

# Legacy Place

## Phase 1 Preliminary Plat

SW Corner of 75th Avenue & Northern Avenue  
Glendale, AZ

1st Submittal: June 22, 2022  
2nd Submittal: August 30, 2022

PLANNING DIVISION  
**Received**  
[26 SEP 2022]



## **Project Team**

Matt Telban  
Shea Homes  
8800 North Gainey Center Drive  
Suite 350  
Scottsdale, AZ 85258  
602.616.3257

### **Engineer**

Paul Haas, PE  
HILGARTWILSON, LLC  
2141 East Highland Avenue  
Suite 250  
Phoenix, AZ 85016  
Phone: 602.490.0535

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## 1.0 INTRODUCTION

Legacy Place Phase 1 Preliminary Plat is an approximate 79 gross-acre Project (“Project” or “Property”) within the City of Glendale (“City”). The Project site is part of the overall approximate 466-acre Legacy Place master planned community located adjacent to Northern Avenue within the Cities of Peoria and Glendale between the Loop 101 and the US 60/Grande Avenue. The Project area is bound by Northern Avenue to the north, 75<sup>th</sup> Avenue to the east, the 79<sup>th</sup> Avenue alignment to the west, and the Frier Drive alignment to the south. Refer to **Figure 1, Vicinity Map**. Existing electrical facilities and irrigation facilities will be relocated and/or tiled as necessary when the Project is developed.

The Developer, Shea Homes, intends to develop a single-family residential subdivision containing 269 lots with typical sizes of 40’x120’, 45’x120’, 50’x120’, 60’x120’, and a typical lot size ranging between 4,800 square feet and 7,200 square feet. The overall gross residential density is 3.4 dwelling units per acre (du/ac).

The Phase 1 Preliminary Plat provides 21.8 acres of open space. A pedestrian network provides connectivity between amenities throughout the development and provides access to the future Phase 2 across 75<sup>th</sup> Avenue and the portion of the overall Legacy Place development north of Northern Avenue within the City of Peoria. Legacy Place Phase 1 Plat will support new residential uses in this evolving area of Glendale while also facilitating growth of the existing employment uses located between two regionally significant routes.

## 2.0 SURROUNDING PROPERTY

The Property is currently used for agricultural purposes with associated fields, livestock areas, and ancillary uses for a dairy operation that will be terminated as the Property is developed. The termination of the dairy will remove a use that has a significant impact on adjacent uses and limits potential nearby development. Similar dairy and agricultural uses lie to the north across Northern Avenue. The dairy operations north of Northern Avenue will be terminated and included within future residential phases of the Legacy Place project within the City of Peoria. The future Phase 2 of the Project lies to the east across 75<sup>th</sup> Avenue within the City of Glendale and is currently used for agricultural operations. Large lot single family homes and agricultural uses within Maricopa County lie to the south and west of the Project.

## 3.0 ZONING

The Project was recently rezoned R1-6 Planned Residential Development (PRD) within the City (ZON21-24).

## 4.0 DEVELOPMENT STANDARDS

The Project will be developed in accordance with the R1-6 PRD development standards established by the Legacy Place PRD as shown below in **Table 1** below.

<b>TABLE 1: RESIDENTIAL DEVELOPMENT STANDARDS</b>	
<b>REGULATION</b>	<b>PROPOSED R1-6 PRD</b>
MIN. NET LOT AREA (sf)	4,800 <sup>1</sup>
MIN. LOT WIDTH (ft)	40
MIN. LOT DEPTH (ft)	120 <sup>2</sup>
MAX. LOT COVERAGE (%)	55
MAX. STRUCTURE HEIGHT (ft)	30
<b>SETBACKS</b>	
FRONT (ft)	10-18 <sup>3</sup>
REAR (ft)	15
SIDE (ft)	5 & 5
STREET SIDE (ft)	10 <sup>4</sup>

<sup>1</sup> 4,600 sf for lots fronting street knuckle or cul-de-sac.

<sup>2</sup> Minimum lot depth may be decreased by 5 feet when fronting a cul-de-sac or street knuckle.

<sup>3</sup> 10 feet to living area or side-entry garage, 18 feet to front-facing garage.

<sup>4</sup> 10' Setback unless a minimum 10' wide landscape tract is provided in which case the street side setback does not apply and the 5' side setback will apply.

