



LEGACY PLACE PHASE I Preliminary Plat (PP22-01)

Planning Commission, December 8, 2022

Alex Lerma
Senior Planner





Request

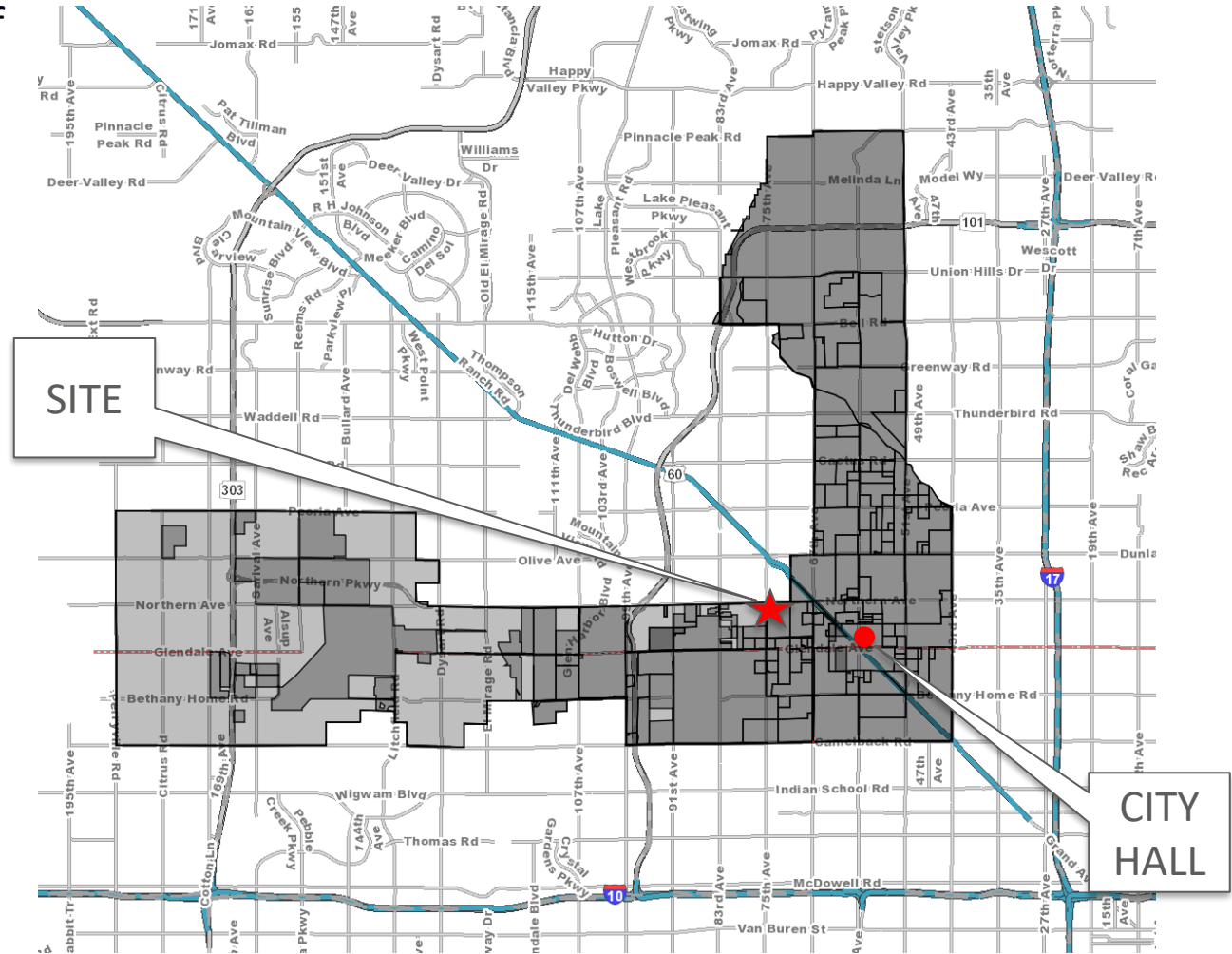
Request: Approval of the Legacy Place Phase 1 Preliminary Plat.

Project Size: Approximately 79.3 acres.

