



**ROVEY FARMS/
LEGACY PLACE
ZON21-24**

City Council Voting Meeting– August 23, 2022





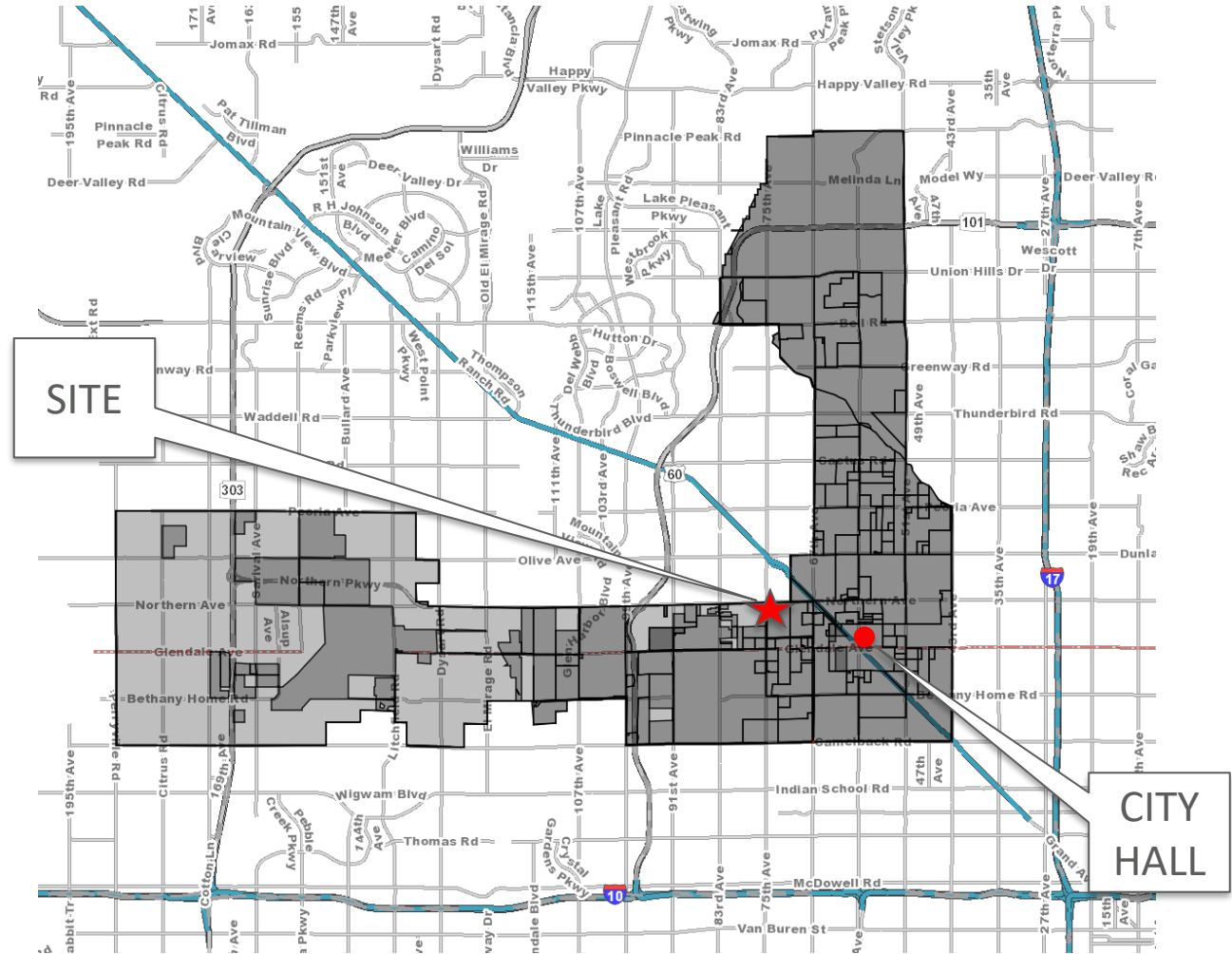
Request

1) Zone change from R1-6 (Single Residence) to R1-6 PRD (Single Residence Planned Residential Development).