## 5.0 CIRCULATION

Access to the Project is provided primarily by the existing roadway network. Existing streets abut the northern and eastern Project boundaries. Primary access to Phase I will be taken from Northern Avenue at the 79th Avenue alignment, which has been shifted to the east to align with the internal collector serving the residential portion of the Peoria Project area. Northern Avenue will ultimately be upgraded within the existing right-of-way to Northern Parkway, creating a major east/west transportation corridor connecting Grand Avenue/US 60 to the Loop 303. A second access to Phase I is planned on 75th Avenue south of Northern Avenue at the intersection of Augusta Avenue which will continue east providing connectivity to future Phase 2 across 75<sup>th</sup> Avenue.

Northern Avenue which abuts the northern Project boundary is currently classified as a Parkway within the City of Peoria with an existing Right of Way (“ROW”) width of 130-feet. 75<sup>th</sup> Avenue is currently classified as an Arterial street within the City of Glendale with an existing ROW width of 110-feet and has been previously improved with curb, gutter, street lights and a sidewalk. The existing alignment of 75<sup>th</sup> Avenue is offset from the standard sectional alignment south from Northern Avenue to the intersection with Orangewood Avenue and the paved roadway does not correspond with the existing right-of-way. During the platting process the right-of-way will be modified to correspond to the existing paved roadway, providing the required 110-feet of right-of-way.

Project circulation will be provided by an internal 60-foot wide collector approved by City staff while serving a street network of 50-foot wide local streets. Local entry streets serving individual parcels will each be constructed as a 60-foot ROW with landscaped medians. Local streets providing direct access to lots will be constructed with a ROW width of 50-feet. All streets will be public and constructed per City standards or as approved by the City. The Project will construct half-street curb, gutter, sidewalk, street lights and landscaping improvements on Northern Avenue and landscaping improvements on 75th Avenue as necessary. The internal pedestrian circulation network will include 5-foot sidewalks on both sides of all local streets integrated with existing and proposed sidewalks along 75th Avenue and Northern Avenue.

## **6.0 WATER**

The Project is located within the City of Glendale Water Service area. Adjacent to the Project, the City has 12-inch water lines along Northern Avenue to the north, 75<sup>th</sup> Avenue to the east and Orangewood Avenue located  $\frac{1}{4}$  mile south of the Project. A system of internal looped 8-inch water lines will serve the Project. The proposed water infrastructure to serve the Project will be owned and operated by the City of Glendale. Phase 1 will tie into the existing 12-inch water main along Northern Avenue, the existing 12-inch main along 75<sup>th</sup> Avenue, and the proposed water lines to be constructed with the Ambra development to the west.

## **7.0 WASTEWATER**

The Project is located within the City of Glendale Wastewater Service area. Existing infrastructure within the vicinity of the Project includes a 15-inch sewer line along Northern Avenue east of 75th Avenue, flowing west to 75th Avenue. The 15-inch sewer line then flows south along 75th Avenue. A 21-inch sewer line is located  $\frac{1}{2}$  mile west of the Project along 83<sup>rd</sup> Avenue. Existing 8-inch sewer lines serve the Ambra, Topaz and Casa de Ensueno residential developments to the west of the Project, connecting to 83<sup>rd</sup> Avenue.

The proposed wastewater infrastructure to serve the Project will be owned and operated by the City of Glendale. At buildout, the Project will be served by a system of looped 8-inch sewer lines. These lines will flow west through the proposed Ambra development, south to the Topaz development, east through the Topaz and Casa de Ensueno developments, and discharge to the 21-inch sewer line conveying flow south along 83<sup>rd</sup> Avenue. Sewers within the Project outside public rights-of-way shall be installed in an exclusive 20-foot wide easement.

## **8.0 DRAINAGE**

The area surrounding the Property generally slopes to the west. The area is not subject to any regulatory floodplains and the Property is not affected by any sources of offsite drainage. Northern Avenue is fully improved and there is an existing storm drain that captures the runoff generated within the road and any offsite flows approaching from the east. The onsite flows are generally conveyed via sheet flow and exit Project boundaries at the southwest corner of the Project.

The proposed onsite stormwater management concept for the Project consists of grading the lots to drain from the back of the lot toward the street and the streets to drain toward a series of surface

retention basins. Street conveyance shall occur as either surface flow within the right-of-way or in a system of underground storm drains. The retention basins will have sufficient capacity to retain runoff from the 100-year 2-hour storm event.