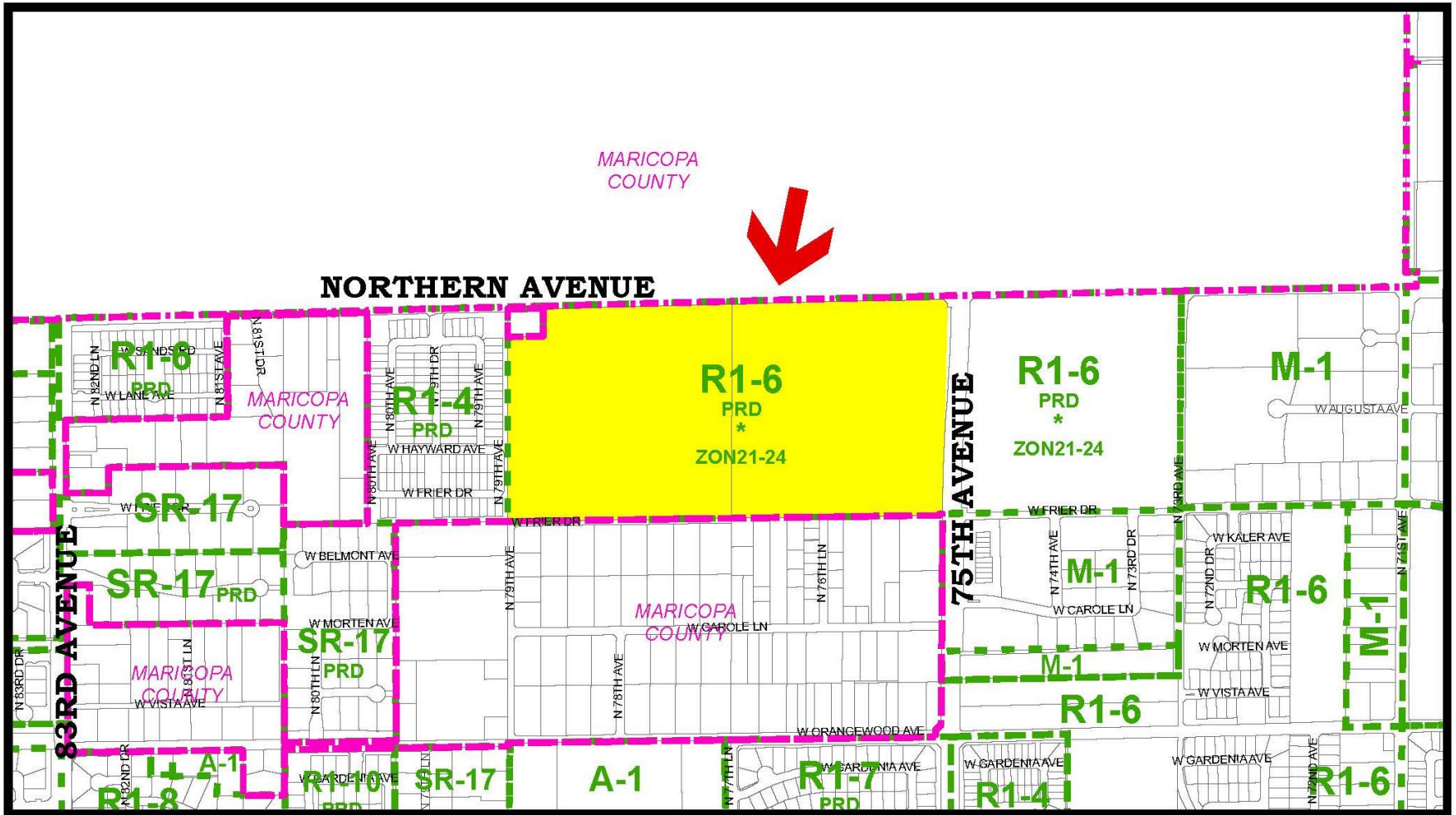
Number of Lots: 269

Vicinity Map

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



Zoning Map





R1-6 PRD Development Standards

Proposed Development Standards		
Description	Typical R1-6	Legacy Place 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

1- 15 feet to living area, 20 feet to garage or carports.

2- Minimum 15 feet separation between building on adjacent lots.

3- 10 feet to living area or side-entry garage, 18 feet to garage.

4- 4,600 sf for lots fronting street knuckle or cul-de-sac.

