

**Minor General Plan Amendment
and
Planned Area Development**

FOR

Broadstone Arrowhead

W of the SWC 75th Ave & Rose Garden Ln

Case Number: GPA24-04 & ZON24-08

Submitted: August 12, 2024

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TABLE OF CONTENTS

I.	INTRODUCTION	4
II.	SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING.....	4
III.	PROPOSED MINOR GENERAL PLAN AMENDMENT	4
IV.	PROPOSED PAD	6
A.	<i>Permitted Uses</i>	6
B.	<i>Proposed Development, Architecture, and Landscaping</i>	6
C.	<i>Development Standards</i>	7
D.	<i>Design Guidelines</i>	7
E.	<i>Circulation, Access, Traffic, Etc.</i>	8
F.	<i>Signs</i>	8
G.	<i>Phasing</i>	9
H.	<i>Lighting</i>	9
V.	INFRASTRUCTURE.....	9
A.	Existing Easements	9
B.	New River Floodway Requirements.....	9
VI.	PAD ZONING DISTRICT CONFORMANCE.....	9
VII.	CONCLUSION.....	11

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	GPA Exhibit
3	Conceptual Site Plan
4	Conceptual Building Elevations
5	Conceptual Landscape Plan
6	Amenity & Open Space Exhibit.
7	Site Access Exhibit

NARRATIVE

I. INTRODUCTION

Alliance Residential (“Alliance”) is an Arizona-based, experienced developer of luxury multi-family communities. Building on their experience, Alliance is proposing a high-quality, attractive, and well-planned community on an approximately 19.70 net acre site located west of the southwest corner of 75th Avenue and Rose Garden Lane (the “Site”). To facilitate this proposed development, Alliance requests a Minor General Plan Amendment (“Minor GPA”) on a portion of the Site and Rezoning to Planned Area Development (“PAD”). An Aerial Map is provided at **Exhibit 1**. Alliance’s development will make good use of this underutilized Site and will benefit the area.

II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING

The Site is currently designated Low-Density Residential (LDR) 1-2.5 and Parks and Open Space (POS) on the City’s General Plan Land Use Map. The Site is currently zoned PAD on the eastern portion and Agricultural on the western portion. Alliance requests this Minor GPA and rezoning to PAD to allow the development of “Broadstone Arrowhead”, a luxury multifamily community.

The Site is currently occupied by the baseball fields associated with Dream City Church and Christian School. Immediately south of the Site exists “Velaire at Aspera”, a two- and three-story apartment complex, zoned PAD. To the east exists Dream City Church and Christian School as well as commercial uses including Starbucks and Kneaders Bakery zoned Planned Commercial and PAD. West of the Site is New River. North of the Site, across Rose Garden Lane, exists single-family residences zoned PAD. Alliance’s proposed residential community is compatible with the surrounding area and will help transition between a mix of uses in the area.

The prior 1999 PAD envisioned the Community of Joy church campus developing on approximately 127.7 acres with a variety of uses including the church campus, parks, and multi-family style senior housing. While a portion of this area did develop with a church and associated other uses, the majority of this area has not developed in accordance with the existing zoning approvals. Now, 25 years later, it is necessary to reimagine the best use of this Site. A well-designed, high-quality, multi-family community is appropriate for this Site and will provide needed housing in the area.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

Alliance requests a Minor GPA to HDR 20 for an approximately 18.82-acre portion of the Site (the “GPA Area”). See **Exhibit 2**, GPA Exhibit. The current designations of LDR and POS are no longer appropriate considering surrounding development and uses and the need for housing variety in this area. Still, Alliance is reserving approximately 1.54 acres of the overall Site as POS to facilitate open space adjacent to New River (approximately 3.71 acres are being amended from

POS to HDR). This Minor GPA request on a portion of the Site is supported by the following goals and policies of the General Plan:

- **Land Use Element Goal LU-1, Policy LU-1.1: Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses.** There is adequate infrastructure surrounding the Site and additional necessary improvements will be made or contributed to.
- **Land Use Element Goal LU-2, Policy LU-2.4: There are transition and buffer areas between unrelated land uses; the City shall ensure that adequate buffers between residential and non-residential uses are included, except where the residential is a part of a mixed-use development where it related to the adjacent use.** Consistent with good planning principles, this development will serve as a good land use transition between various uses. Alliance Broadstone has been thoughtfully planned to transition height and density across the Site.
- **Land Use Element Goal LU-3, Policy LU-3.5: Land use ties into existing and future transportation systems; the City shall require new development to provide adequate connectivity to existing transportation networks.** The Site is well suited for multi-family development, with easy access to many employment opportunities and convenient access to the 101 freeway less than half a mile from the Site.
- **Housing Element Goal HE-2, Policy HE-2.1: Glendale has a wide variety of housing types, styles and options; the City shall encourage variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units including new residential developments.** The proposed development will contribute to Glendale's housing variety by adding new high-quality housing options to the area (both townhome and traditional multi-family style units). Moreover, the community will be attractively designed to be unique yet compatible with nearby developments.
- **Housing Element Goal HE-3: Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.** The proposed development will help Glendale meet the range of socioeconomic needs by adding to both housing supply and variety.
- **Conservation, Rehabilitation and Redevelopment Element Goal CRR-2, Policy CRR-2.1: Infill development is a top priority; the City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.** The development of this underutilized, infill Site will enhance the existing neighborhood by providing a viable, sustainable use that is appropriate for the area and will provide a quality housing option.

