



# ROVEY FARMS/ LEGACY PLACE ZON21-24

Planning Commission – JUNE 23, 2022

Alex Lerma  
Senior Planner





# Request

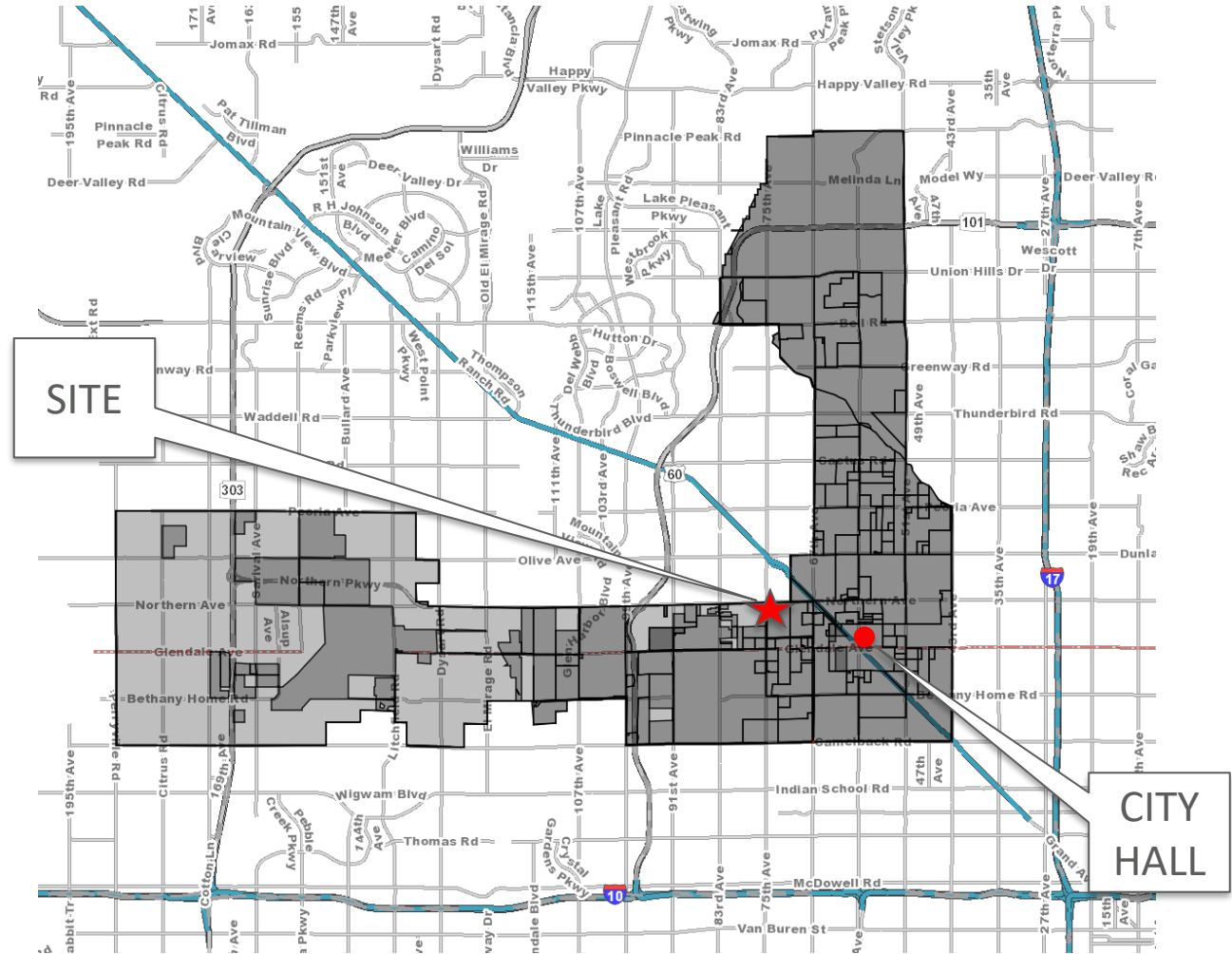
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1) Zone change from R1-6 (Single Residence) to R1-6 PRD (Single Residence Planned Residential Development).