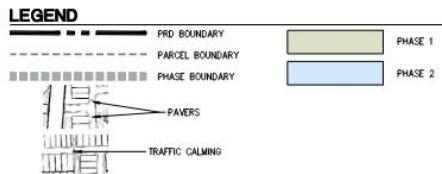
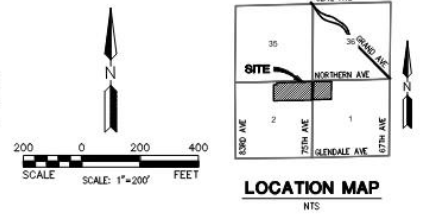
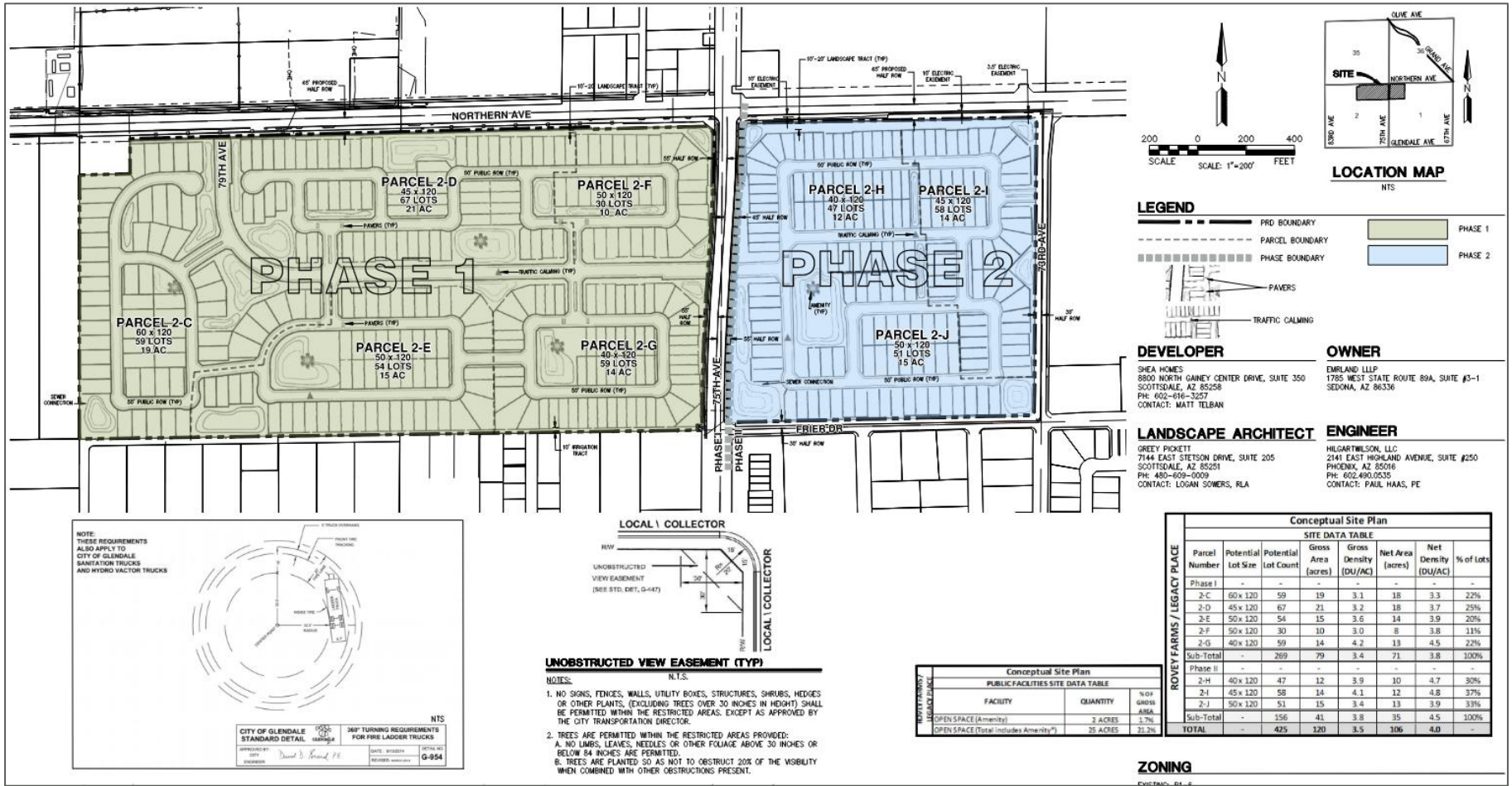
5- Maximum flagpole height for model home complexes is 60 feet.