IV. PROPOSED PAD

A main objective of PAD zoning is to encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish that objective by zoning this underutilized Site to PAD for a high-quality residential community. The proposed PAD accomplishes the PAD zoning objective by providing additional land use variety within the surrounding area for the support and benefit of those working nearby.

A. Permitted Uses

Use regulations for this PAD are those listed in **Appendix A** of this document, all other uses are prohibited.

B. Proposed Development, Architecture, and Landscaping

Broadstone Arrowhead is proposed to be a high-quality multifamily community. The Conceptual Site Plan (attached as **Exhibit 3**) shows 368 residences. The residences will be a mixture of 1, 2, and 3 bedrooms, and both townhome-style and apartment-style units will be available. The two-story townhome buildings have been thoughtfully located on the north side of the Site, closest to the single-family community north of Rose Garden Lane. The three-story multifamily buildings are located to the south, adjacent to Church buildings, commercial uses, and the Velaire at Aspera apartment community.

The development will incorporate an attractive color palette and quality building materials to ensure the community is aesthetically pleasing and consistent with the area. A variety of colors, materials, and building features have been incorporated to break up building massing and create an attractive community. Varied roof designs and building heights will provide additional visual interest. See **Exhibit 4**, Conceptual Building Elevations.

Ample landscaping will enhance pedestrian comfort and will help provide an attractive presence on Site. See **Exhibit 5**, Conceptual Landscape Plan. A variety of regionally appropriate trees, shrubs, and groundcovers will be used to create visual diversity. The landscaping and open space will be consistent with the requirements listed in **Appendix B** of this PAD. The community will have ample open space. On-site open space includes approximately 51,000 square feet of “active” or amenitized open space. The resort-style amenities are anticipated to include a large amenity courtyard, tot lot, pool, clubhouse, dog park, and multiple BBQ/lawn areas. A leisure path that spans over half a mile through the community is also planned for residents to enjoy. Further, all residences will have private open space ranging from 35 square feet to 120 square feet.

Per the City’s Open Space and Trails Master Plan, a trail connection north/south adjacent to the New River Floodway was planned for this Site. However, per conversations with neighbors, this connection is not desired and therefore has not been shown on the Conceptual Site Plan.

C. Development Standards

The Development Standards for this PAD are those stated below, deviations from the City’s R-5 standards noted in bold:

PAD Development Standards		
Standard	R-5 Requirement	PAD Standard
Density, Maximum (dwelling units/gross acre)	30	30
Minimum lot area per dwelling unit (square feet)	1452	1452
Perimeter Setbacks (minimum)	20’	20’
Lot Coverage Maximum (% of net common lot area)	55%	55%
Building Height (maximum)	56’	56’
Common Open Space, minimum (% of net lot area)	25%	25%
Parking Stall Dimensions	10’-0” x 20’-0”	Minimum of 9’-0” x 18’-0”

As part of this PAD, a minor deviation to parking stall minimum size is requested. This proposed standard is a minimum of 9’ by 18’. Which would be permitted by the 10% administrative relief available for any development standard, where appropriate. Parking ratio requirements are provided in **Appendix C**.

D. Design Guidelines

The Design Guidelines are those guidelines enumerated in the City of Glendale’s Residential Design & Development Manual. In addition, the following guidelines, planning principals, and other high-quality elements have been utilized to design the Site and are incorporated into this PAD.

Architecture

Enhanced building design elements should include gable roofs with concrete or clay tile at select locations and ornate cornice detailing for added character, stone veneer at main entries and key building elements for texture, decorative window reveals, stucco band detailing to accentuate color transitions, intricate metalwork at gables, and covered patios with arched openings at select locations for a more elegant outdoor space. Enhanced site work should include decorative railings at exposed stairways and perimeter fencing for added style and security, shaded mail kiosks, and

painted canopy structures at parking. Residential building footprints should include varied wall depths for building articulation.

Site Design

Buildings should be located strategically to offer a height transition from the single-family community to the north of the Site. With the 2-story buildings planned to be located on the north of the Site, transitioning to 3-story buildings on the south portion of the Site. The 2-story buildings are to be oriented with the short side facing north with clerestory windows for added privacy.

Landscaping

Ample open space and landscaping should be provided on Site. The main Site entry will include a landscaped median with a landscaped focal point at the center of the main entry roundabout. A double-tree line is also planned along Rose Garden Lane to increase privacy and shade. No less than 25% of the Site shall be open space. Additional landscape standards are provided in **Appendix B**.

Amenities

The centrally located main leasing building will include a fitness room, clubhouse, rideshare pickup/drop-off area, and Wi-Fi lounge. Amenities are planned to feature a central amenity area with a resort-style pool with spa, outdoor seating areas, BBQ grills, and large amenity courtyard. In addition to the central amenity area other amenities will be located throughout the community such as BBQ/lawn area, an internal pedestrian path network with views of the adjacent wash, and an enclosed dog park with a dog wash station. See **Exhibit 6** Amenity & Open Space Exhibit.

Parking

Residence and Guest parking will be access-secured, and will include covered spaces, private garages, and electric vehicle charging-capable stations. Required parking rations are provided in **Appendix C**.