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

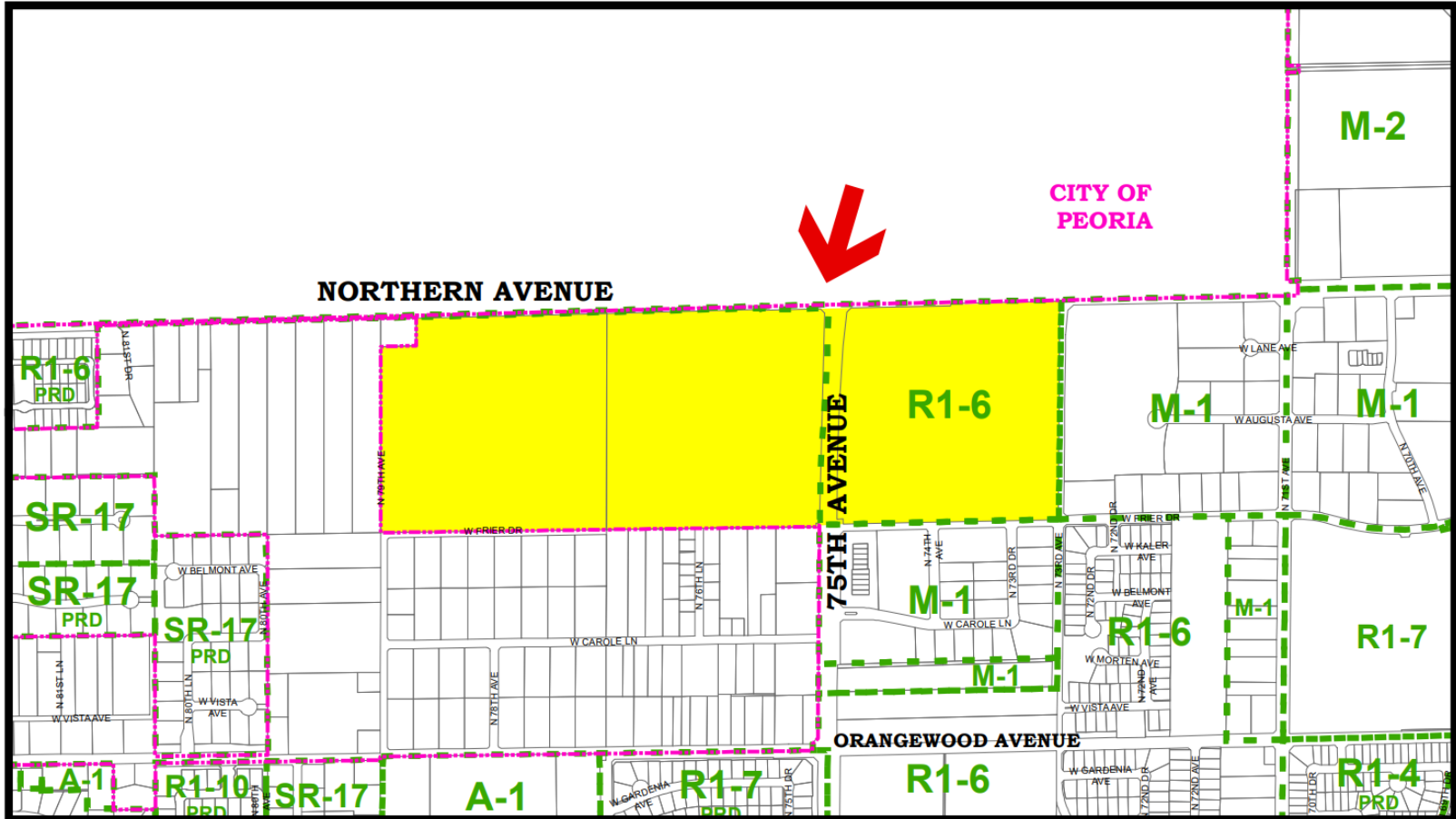
# Vicinity Map

Located on the NWC and SEC of the of 75<sup>th</sup> Avenue and Northern Avenue.