6- Two story maximum, refer to Section 7.300 of the Glendale Zoning Ordinance for accessory buildings.

7- 10' Setback unless a maximum 10' wide landscape tract is provided in which case the 10' street side setback does not apply and the 5' side setback will apply.



Preliminary Plat



DEVELOPER
SHEA HOMES
8800 NORTH GAINES CENTER DRIVE, SUITE 350
SCOTTSDALE, AZ 85268
PH: 602-616-3257
CONTACT: MATT TELBAN

OWNER
EMRLAND LLLP
1785 WEST STATE ROUTE 89A, SUITE #3-1
SEDONA, AZ 86336

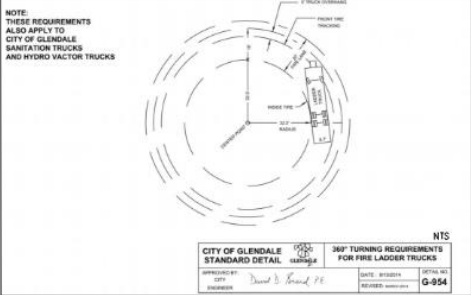
LANDSCAPE ARCHITECT
GREY PICKETT
7144 EAST STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85268
PH: 480-609-0009
CONTACT: LOGAN SOWERS, PLA

ENGINEER
HILGARTWILSON, LLC
2141 EAST HIGHLAND AVENUE, SUITE #250
PHOENIX, AZ 85016
PH: 602.490.0535
CONTACT: PAUL HAAS, PE

Conceptual Site Plan								
ROVEY FARMS / LEGACY PLACE	Parcel Number	Potential Lot Size	Potential Lot Count	SITE DATA TABLE				
				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	-

Conceptual Site Plan			
PUBLIC FACILITIES SITE DATA TABLE			
FACILITY	QUANTITY	GROSS AREA	% OF OPEN SPACE
OPEN SPACE (Amenity)	2 ACRES	1.7%	-
OPEN SPACE (Total Includes Amenity)	25 ACRES	31.2%	-

ZONING
ENC-210, PG. 2



UNOBSTRUCTED VIEW EASEMENT (TYP)
N.T.S.

NOTES:

- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS, EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
- TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
 - NO LIMBS, LEAVES, NEEDLES OR OTHER FLANGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
 - TREES ARE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.



Phase 1 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%
Total	-	269	79	3.4	71	3.8	100%



Preliminary Plat

PRELIMINARY PLAT FOR LEGACY PLACE - PHASE 1

GLENDALE, ARIZONA

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

COMMON QUARTER CORNER SECTION 25, T2N, R1E FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE STAMPED T2N, R1E, 25, T2N, R1E, 2, RLS 25306 DOWN 0.5'

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FIRST AMENDED TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC. TITLE NO. 55002287-005-K162-DW, DATED JUNE 5, 2020.

HILGARTWELSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIDELITY NATIONAL TITLE AGENCY, INC. AS LISTED HEREON. HILGARTWELSON, LLC AND BRIAN A. BENEDET (P.L.S.) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 2, FROM WHICH A FOUND 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE ACCEPTED AS THE QUARTER CORNER THEREOF BEARS SOUTH 88°31'05" WEST, 2662.45 FEET;

THENCE SOUTH 88°31'05" WEST, 81.80 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°28'55" EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 45°33'32" EAST, 34.78 FEET;

THENCE SOUTH 00°21'51" WEST, 20.02 FEET;

THENCE NORTH 88°31'05" EAST, 21.89 FEET TO A NON-TANGENT CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 8475.95 FEET, THE CENTER OF WHICH BEARS SOUTH 59°19'27" WEST;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°24'51", AN ARC LENGTH OF 562.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 5085.0 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°16'57", AN ARC LENGTH OF 616.72 FEET TO A TANGENT LINE;

THENCE SOUTH 00°21'51" WEST, 28.61 FEET;

THENCE SOUTH 89°05'57" WEST, 18.73 FEET;

THENCE SOUTH 00°21'51" WEST, 28.26 FEET TO THE SOUTH LINE OF OLD LOT 1 OF SAID SECTION 2;

THENCE SOUTH 89°05'57" WEST, 2558.10 FEET ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF OLD LOT 2 OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF SAID OLD LOT 2;

THENCE LEAVING SAID WEST LINE, NORTH 88°31'05" EAST, 210.07 FEET;