E. Circulation, Access, Traffic, Etc.

Access and circulation have been thoughtfully designed to be efficient, safe, and to not negatively impact the area or surrounding developments. Primary access is proposed to be located on Rose Garden Lane, with a secondary resident access point on the east side of the Site, that will allow residents to enter and exit through the existing parking lot. Further, there are two emergency vehicle only access points along Rose Garden Lane. See **Exhibit 7**, Site Access Exhibit.

Per the Traffic Impact Analysis, this development is anticipated to generate approximately 174 trips in the morning peak hour, and approximately 211 trips in the evening peak hour.

F. Signs

All signs shall comply with the City of Glendale's sign codes applicable to multiple residence uses including Section 35.4.300 of the Unified Development Code. Total sign area

should not exceed 1.25 square feet per 1 linear foot of leasing office space frontage or 50 square feet, whichever is greater, but in no case more than 60 square feet per multiple residence development.

G. Phasing

Alliance anticipates developing the Site in a single phase, constructing new buildings during the lease-up phase as each building is leased up to 100% occupancy.

H. Lighting

All lighting shall comply with the City of Glendale's lighting requirements applicable to multiple residence uses, including Section 35.4.000 of the Unified Development Code.

V. INFRASTRUCTURE

As an infill development, utilities already exist in the area. The developer shall coordinate with the appropriate utility departments regarding appropriate connections.

A. Existing Easements

There is an existing sewer line easement impacting the Site. All structures have been located with sufficient distancing to maintain easement clearance and access to the sewer line will be maintained.

B. New River Floodway Requirements

The Site is within a floodway zone, FIRM Map number 04013C1265L, the boundary delineated on the site plan is the limits of the Zone AE Regulatory Floodway. Bank stabilization will be required in order to utilize all land adjacent to the floodway. Bank stabilization will utilize riprap or gabion baskets similar to adjacent properties. If no stabilization is provided, then an erosion setback will be required. No Conditional Letter of Map Revision (CLOMR) is anticipated given the limits of the floodplain are not being modified. A Floodplain Use Permit may be required.

Any modifications to the river require preliminary approval from FEMA. The City will require that a Conditional Letter of Map Revision (CLOMR) be submitted to the City of Glendale, the City of Peoria, and FEMA for review and approval. The City will also require that once constructed per the approved CLOMAR, a LOMR will need to be obtained from FEMA updating the Flood Insurance Rate Map. No building Certificates of Occupancy may be obtained until the LOMR is received from FEMA.

VI. PAD ZONING DISTRICT CONFORMANCE

The Minor GPA and rezoning requests meet the requirements of Section 35.2.901.A of the Unified Development Code and the intent of the PAD district as described in Section 35.2.901 for Planned Area Developments:

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

This PAD will make good use of this underutilized Site and be a viable and sustainable solution. This proposed development will complement and support surrounding uses.

2. Encourage residential development to provide a mixture of housing types and designs.

This community will facilitate a mixture of housing types and designs by providing a new high-quality, highly amenitized multifamily development that will offer a housing choice to those who choose to live in the area.

3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

The proposed development is an innovative and appropriate use for the Site and area and makes good use of this Site that is not being used to its full potential. This development adds to the variety and intensity of uses in the area while still being appropriate for the Site and area.

4. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

The proposed development has been thoughtfully designed to fit the Site and surrounding area and make the best use of this oddly shaped, infill Site.

5. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

The proposed development on this underutilized infill Site will be supported by adequate open space, utilities, transportation, and drainage. The surrounding area is largely developed with existing utilities and infrastructure already in place.

6. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

See the above discussion of how the proposed development furthers the policies of the General Plan.

Services:

Water/Sewer: City of Glendale

Cable: Cox, Century, other available providers to be determined at the time of service

Fire: City of Glendale Fire Department

Police: Glendale Police Department

Schools: Deer Valley Unified District

VII. CONCLUSION

This high-quality development will be a welcome addition to the area and will provide a good land use transition between adjacent uses. Broadstone Arrowhead will be consistent and complementary to the other developments in the area. The proposed Minor GPA and PAD will facilitate the development of this infill Site with a complementary development that fits into the City's vision and promotion of housing variety that will benefit area residents and businesses. We request your approval.

APPENDIX A

The following uses are permitted on the Site. All other uses are prohibited.

Key: P=Permitted Use, C= Conditional Use¹ SU=Special Use District²

Permitted Uses		Supplemental Use Regulations
Urban Agriculture, Noncommercial	C	
Dwelling, For Rent Community	P	Shall follow the provisions provided in Glendale's Unified Development Code Section 35.3.102.C.
Dwelling, Multi-Family	P	
Dwelling, Live/Work	C	Shall follow the provisions provided in Glendale's Unified Development Code Section 35.3.102.B.
Senior Care, Assisted Living, and Memory Care	C	
Short-term or Vacation Rental	P	
Community Playfields and Parks	P	
Community Recreation Center	P	
Place of Worship	P	Shall follow the provisions provided in Glendale's Unified Development Code Section 35.3.105.A.
Private Schools, Colleges, and Universities	C	Shall follow the provisions provided in Glendale's Unified Development Code Section 35.3.105.B.
Wireless Facility (Including Tower and Supporting Facilities)	P	Shall follow the provisions provided in Glendale's Unified Development Code Section 35.3.105.D.

¹ Conditional Use Permits shall follow the standards and procedures provided in Section 35.6.208 of Glendale's Unified Development Code.

² Special Use districts shall follow the standards and procedures provided in Section 35.2.902 of Glendale's Unified Development Code.