The 100-year post development runoff, at locations where flows exit the Project, will not exceed the pre-developed runoff; thus, preventing adverse impacts downstream of the Property. The ultimate outfall for the Project will exit the site at the southwestern corner. All finished floor elevations will be set a minimum of 12-inches above the high adjacent 100-year water surface elevation and 14-inches above the emergency overflow elevation of any adjacent retention basin. Drainage design will be conducted in accordance with all applicable City of Glendale and Maricopa County Drainage standards and regulations.

## 9.0 PROPOSED AMENITIES

Phase 1 contains primary and secondary amenity areas that will be located within walking distance of all homes for residents to enjoy. The primary amenity areas located in Tracts I and N will provide a community pool, ramada, outdoor kitchen, playground, cornhole and bocce court, and a turf field. Open space for Phase 1 will also feature multiple pedestrian trails that provide connectivity to neighboring phases of Legacy Place within Glendale and Peoria. Open space and amenities will be maintained by the Homeowner Association.

## 10.0 LANDSCAPING

The Project shall comply with the requirements of [Chapter 19](#) of the City of Glendale Zoning Ordinance and the City of Glendale Residential Design and Development Manual, except as modified in the Legacy Point PRD. A diverse array of native vegetation, lush and desert appropriate plants, will be utilized. Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system. The Project landscaping, walls and entry features will be consistent with the Legacy Place Peoria property for maintenance of a cohesive identity.

Enhanced landscaping is provided at the primary access points located on 79<sup>th</sup> Avenue and Northern Avenue, and on 75<sup>th</sup> Avenue. Local entry streets will also contain landscaped medians as a focal point highlighting each parcel. Landscaping and open space will be provided along 79<sup>th</sup> Avenue/Augusta Avenue to promote walkability and create separation between homes and the street. Pedestrian trails and sidewalks will provide connectivity between amenities and open space areas throughout the. Landscaping in parks, open spaces and pedestrian trail areas and community edges shall include a diversity of desert appropriate plant materials and a strategic use of trees to create nodes of shade. Refer to the Conceptual Landscape Plan for full Project landscaping details.

Residential entry signage/monumentation will be provided for all parcel entrances. The entry monument design will establish a distinct identity for the Project that will also be compatible with surrounding neighborhoods. Monumentation will be placed at Phase 1 entry points on Northern Avenue and 79<sup>th</sup> Avenue/Augusta Avenue. The perimeter walls along Northern Avenue and 75<sup>th</sup> Avenue will provide an attractive buffer from adjacent vehicular traffic while establishing the character of the new residential community.

## 11.0 PHASING

Legacy Place is intended to be developed in two phases in Glendale. Phase I is planned to be located west of 75th Avenue and the second phase is planned east of 75th Avenue. Refer to **Figure 2, Phasing Plan**. The phasing will permit continuing agricultural use of the undeveloped property under existing standards until such time as construction commences on a parcel for development purposes. At that time the dairy and/or agricultural operations will cease on that parcel.

The intent is to install infrastructure and improve street frontage and access adjacent to each parcel as it is developed. The actual development of the Project will be based on market conditions, industry factors and/or business considerations and development may occur at any time.

## 12.0 SUMMARY

Legacy Place Phase 1 preliminary plat is an opportunity to commence the first development in Glendale of this exciting master planned community that spans two jurisdictions - the cities of Glendale and Peoria. It will introduce new residential opportunities to a strategic area within the City of Glendale.