THENCE NORTH 00°01'15" EAST, 165.06 FEET TO THE NORTH LINE OF THE NORTH 45.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 2;

THENCE NORTH 88°31'05" EAST, 2041.80 FEET ALONG SAID SOUTH LINE;

THENCE LEAVING SAID SOUTH LINE, SOUTH 00°21'51" WEST, 10.01 FEET TO THE SOUTH LINE OF THE NORTH 55.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 2;

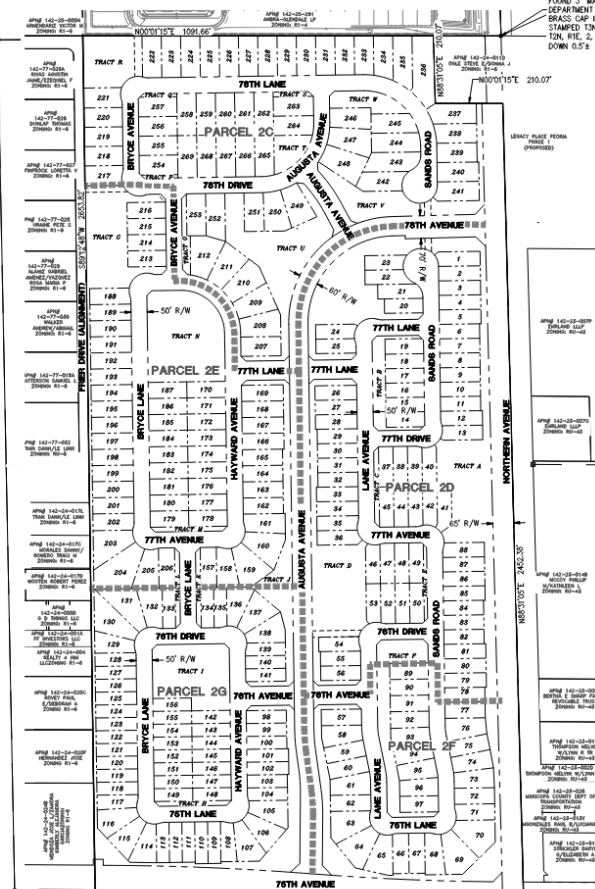
THENCE NORTH 88°31'05" EAST, 330.28 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CENTER OF SECTION 2, T2N, R1E CALCULATED BY INTERSECTION

UTILITY COMPANIES:

WATER: CITY OF GLENDALE
 SEWER: CITY OF GLENDALE
 ELECTRIC: GSP
 GAS: SOUTHWEST GAS
 TELEPHONE: CENTRAL LINK
 CABLE TV: COX COMMUNICATIONS
 POLICE: GLENDALE POLICE DEPARTMENT
 FIRE: GLENDALE FIRE DEPARTMENT
 ELEMENTARY SCHOOL DISTRICT: GLENDALE ELEMENTARY SCHOOL DISTRICT
 HIGH SCHOOL DISTRICT: GLENDALE NORTH HIGH SCHOOL DISTRICT
 REFUSE: CITY OF GLENDALE

COMMON QUARTER CORNER SECTIONS 25 & 36, T2N, R1E FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE STAMPED T2N, R1E, 25, T2N, R1E, 2, RLS 25306 DOWN 0.5'



DEVELOPER
 SHEA HOMES
 8800 NORTH GAINES CENTER DRIVE, SUITE 300
 SCOTTSDALE, ARIZONA 85258
 PH: (480)508-4157
 CONTACT: HATT TELBES
 EMAIL: Matt.Telbes@SHEAHOMES.COM

ENGINEER
 HILGARTWELSON
 2141 E. HIGHLAND AVENUE, STE 250
 PHOENIX, ARIZONA 85016
 PHONE: (602) 480-0030
 FAX: (602) 368-2436
 CONTACT: PAUL HAAS, PE

BASIS OF BEARING
 BASIS OF BEARING IS S89°32'46"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BETWEEN THE MONUMENTS AS SHOWN HEREON.