APPENDIX B

Site landscaping shall be in conformance with the following provisions.

Standard	Requirement
Landscape Area	<p><u>Building Base:</u> An average 5-foot-wide landscape area shall be required between the building and nearest parking area and/or drive aisle for 70% of the building front elevation and 50% of each side elevation. Rear elevations for permitted non-residential uses are exempt from this requirement.</p> <p><u>Use Buffer:</u> A minimum fifteen (15) foot wide landscape buffer shall be required along property lines of permitted multi-family, live/work, for rent community, mixed-use residential and non-residential uses when contiguous with, or separated by an alley, from any residential development (except multi-family, live/work, for rent community, mixed use residential) or undeveloped parcel in a residential zoning district. This buffer shall be increased to twenty-five (25) feet where any loading docks and service drives abut residential zoning districts.</p> <p><u>Street Frontage:</u> A landscape area along the street frontage of any building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required) shall be required as follows: Arterial Roads – Minimum twenty (20) foot wide* Collector Roads – Minimum fifteen (15) foot wide* Local Streets – Minimum ten (10) foot wide* *For reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.</p> <p><u>Parking Areas:</u> A minimum of 1 landscape island every ten (10) spaces shall be required; each island shall be no less than 8 feet wide (inside, curb-to-curb dimension) for the length of the adjacent parking space(s). A minimum of 1 landscape median for every two hundred (200) parking spaces shall be required. Landscape medians shall extend the length of the parking area and shall be a minimum eight (8) feet wide (inside, curb-to-curb dimension) and provide one, ADA compliant pedestrian sidewalk or crossing that leads to the principal building entrance or on-site primary pedestrian circulation system.</p>
Planting Specifications	<p><u>All landscape areas:</u></p> <ul style="list-style-type: none"> • A minimum of one tree and five shrubs (or groundcover subject to Table

	<p>4.100-5 of the City of Glendale’s UDC) per 400 square feet of landscape area.</p> <ul style="list-style-type: none"> • No trees shall be permitted within a Public Utility Easement (PUE) Use Buffers: • A minimum of one screening tree per 25 linear feet of required buffer area <p><u>Street Frontage:</u></p> <ul style="list-style-type: none"> • A minimum of one tree and five shrubs (or groundcover subject to Table 4.100-5 of the City of Glendale’s UDC) per 30 linear feet of street frontage. • This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area. Trees shall not be placed between the curb/gutter and a detached sidewalk. • Within the street right-of-way, no trees are to be planted within 25’ of a street light pole. • Trees and shrubs may be clustered to improve visibility of signage and store fronts and should be placed in a manner that provides shade for pedestrians. • Reverse street frontage. All developments that back or side onto a street and which have a six-foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property one tree and three shrubs for every thirty (30) feet of such reverse street frontage. • Groundcover placed within sight visibility triangle areas should adhere to the “Drought Tolerant Groundcover Selection For COG ROW Sight Triangle Areas”. <p><u>Parking Areas:</u></p> <ul style="list-style-type: none"> • A minimum of one tree and two shrubs per single landscape island • A minimum of two trees and four shrubs per double landscape island • A minimum of one tree and three shrubs per 30 linear feet of landscape median
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APPENDIX C

Parking Ratios	
Specific Use	Required Vehicle Spaces
Urban Agriculture, Noncommercial	One per 5,000 SF of lot area
Dwelling, For Rent Community	Studio and one-bedroom unit - 1.5 space per unit Two-bedroom units - 1.5 spaces per unit Three or more bedroom units - 2 spaces per unit
Dwelling, Multi-Family	Studio and one-bedroom unit - 1.5 space per unit Two-bedroom units - 1.5 spaces per unit Three or more bedroom units - 2 spaces per unit
Dwelling, Live/Work	Two spaces per dwelling unit
Senior Care, Assisted Living, and Memory Care	One space per 3 beds + 1 space per employee on a normal shift
Short-term or Vacation Rental	One space per guest room
Community Playfields and Parks	Parking Justification Study (as required by Section 35.4.005.E of Glendale's Unified Development Code)
Community Recreation Center	One space per 300 SF GFA
Place of Worship	One space per 4 fixed seats or one space per 300 SF GFA where fixed seating is not provided
Private Schools, Colleges, and Universities	Parking Justification Study (as required by Section 35.4.005.E of Glendale's Unified Development Code)
Wireless Facility (Including Tower and Supporting Facilities)	None