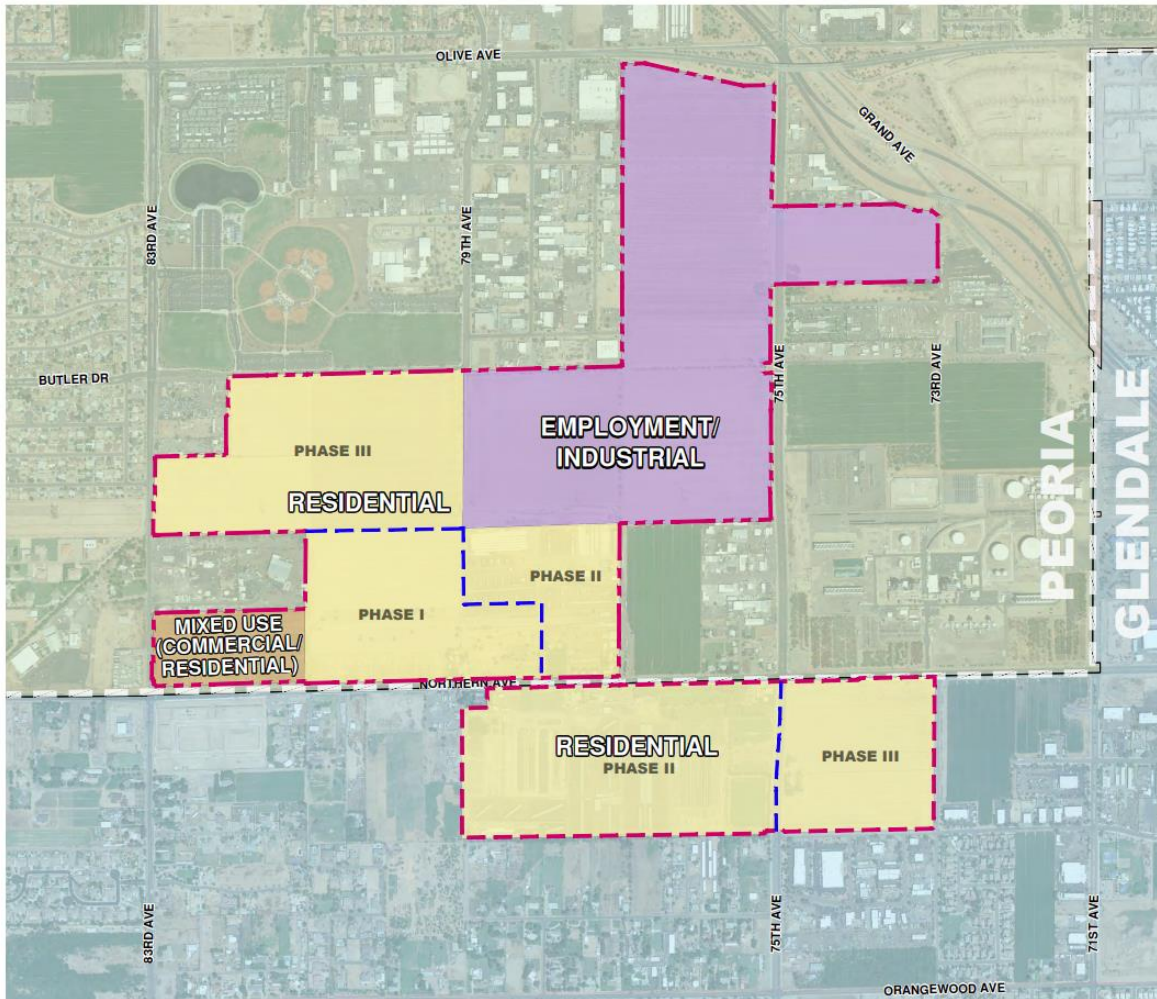
Applicant: Matt Telban on behalf of Shea Homes, representing Emrland LLLP.