BENCHMARK
 BENCHMARK IS A FOUND 3" MARICOPA CO. D.O.T. BRASS CAP IN HAND HOLE (DOWN 0.5') SOUTH 1/4 CORNER OF SECTION 25, T2N, R1E INTERSECTION OF NORTHERN AND 79TH AVENUE. ELEVATION = 1114.256 PER GEACS (NAD83)

FLOOD ZONE DESIGNATION
 THE SUBJECT PROPERTY RESIDES ENTIRELY WITHIN FLOOD HAZARD ZONE "X" SHOWN WITH A DEFINITION OF AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP "190501701S", PANEL NUMBER 1701 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

SHEET INDEX

CV01	PRELIMINARY PLAT COVER SHEET
CV02	PRELIMINARY PLAT SECTIONS, NOTES & DETAILS
DT01	PRELIMINARY PLAT SITE SUMMARY
PR00	PRELIMINARY PLAT
PP07-PP12	PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT DEVELOPMENT TABLE	
ZONING:	RS-6 PRD
OVERALL GROSS AREA (ACRES):	78.95 AC
OVERALL NET AREA (ACRES):	73.90 AC
TOTAL NUMBER OF LOTS:	269
TOTAL OPEN SPACE (ACRES):	23.80 ACRES
TOTAL PERCENTAGE OF OPEN SPACE (NET):	32.08%
TYPICAL LOT SIZE:	120X40
	120X40
	120X40
DENSITY (UNITS) PER GROSS AREA:	3.43

DEVELOPMENT STANDARDS TABLE PER PAR	
ZONING:	RS-6 PRD
MAX. HEIGHT (FEET):	35
MIN. FRONT SETBACK (FEET):	10.00'
MIN. SIDE SETBACK (FEET):	5.0-5
MIN. STREET SIDE SETBACK (FEET):	35'
MIN. REAR SETBACK (FEET):	5.0
MIN. LOT AREA (SQ.FT.):	4800'
MIN. LOT WIDTH (FEET):	40'
MIN. LOT DEPTH (FEET):	120.0'
MAX. LOT COVERAGE (%):	55
PARKING SPACES (MIN):	2

- MINIMUM 10 FEET OF LIVING AREA OR SIDE ENTRY GARAGE, 19 FEET TO FRONT FACING GARAGE.
- MINIMUM 10 FEET SETBACK (UNLESS A MINIMUM 10 FEET WIDE LANDSCAPE TRACT IS PROVIDED IN WHICH CASE THE STREET SIDE SETBACK DOES NOT APPLY) AND THE 5 FEET SIDE SETBACK WILL APPLY.
- MINIMUM 4600 SQUARE FEET FOR LOTS FRONTING STREET KNICKLE OR CURVE-DE-SAC.
- MINIMUM LOT DEPTH MAY BE DECREASED BY 5 FEET WHEN FRONTING A CURVE-DE-SAC OR STREET KNICKLE.

SITE SUMMARY TABLE	
PARCEL NAME:	2-C 2-D 2-E 2-F 2-G TOTALS
OVERALL NET AREA (ACRES):	73.90 18.00 14.00 8.00 13.60 7.1
TOTAL NUMBER OF LOTS:	99 67 54 30 39 289
TOTAL OPEN SPACE (ACRES):	3.57 3.51 5.61 3.51 5.61 21.81
TYPICAL LOT SIZE:	100X120 100X120 100X120 100X120 100X120
* NET EXCLUDES NORTHERN AVENUE & 79TH AVENUE	
Average Lot Area: 6,565.91	





Public Involvement

- Notice mailed August 23.
- Neighborhood Meeting Held September 7.
- Hearing/Request advertised November 16 in *The Arizona Republic*.
- Proposal posted on-site November 18.



Findings/Analysis

1. This request meets the requirements of the Subdivision Ordinance and meets the intent of providing suitable building lots under the Residential Design and Development Manual.
2. Proposal will provide a viable use of an infill property near existing infrastructure.



Continued:

3. All applicable city departments have reviewed the application and recommend approval of the application.
4. Preliminary Plat is consistent with the Legacy Place Planned Residential Development Narrative date stamped April 23, 2022.



Continued:

5. The Preliminary Plat has provided all information required by Section 31-24 of the City Code.



Recommendation

The request meets the requirements for preliminary plat approval. Staff recommends approval of PP22-01 subject to the following stipulation:

1. Development shall be in substantial conformance with the project narrative, date stamped September 26, 2022, and the Preliminary Plat for Legacy Place Phase 1, dated October 2022.



LEGACY PLACE PHASE I Preliminary Plat (PP22-01)

Planning Commission, December 8, 2022

Alex Lerma
Senior Planner