Exhibit 1

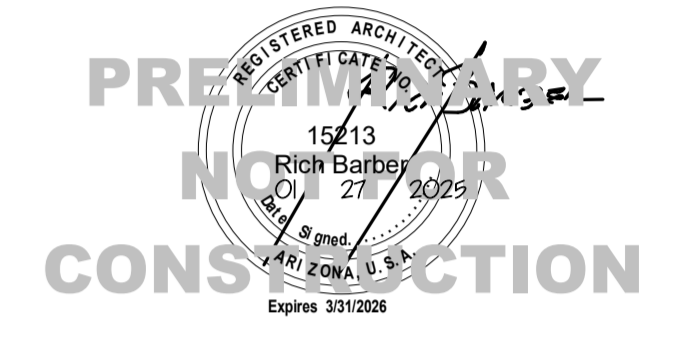


**BROADSTONE
ARROWHEAD**

21000 N 75TH AVE
Glendale, AZ 85308



WorldHQ@ORBArch.com



REZONING

DATE: January 27th, 2025 ORB # 23-208

SA

AERIAL MAP

Exhibit 2

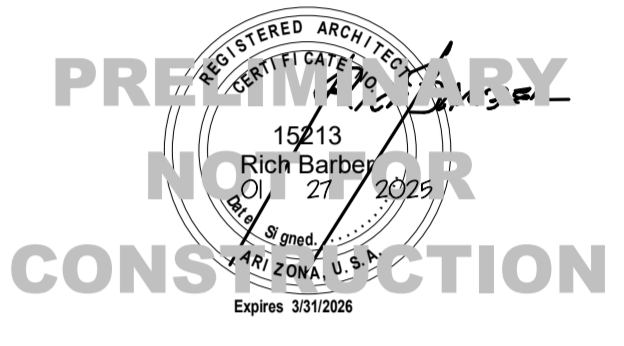


BROADSTONE ARROWHEAD

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Glendale, AZ 85308



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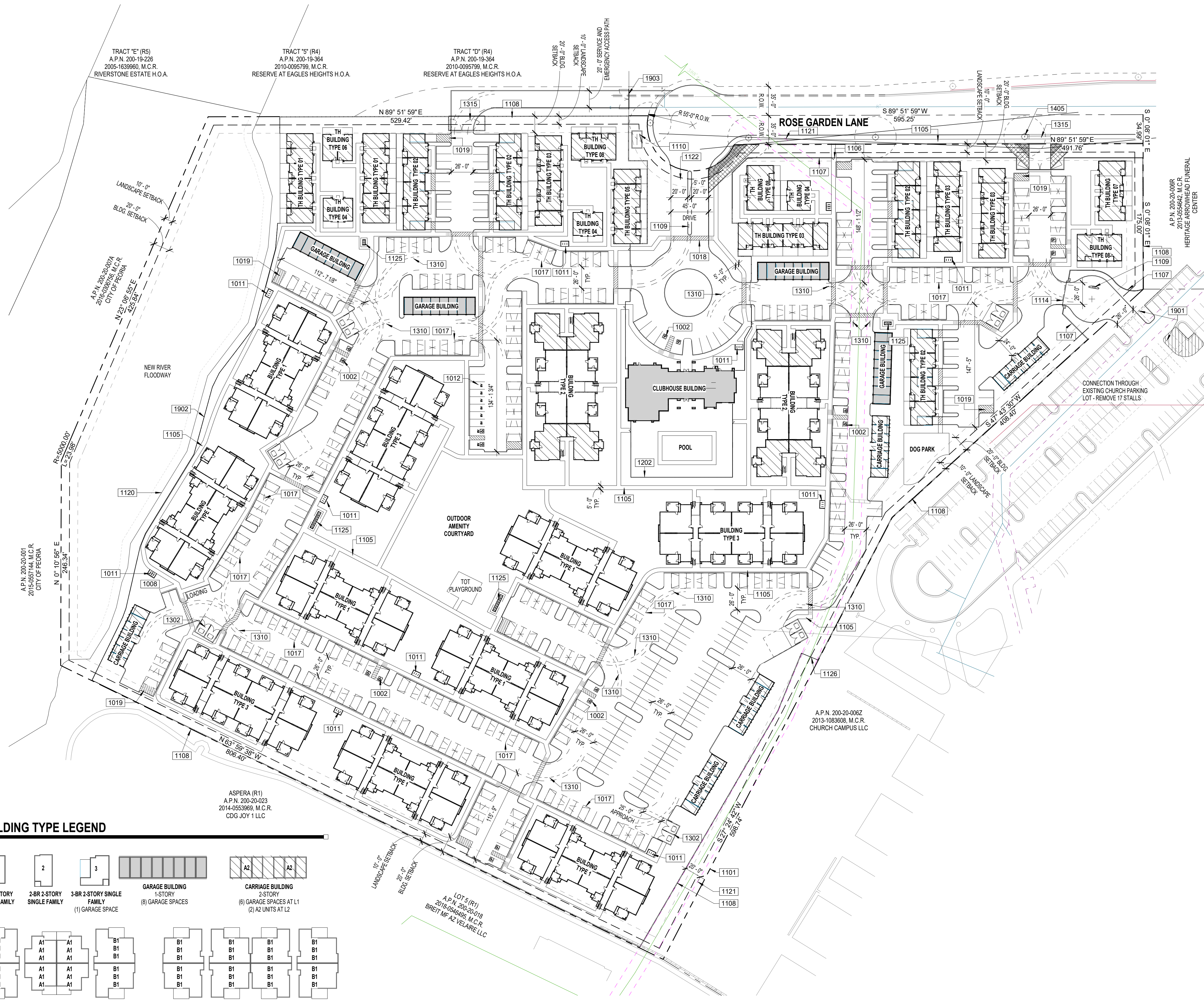


GENERAL PLAN AMENDMENT

DATE: January 27th, 2025 ORB #: 23-208

PARCEL MAP

Exhibit 3



DEVELOPMENT DATA

PROJECT DESCRIPTION:

THIS PROPERTY IS LOCATED WEST OF THE SOUTHWEST CORNER OF NORTH 75TH AVENUE AND WEST ROSE GARDEN LANE IN GLENDALE, ARIZONA. THE PROPERTY OWNER PLANS TO DEVELOP 368 MULTI-FAMILY RESIDENTIAL UNITS OF THESE 78 UNITS WILL CONSIST OF TWO STORY UNITS WITH DIRECT AT GRADE ACCESS FOR EACH UNIT. THESE WILL INCLUDE 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM UNIT TYPES. THE REMAINING 290 UNITS WILL BE SPREAD THROUGHOUT SEVERAL TWO AND THREE STORY BUILDINGS WITH STACKED UNITS CONSISTING OF 1 BEDROOM, 2 BEDROOM AND 3 BEDROOM TYPES. THESE UNITS WILL HAVE DIRECT EXTERIOR ACCESS FROM LEVELS 1, 2 OR 3 DEPENDING ON THE LOCATION OF THE UNIT.