# FIGURES

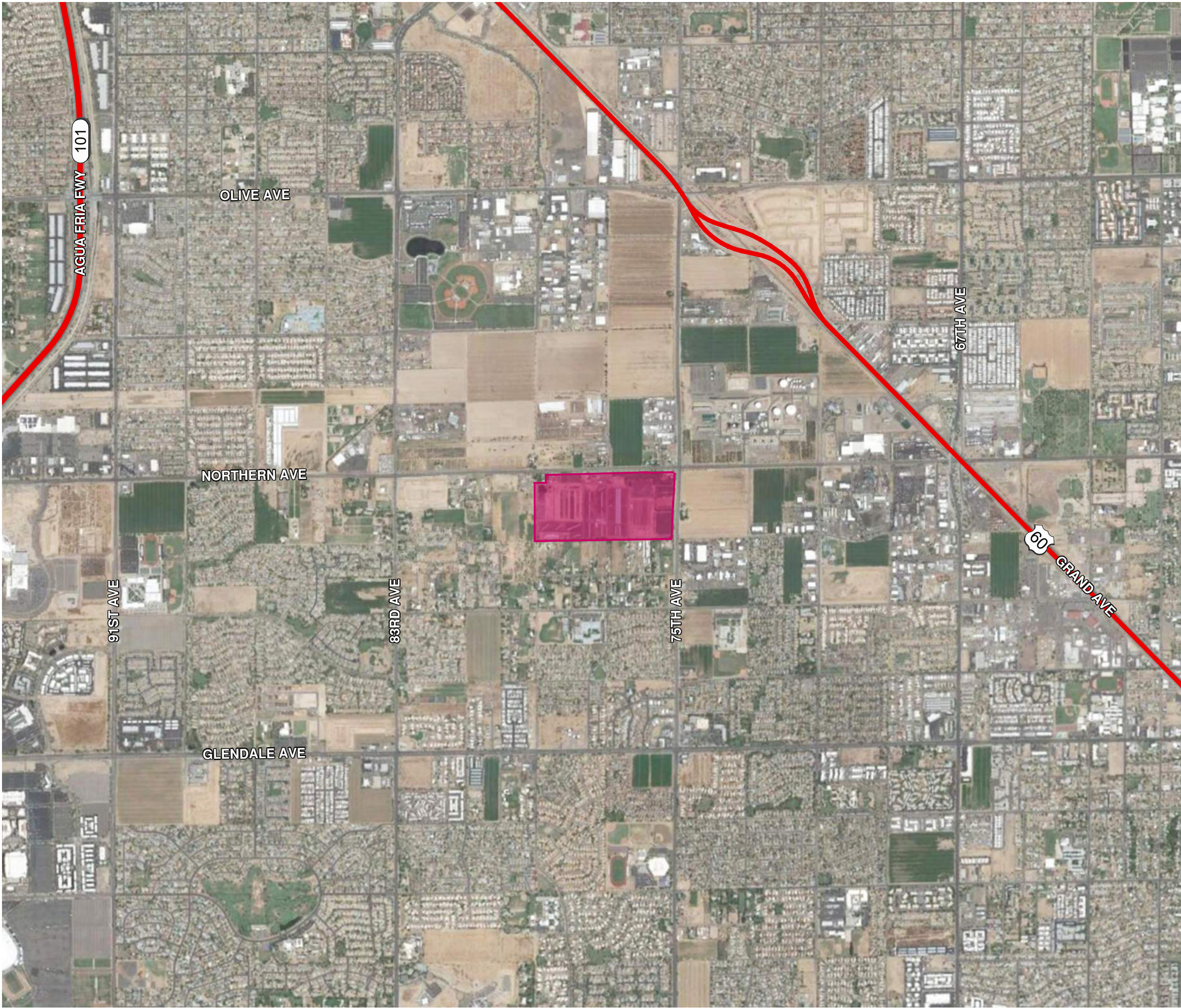
# LEGACY PLACE

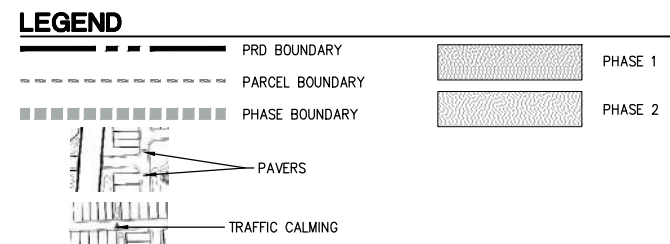