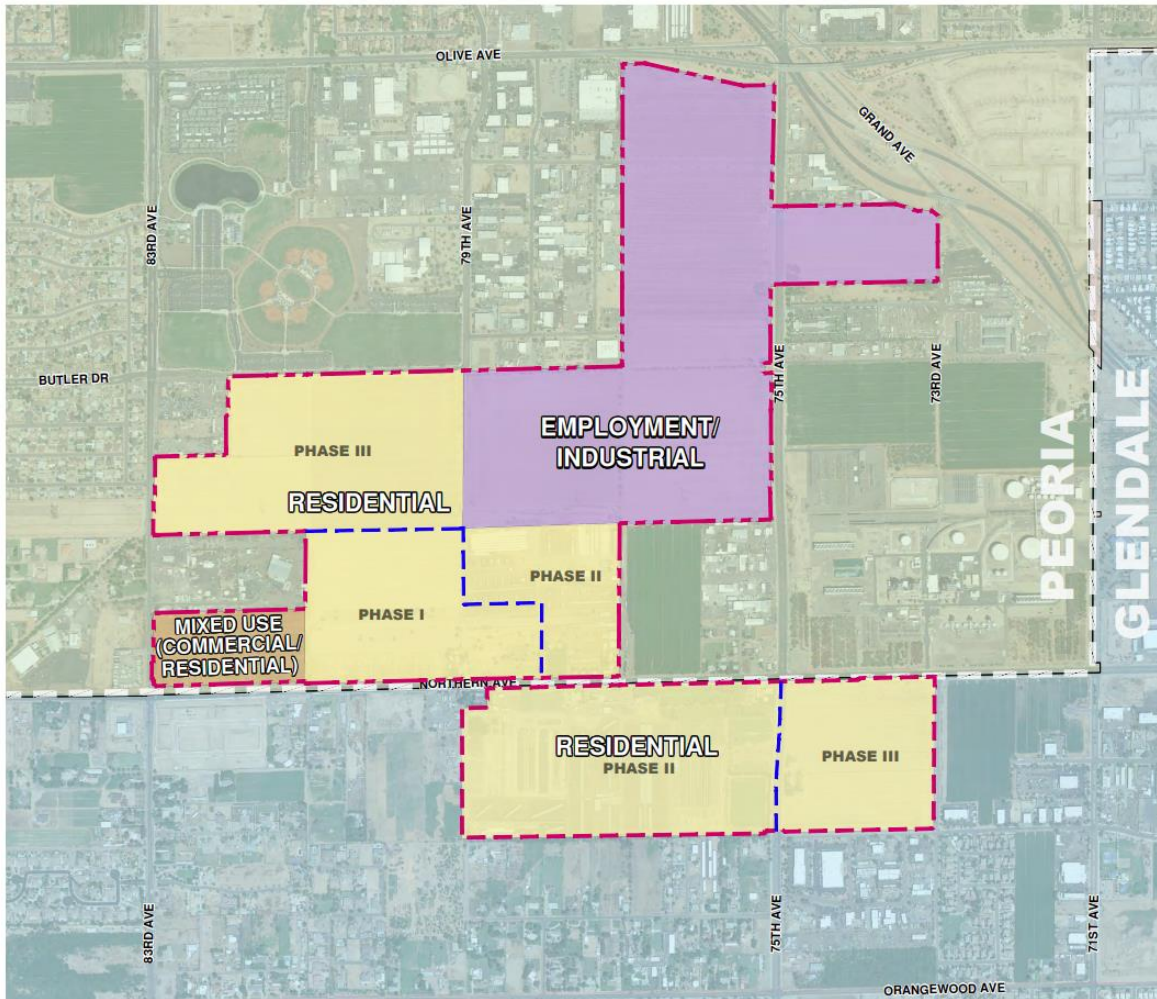




# Zoning Map



# 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
<b>Glendale PRD</b>	
Residential	119.91
<b>Peoria PAD</b>	
Residential	150.88
Employment/Industrial	174.60
Mixed Use	20.14
Sub-Total	345.62
<b>Total</b>	<b>465.53</b>

**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





# Proposed Site Data:

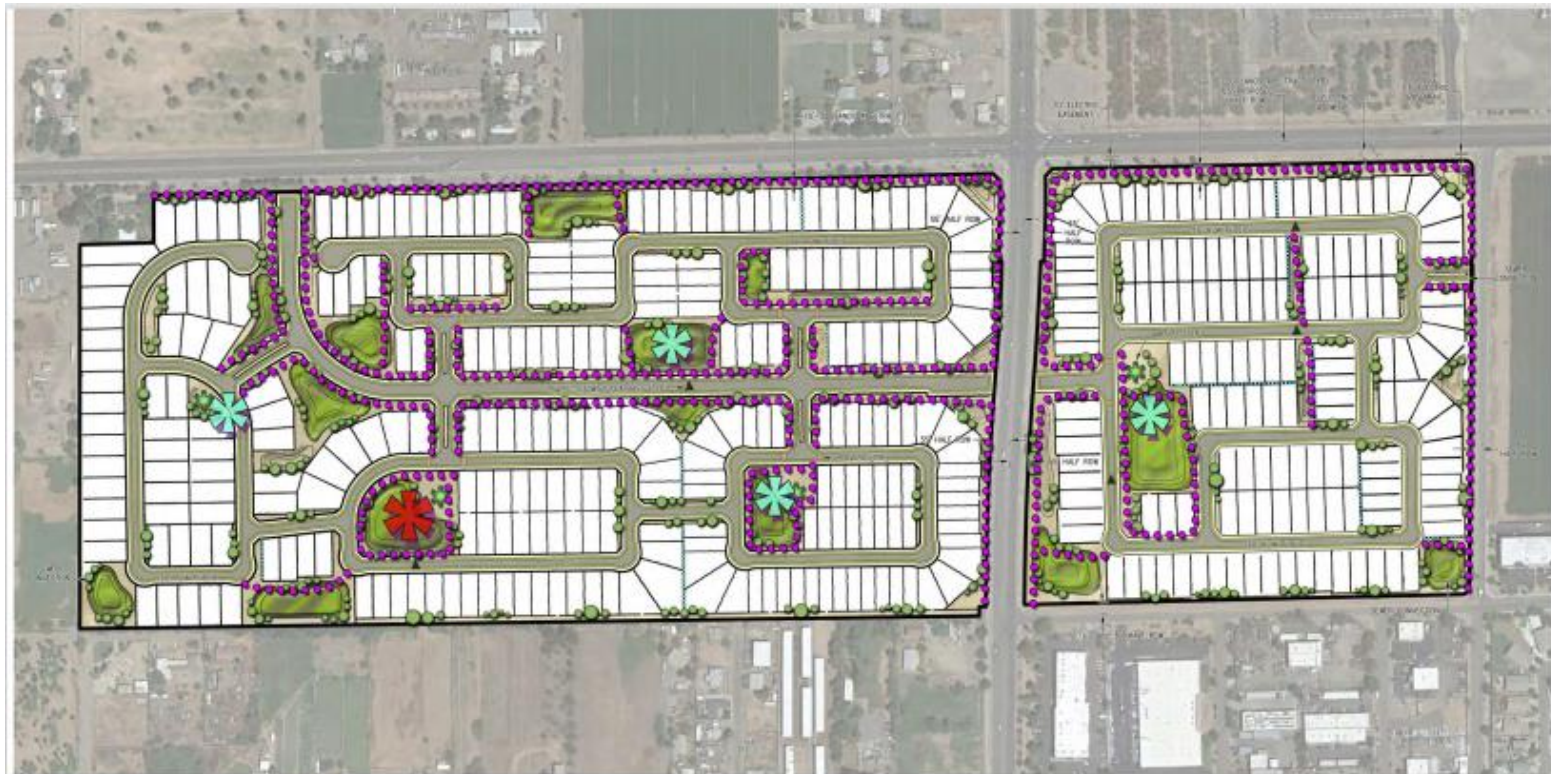
SITE DATA							
Parcel Number	Lot Size	Lot Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)	Net Density (DU/AC)	% of Lots
<b>Phase I</b>	-	-	-	-	-	-	-
<b>2-C</b>	60 X 120	59	19	3.1	18	3.3	22%
<b>2-D</b>	45 X 120	67	21	3.2	18	3.7	25%
<b>2-E</b>	50 X 120	54	15	3.6	14	3.9	20%
<b>2-F</b>	50 X 120	30	10	3.0	8	3.8	11%
<b>2-G</b>	40 X 120	59	14	4.2	13	4.5	22%
<b>Sub-total</b>	-	269	79	3.4	71	3.8	100%
<b>Phase II</b>	-	-	-	-	-	-	-
<b>2-H</b>	40 X 120	47	12	3.9	10	4.7	30%
<b>2-I</b>	45 X 120	58	14	4.1	12	4.8	37%
<b>2-J</b>	50 X 120	51	15	3.4	13	3.9	33%
<b>Sub-total</b>	-	156	41	3.8	35	4.5	100%
<b>TOTAL</b>	-	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 <sup>4</sup>
Minimum Lot Width	60 ft	40 ft
Minimum Depth	100 ft	120 ft <sup>4</sup>
Maximum Lot Coverage	40%	55%
Maximum Structure Height <sup>5,6</sup>	30 ft	30 ft
Front Yard Setback	15 ft – 20 ft <sup>1</sup>	10ft – 28 ft <sup>3</sup>
Rear Yard Setback	20 ft	15 ft
Side Yard Setback	5 ft & 10 ft <sup>2</sup>	5 ft & 5 ft
Street Side Setback	10 ft	5 ft <sup>7</sup>

