOR: SW-7048 - URBANE BRONZE

6 BIKE RACK - ROUND SURFACE MOUNT - PW 1608-01
SCALE: N.T.S.



7 MAILBOX KIOSK - ALTO
SCALE: N.T.S.



EXHIBIT M – Legal Description



April 24, 2021
3 Engineering Job No. 5203

LEGAL DESCRIPTION FOR REZONING

The following legal description is based upon an A.L.T.A survey prepared by Coe and Van Loo Consultants, job number 1-01-03666-01.

That portion of the Northwest quarter of the Southwest quarter of Section 1, Township two North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

Commencing at the West quarter corner of said Section 1; Thence North 88 degrees 37 minutes 22 seconds East along the North line of said Southwest quarter a distance of 663.04 feet to the Northeast corner of Northwest quarter of said Northwest quarter of the Southwest quarter;

Thence South 00 degrees 31 minutes 04 seconds West along the East line of said Northwest quarter of the Northwest quarter of the Southwest quarter a distance of 33.02 feet to a point on the South line of the North 33.00 of said Northwest quarter of the Northwest quarter of the Southwest quarter and the **TRUE POINT OF BEGINNING**;

Thence continuing South 00 degrees 31 minutes 04 seconds West along said East a distance of 624.56 feet to the Northwest corner of the Southeast quarter of said Northwest quarter of the Southwest quarter;

Thence North 88 degrees 35 minutes 24 seconds East along the North line of said Southeast quarter a distance of 16.47 feet to a point on the West line of that certain parcel described in Warranty Deed recorded in document number 2001-0568377, records of said county;

Thence South 00 degrees 22 minutes 32 seconds West along said West line a distance of 426.40 feet to a point on the North line of the South 231.00 feet of said Northwest quarter of the Southwest quarter;

Thence South 88 degrees 33 minutes 26 seconds West along last said North line a distance of 628.85 feet to a point on the East line of that certain parcel described in Warranty Deed recorded in document number 2000-0937416, records of said county;

(The following 3 calls run along last said East line) Thence along an arc 318.84 feet to the left, having a radius of 23020.88 feet, the chord of which is North 00 Degrees 51 Minutes 45 Seconds West for a distance of 318.83 feet;

Thence along an arc 709.10 feet to the right, having a radius of 22910.88 feet, the chord of which is North 00 Degrees 22 Minutes 22 Seconds West for a distance of 709.07 feet;

**LEGAL DESCRIPTION
FOR REZONING**
(continued)

Thence North 00 Degrees 30 Minutes 50 Seconds East a distance of 10.24 feet;

Thence North 44 Degrees 34 Minutes 06 Seconds East a distance of 18.86 feet to a point on said South line of the North 33.00 feet;

Thence North 88 Degrees 37 Minutes 22 Seconds East along said South line a distance of 616.89 feet to the **POINT OF BEGINNING**.



PROJECT NO.: 5203
DATE: 4/24/21

EXHIBIT "A"
RE-ZONING LEGAL DESCRIPTION EXHBIT

P.O.C.
W 1/4 COR.
SEC. 1 T2N, R1E

N44°34'06"E
18.86'

N00°30'50"E
10.24'

ORANGEWOOD AVENUE

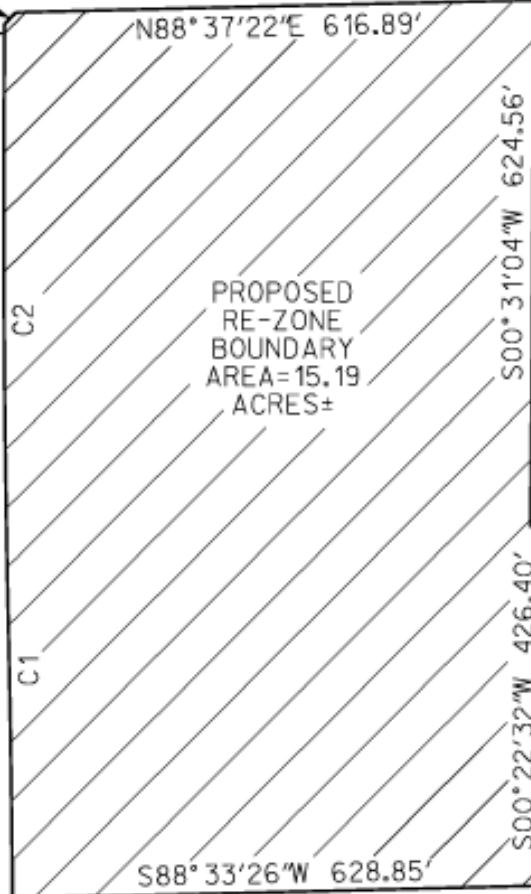
N88°37'22"E 663.04'

N LINE SW
1/4 SEC. 1

S00°31'04"W
33.02'

P.O.B.

75TH AVENUE



PROPOSED
RE-ZONE
BOUNDARY
AREA= 15.19
ACRES±

SCALE: 1"=200'

N88°35'24"E
16.47'



P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

CURVE TABLE

NO.	LENGTH	RADIUS	CHORD	CHORD-BEARING
C1	318.84'	23020.88'	318.83'	N00°51'45"W
C2	709.10'	22910.88'	709.07'	N00°22'22"W

3 ENGINEERING, LLC
6370 E. THOMAS ROAD,
SUITE # 200 -
SCOTTSDALE, ARIZONA
85251
PHONE: (602) 334-4387 -
FAX: (602) 490-3230

3eengineering
planning civil engineering surveying