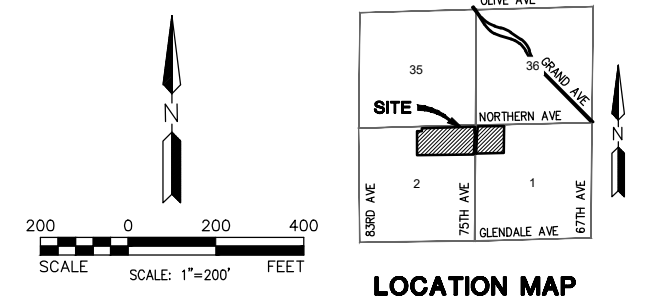
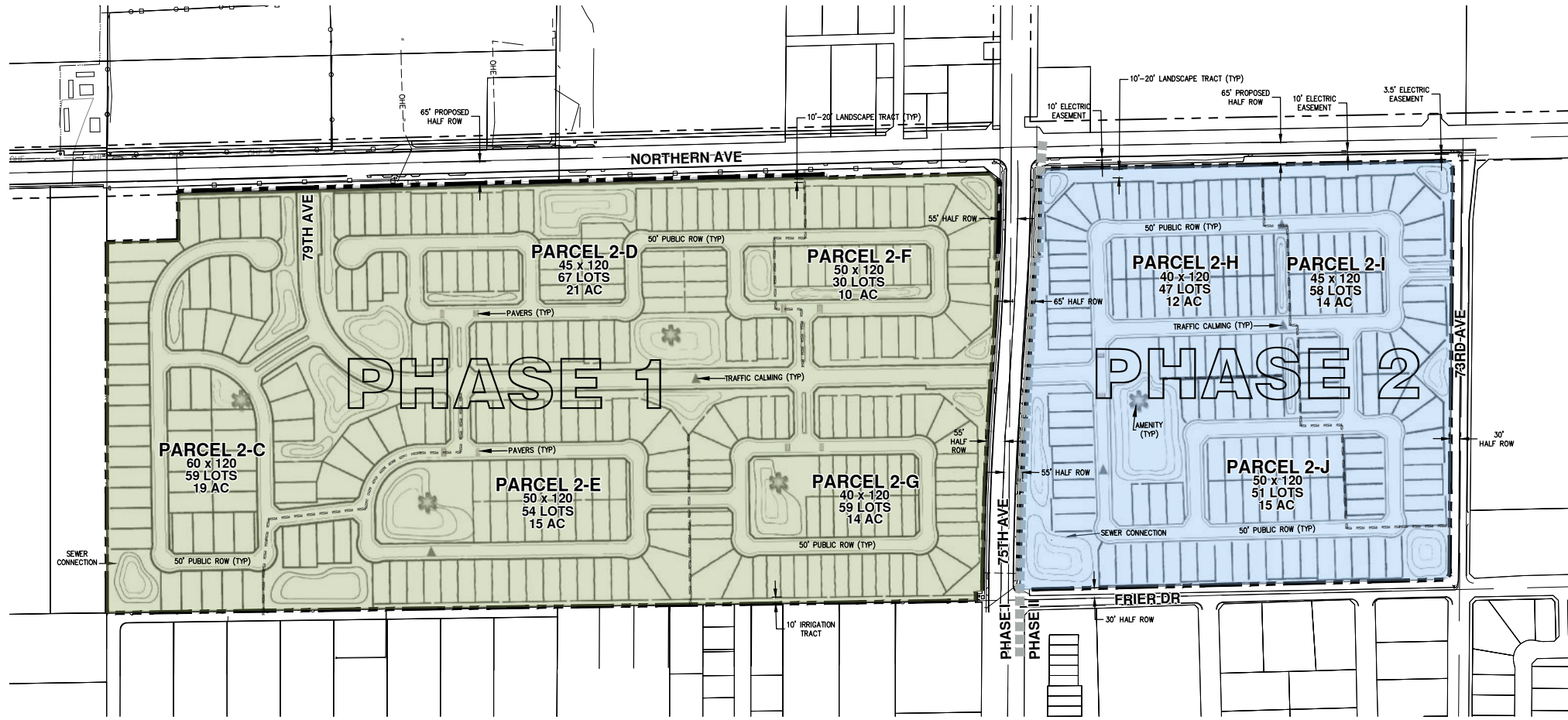
GLENDALE, ARIZONA