Vicinity Map

Located on the NWC and SEC of the of 75th Avenue and Northern Avenue.



Zoning Map



LEGACY PLACE GLENDALE, ARIZONA PLANNED RESIDENTIAL DEVELOPMENT FIGURE 2 ROVEY FARMS DEVELOPMENT PLAN

NOT TO SCALE
N

- LEGEND
- Project Boundary
 - Residential Area Phase Line

Land Use	Gross Acreage
Glendale PRD	
Residential	119.91
Peoria PAD	
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Sub-Total	345.62
Total	465.53

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS | MANAGERS
2141 E. WINDLAND AVE., STE. 250 PROJECT NUMBER:
PHOENIX, AZ 85016 R. GARDNER, AICP
P: 602.460.2525 F: 602.460.2529 PRODUCT NUMBER: 2142
APRIL 2022

Zoning Map





Proposed Site Data:

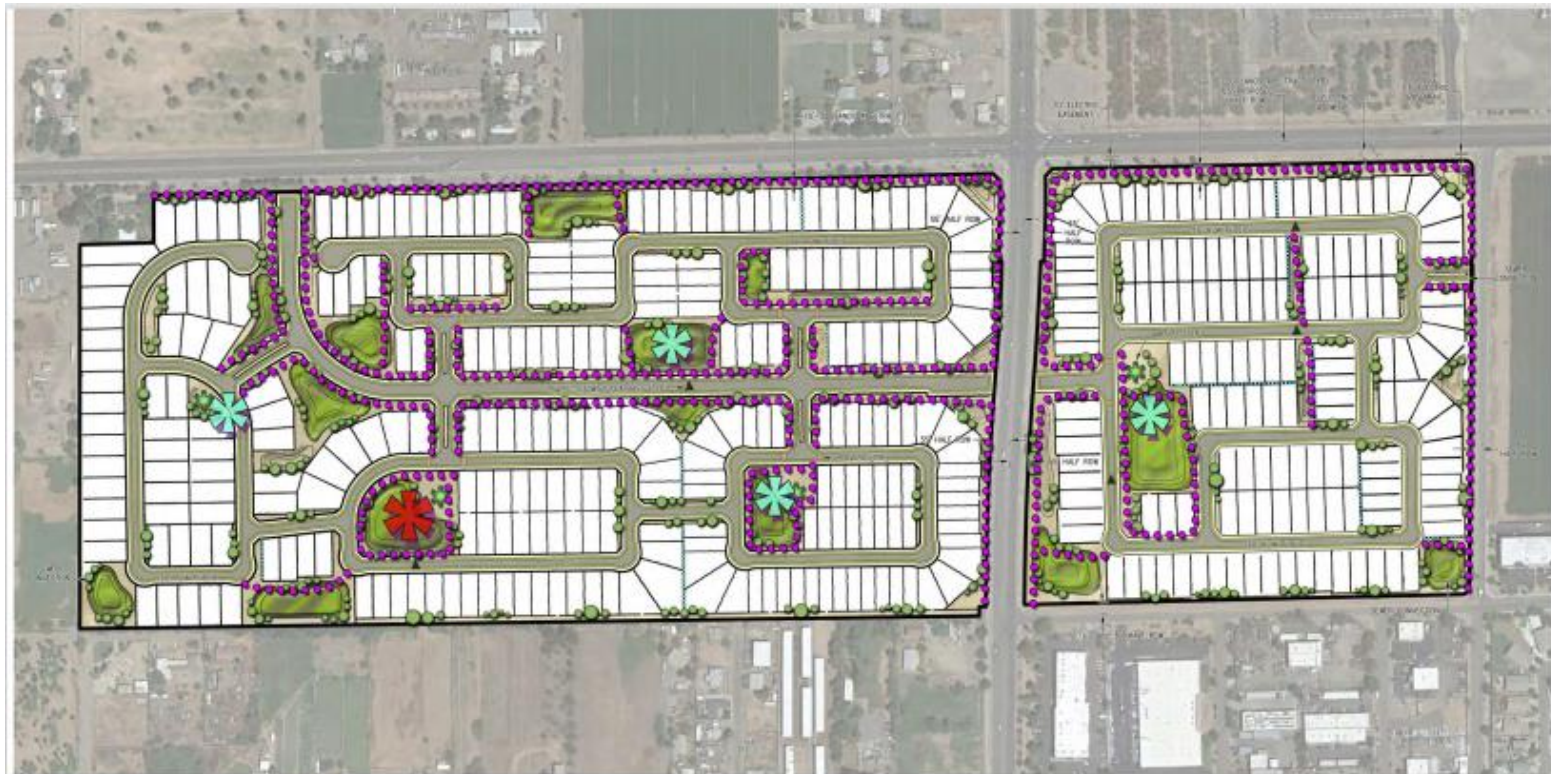
SITE DATA							
Parcel Number	Lot Size	Lot Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)	Net Density (DU/AC)	% of Lots
Phase I	-	-	-	-	-	-	-
2-C	60 X 120	59	19	3.1	18	3.3	22%
2-D	45 X 120	67	21	3.2	18	3.7	25%
2-E	50 X 120	54	15	3.6	14	3.9	20%
2-F	50 X 120	30	10	3.0	8	3.8	11%
2-G	40 X 120	59	14	4.2	13	4.5	22%
Sub-total	-	269	79	3.4	71	3.8	100%
Phase II	-	-	-	-	-	-	-
2-H	40 X 120	47	12	3.9	10	4.7	30%
2-I	45 X 120	58	14	4.1	12	4.8	37%
2-J	50 X 120	51	15	3.4	13	3.9	33%
Sub-total	-	156	41	3.8	35	4.5	100%
TOTAL	-	425	120	3.5	106	4.0	-