SITE DATA

SITE AREA:

TOTAL GROSS AREA: 20,23 ACI 881,284 SF
TOTAL NET AREA: 19,70 ACI 858,195 SF

ITEM	AREA	PERCENTAGE
LOT COVERAGE	202,688 SF	24%
OPEN SPACE	415,233 SF	48%
PAVING	240,283 SF	28%

LOT COVERAGE:

ALLOWED: 55% MAX
AREA PROVIDED: 202,688 SF
SITE NET AREA: 858,195 SF
PERCENT PROVIDED: 24%

OPEN SPACE:

REQUIRED: 25% MINIMUM
AREA PROVIDED: 415,233 SF
SITE NET AREA: 858,195 SF
PERCENT PROVIDED: 48%

BUILDING HEIGHT:

ALLOWED: 58' (5 STORY)
PROPOSED: 40' (3 STORY)

FIRE SPRINKLER:

NFPA 13, PER IBC 2018

CONSTRUCTION TYPE:

NEW RESIDENTIAL: VB
AMENITY BUILDING: VB

ZONING:

CURRENT: A-1 AND PAD
PROPOSED: PAD

DENSITY:

ALLOWED: 30 DU/ GROSS AC
PROPOSED: 18.19 DU/ GROSS AC

ADDRESS AND APN:

WEST OF SOUTHWEST CORNER
N 75TH AVE & W ROSE GARDEN LANE
200-20-012 & 200-20-007B

KEYNOTE LEGEND

- 1002 ACCESSIBLE PARKING STALL, MIN. 11' x 18'
- 1008 10' x 30' LOADING AREA
- 1011 BICYCLE PARKING, THREE METAL RACKS THAT PARK (2) BIKES EACH, TOTAL OF (6) BIKE PARKING SPACES
- 1012 ELECTRIC VEHICLE PARKING
- 1017 INDICATES CARPORT LOCATION FOR COVERED RESIDENT PARKING
- 1018 STRIPED PEDESTRIAN CROSSING
- 1019 STRIPED 9' x 18' DEDICATED TURNAROUND, "NO PARKING" MARKED.
- 1001 PROPERTY LINE
- 1105 CONCRETE SIDEWALK
- 1106 PEDESTRIAN GATE ACCESS
- 1107 30" WALL WITH 42" VIEW FENCE ABOVE
- 1108 6" SECURITY WALL
- 1109 ACCESS KEYPAD & SITE MAP
- 1110 MONUMENT SIGN
- 1114 VEHICLE ACCESS GATE
- 1120 PRELIMINARY FLOODWAY BOUNDARY, PENDING FINAL LOCATION INFORMATION
- 1121 20" SEWER EASEMENT AND EXISTING 6" SEWER LINE
- 1122 MAIN ENTRY
- 1125 REMOTE MAILBOX KIOSK
- 1126 6" REMOVABLE VIEW FENCE
- 1202 POOL FENCE
- 1302 REFUSE ENCLOSURE
- 1310 FIRE TRUCK TURNING RADIUS
- 1315 FIRE DEPT. ACCESS ONLY - STABILIZED DECOMPOSED GRANITE PATH. PROVIDE KNOX BOX KEY CABINET PER FIRE DEPT. REGULATION
- 1405 STREETLIGHT WITH 25'-0" RADIUS TREE CLEAR ZONE
- 1901 REMOVE EXISTING CURB AND PARKING STALLS
- 1902 6" VIEW FENCE
- 1903 MAINTENANCE ACCESS AND EMERGENCY ACCESS GATE. PROVIDE KNOX BOX KEY CABINET PER FIRE DEPT. REGULATION

VEHICLE PARKING ANALYSIS

REQUIRED RESIDENTIAL PARKING
1 & 2 BEDROOM = 1.5 PARKING SPACES/ UNIT
3 BEDROOM = 2 PARKING SPACES/ UNIT

1 BEDROOM: (28 + 94) x 1.5 = 183 PARKING SPACES
2 BEDROOM: (34 + 180) x 1.5 = 321 PARKING SPACES
3 BEDROOM: (16 + 18) x 2 = 64 PARKING SPACES

TOTAL REQUIRED RESIDENTIAL = 568 PARKING SPACES

TOTAL PROVIDED PARKING = 633 PARKING SPACES
633 PARKING / 368 UNITS = 1.72 PARKING RATIO OVERALL

BICYCLE PARKING PROVIDED = 144 TOTAL
(66 RACKS, 78 GARAGE)

PROVIDED PARKING	
TYPE	COUNT
CARRIAGE GARAGE	30
GARAGE	32
TOWNHOME GARAGE	16
9' x 18'	256
9' x 18' COVERED	283
11' x 18' ADA	8
11' x 18' ADA COVERED	8
TOTAL PROVIDED	633