FIGURE 1  
PRELIMINARY PLAT  
VICINITY MAP

 NOT TO SCALE  
N

LEGEND  
 Project Boundary



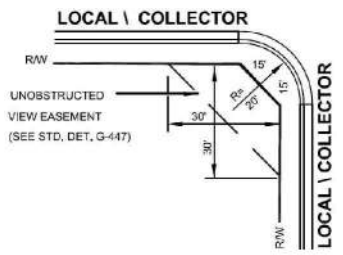
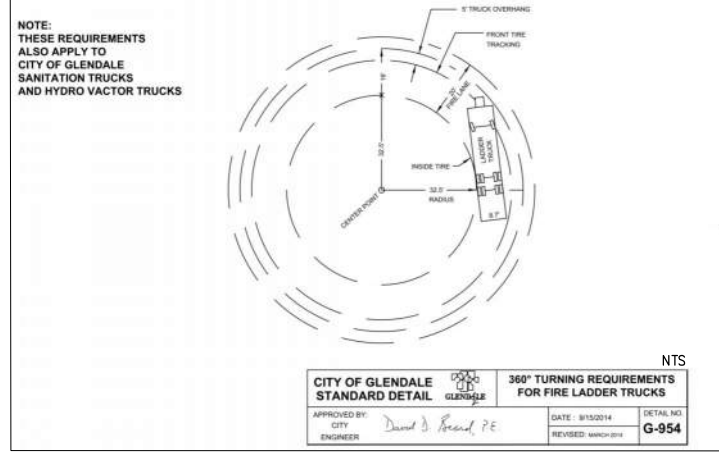


**DEVELOPER**  
SHEA HOMES  
8800 NORTH GAINEY CENTER DRIVE, SUITE 350  
SCOTTSDALE, AZ 85258  
PH: 602-616-3257  
CONTACT: MATT TELBAN

**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 85251  
PH: 480-609-0009  
CONTACT: LOGAN SOWERS, RLA

**ENGINEER**  
HILGARTWILSON, LLC  
2144 EAST HIGHLAND AVENUE, SUITE #250  
PHOENIX, AZ 85016  
PH: 602.490.0535  
CONTACT: PAUL HAAS, PE



**UNOBSTRUCTED VIEW EASEMENT (TYP)**

NOTES:  
N.T.S.

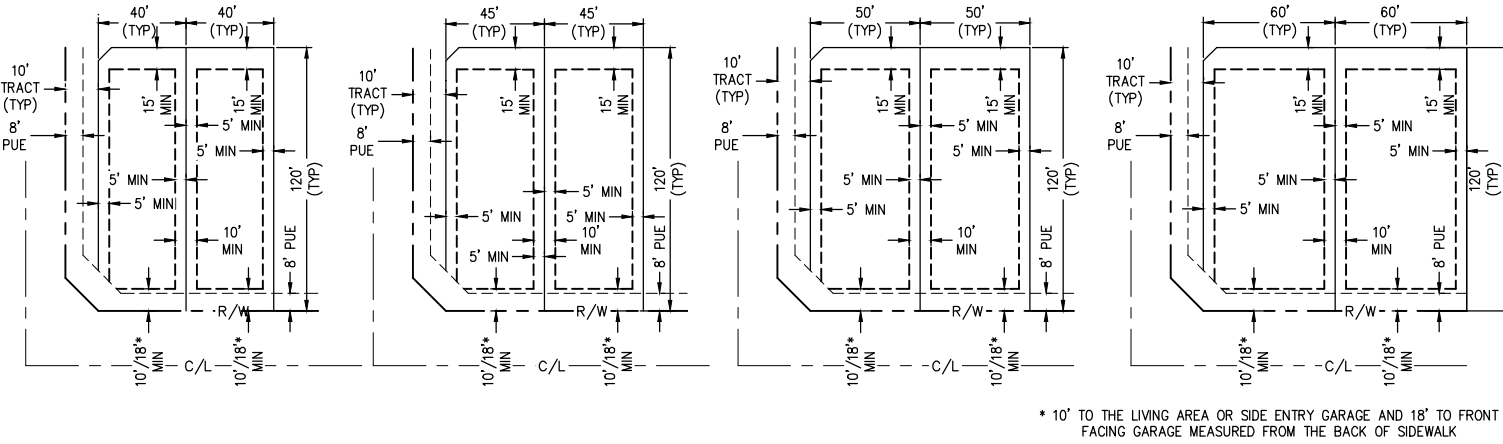
- NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, (EXCLUDING TREES OVER 30 INCHES IN HEIGHT) SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS. EXCEPT AS APPROVED BY THE CITY TRANSPORTATION DIRECTOR.
- TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:  
A. NO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

Conceptual Site Plan  
PUBLIC FACILITIES SITE DATA TABLE

FACILITY	QUANTITY	% OF GROSS AREA
OPEN SPACE (Amenity)	2 ACRES	1.7%
OPEN SPACE (Total includes Amenity*)	25 ACRES	21.2%