# 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.



# Public Involvement

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- Notice mailed October 12st.
- Virtual neighborhood meeting was held on November 1st.
- Request advertised in *The Arizona Republic* on June 1st.
- Hearing notices mailed on June 3rd.
- Property posted on-site June 6th.



# Finding & Analysis

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- Development will be consistent with the development objectives of the MDR 5 designation.
- Proposed development is consistent with the surrounding existing communities and planned development.
- The development will meet the intent of the City's Residential Design and Development Manual.



# Finding & Analysis

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- The request will offer a master development with a variety of lot sizes.
- Development will provide a range of amenities and open space through the development site.
- Through architectural design guidelines and a variety of architectural styles, developer will provide housing opportunity options.



# Finding & Analysis

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- The overall residential gross density will be 3.5 du/ac.
- The 25 acres of open space provided.



# Finding & Analysis

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- The on-site traffic is adequately planned.
- The Transportation Department approved the findings in TIA.
- All applicable city departments have reviewed the application and recommended approval of the application. Stipulations have been added to ensure quality development.



# Recommendation

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The Planning Commission should recommend approval of ZON21-24, subject to the following stipulations:



# Continued:

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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 75<sup>th</sup> 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.



# Continued:

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3. A right turn lane shall be installed on Frier Drive for westbound traffic.
4. Required dedicated right-turn lane on 75<sup>th</sup> 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.



# Continued:

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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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