ACCESSIBLE PARKING:
REQUIRED: (2% OF PARKING PROVIDED): 633 x .02 = 13
PROPOSED: 16 SPACES

SOLID WASTE NARRATIVE

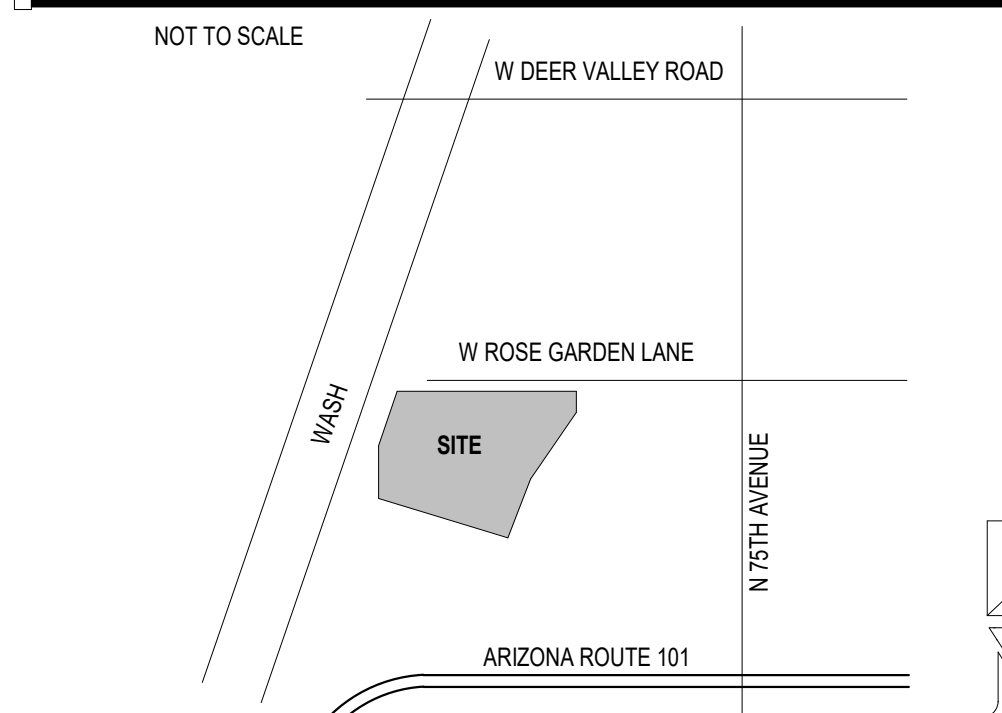
THE PROPERTY WILL INCLUDE MULTIPLE REFUSE ENCLOSURES THROUGHOUT THE SITE. EACH ENCLOSURE WILL INCLUDE 8 CUBIC YARD BINS, FULLY SCREENED BY MASONRY ENCLOSURE WALLS AND STEEL GATES.

SOLID WASTE CAPACITY
REQUIRED: 5 CUBIC YARDS PER UNIT
368 x 0.5 = 184 CUBIC YARDS

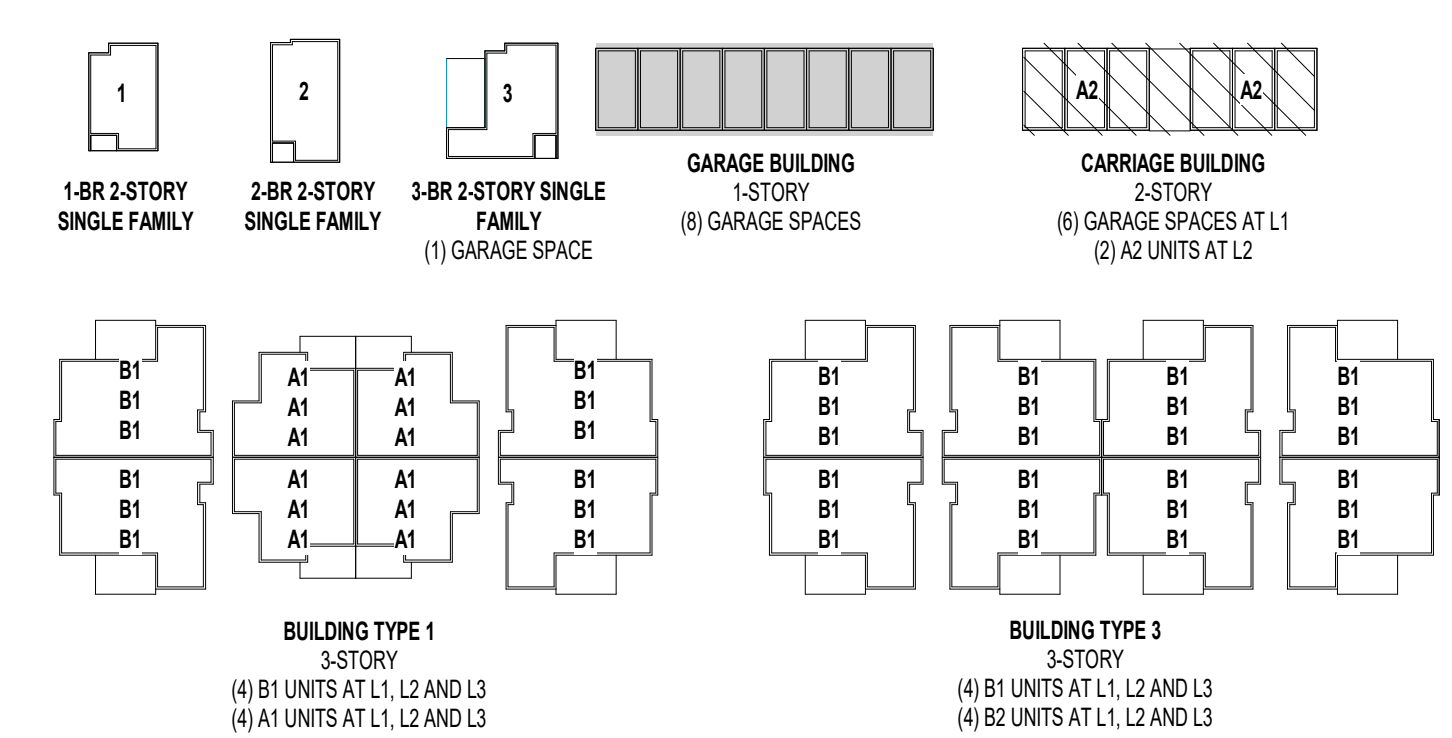
COLLECTION 2x PER WEEK: 184 / 2 = 92 CUBIC YARDS PER SERVICE
NUMBER OF 8 CUBIC YARD BINS: 92 / 8 = 12 BINS REQUIRED