Conceptual Site Plan  
SITE DATA TABLE

Parcel Number	Potential Lot Size	Potential Lot Count	Gross Area (acres)	Gross Density (DU/AC)	Net Area (acres)	Net Density (DU/AC)	% of Lots
<b>Phase I</b>							
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%
<b>Phase II</b>							
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%
<b>TOTAL</b>	-	<b>425</b>	<b>120</b>	<b>3.5</b>	<b>106</b>	<b>4.0</b>	-



**TYPICAL 40' WIDE LOT AND SETBACKS DETAIL**  
NTS

**TYPICAL 45' WIDE LOT AND SETBACKS DETAIL**  
NTS

**TYPICAL 50' WIDE LOT AND SETBACKS DETAIL**  
NTS

**TYPICAL 60' WIDE LOT AND SETBACKS DETAIL**  
NTS

\* 10' TO THE LIVING AREA OR SIDE ENTRY GARAGE AND 18' TO FRONT FACING GARAGE MEASURED FROM THE BACK OF SIDEWALK

**TABLE 3: RESIDENTIAL DEVELOPMENT STANDARDS**

REGULATION	BASE R1-6 ZONING DISTRICT	PROPOSED R1-6 PRD
MIN. NET LOT AREA (sf)	6,000	4,800 <sup>4</sup>
MIN. LOT WIDTH (ft)	60	40
MIN. LOT DEPTH (ft)	100	120 <sup>4</sup>
MAX. LOT COVERAGE (%)	40	55
MAX. STRUCTURE HEIGHT (ft)	30	30
<b>SETBACKS</b>		
FRONT (ft)	15-20 <sup>1</sup>	10-18 <sup>3</sup>
REAR (ft)	20	15
SIDE (ft)	5 & 10 <sup>2</sup>	5 & 5
STREET SIDE (ft)	10	10 <sup>7</sup>

<sup>1</sup> 15 feet to living area, 20 feet to garages or carports  
<sup>2</sup> Minimum 15 feet separation between building on adjacent lots  
<sup>3</sup> 10 feet to living area or side-entry garage, 18 feet to front-facing garage  
<sup>4</sup> 4,600 sf for lots fronting street knuckle or cul-de-sac  
<sup>5</sup> Maximum flagpole height for model home complexes is 60 feet  
<sup>6</sup> Two story maximum, refer to Section 7.300 of the Glendale Zoning Ordinance for  
<sup>7</sup> 10' setback unless a minimum 10' wide landscape tract is provided in which case the street side setback does not apply and the 5' side setback will apply

**ZONING**  
EXISTING: R1-6  
PROPOSED: R1-6 PRD

**LEGAL DESCRIPTION**  
A PORTION OF LAND BEING SITUATED WITHIN THE NORTHWEST QUARTER OF SECTION 1 AND 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:  
**BEGINNING** 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 NORTH QUARTER CORNER THEREOF BEARS SOUTH 88°31'05" WEST, 2662.45 FEET;  
THENCE NORTH 88°52'35" EAST, 1329.79 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 TO THE NORTHEAST CORNER GLO LOT 4 OF SAID SECTION 1;  
THENCE SOUTH 00°28'54" WEST, 1327.45 FEET ALONG THE EAST LINE OF SAID GLO LOT 4 TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH 88°38'42" WEST, 1327.99 FEET ALONG THE SOUTH LINE OF THE SAID GLO LOT 4 TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF GLO LOT 1 OF SAID SECTION 2;  
THENCE SOUTH 89°10'57" WEST, 2653.84 FEET ALONG THE SOUTH LINES OF SAID GLO LOT 1 AND GLO LOT 2 OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF SAID GLO LOT 2;  
THENCE NORTH 00°01'15" EAST, 1091.66 FEET ALONG THE WEST LINE OF SAID GLO LOT 2;  
THENCE LEAVING SAID WEST LINE, NORTH 88°31'05" EAST, 210.07 FEET;  
THENCE NORTH 00°01'15" EAST, 210.07 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2;  
THENCE NORTH 88°31'05" EAST, 2452.38 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

REV: \_\_\_\_\_

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
2144 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436  
PHOENIX, AZ 85016  
www.hilgartwilson.com

**LEGACY PLACE**  
GLENDALE, ARIZONA  
**FIGURE 2**  
**PHASING PLAN**

PROJ NO.: 2143  
DATE: AUG. 29, 2022  
SCALE: 1"=200'  
DRAWN: AP  
DESIGNED: AP  
APPROVED: CP

DWG. NO.  
**1**

SHT. 1 OF 1

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