Proposed Development Standards:

Proposed Development Standards		
Description	Typical R1-6	Proposed R1-6 PRD
Minimum Net Lot Area	6,000 sf	4,800 sf ⁴
Minimum Lot Width	60 ft	40 ft
Minimum Depth	100 ft	120 ft ⁴
Maximum Lot Coverage	40%	55%
Maximum Structure Height ^{5,6}	30 ft	30 ft
Front Yard Setback	15 ft – 20 ft ¹	10ft – 18 ft ³
Rear Yard Setback	20 ft	15 ft
Side Yard Setback	5 ft & 10 ft ²	5 ft & 5 ft
Street Side Setback	10 ft	5 ft ⁷

Open Space Areas:



Shea
HOMES
ROVEY FARMS
GLENDALE, AZ
PRELIMINARY LANDSCAPE PLAN - *FIGURE 7*

-  PRIMARY AMENITY
-  SECONDARY AMENITY
-  PEDESTRIAN TRAIL/SIDEWALK

GREY|PICKETT



May 19, 2022



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
These drawings are subject to change through the permitting and development process.



Recommendation

The Planning Commission recommend approval of ZON21-24, subject to the following stipulations outlined in the staff report.



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Recommended Stipulations

1. Development shall be in substantial conformance to the PRD Booklet entitled “Legacy Place,” date stamped May 23, 2022.
2. Dedicated right turn lanes shall be constructed on 75th Avenue for southbound traffic at Access B and northbound traffic at Access C (as labeled in the TIA), 690 feet south of Northern Avenue intersection.



Recommended Stipulations

3. A right turn lane shall be installed on Frier Drive for westbound traffic.
4. Required dedicated right-turn lane on 75th Avenue at Northern Avenue to be constructed during phase II of development and shall be in accordance with City of Glendale Engineering Design and Construction Standards.



Recommended Stipulations

5. Due to the connectivity provided between two arterial roadways, traffic calming devices will be required on the phase II collector roadways.



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