PROVIDED: 12 BINS LOCATED AROUND SITE PERIMETER DRIVE

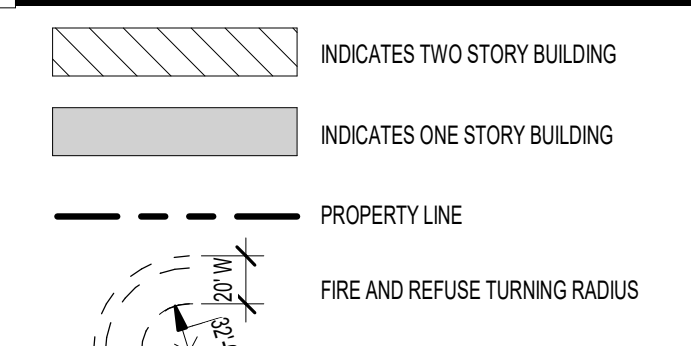
VICINITY MAP



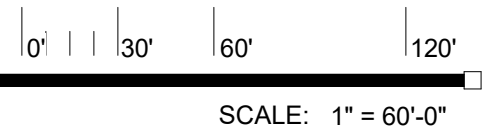
BUILDING TYPE LEGEND



SITE GRAPHIC LEGEND



1 SITE PLAN

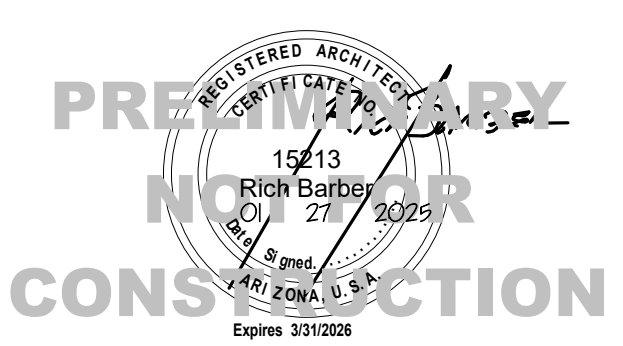


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A1.10 SITE PLAN

Exhibit 4

MATERIAL LEGEND	
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
D	STUCCO TRIM JET DE6378
E	ROOF CORNICE TO MATCH ROOF COLOR
F	VINYL WINDOW FRAME TO MATCH CLASSIC BRONZE
G	STONE VENEER
GL-F	GLASS

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REGISTERED ARCHITECT
PRELIMINARY
15213
Rich Barber
01/27/2025
CONSTRUCTION
Expires 03/31/2026

ALLIANCE
RESIDENTIAL COMPANY



1 CLUBHOUSE - FRONT ELEV. SCALE: 1/8" = 1'-0"



2 CLUBHOUSE - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 CLUBHOUSE - RIGHT ELEV. SCALE: 1/8" = 1'-0"



4 CLUBHOUSE - BACK ELEV. SCALE: 1/8" = 1'-0"

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DATE: January 27th, 2025 ORB #: 23-208
A3.00
CLUBHOUSE - COLORED
ELEVATIONS



1 BLDG TYPE 1 - FRONT ELEV. SCALE: 1/8" = 1'-0"

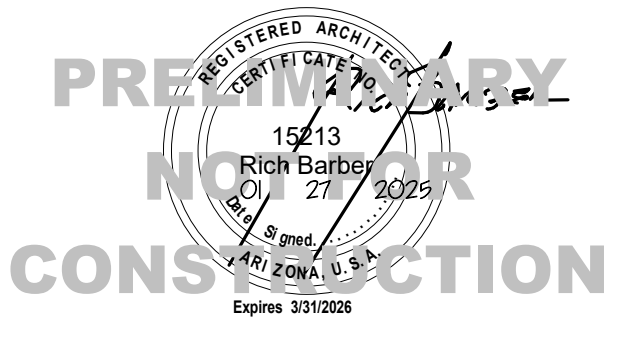
MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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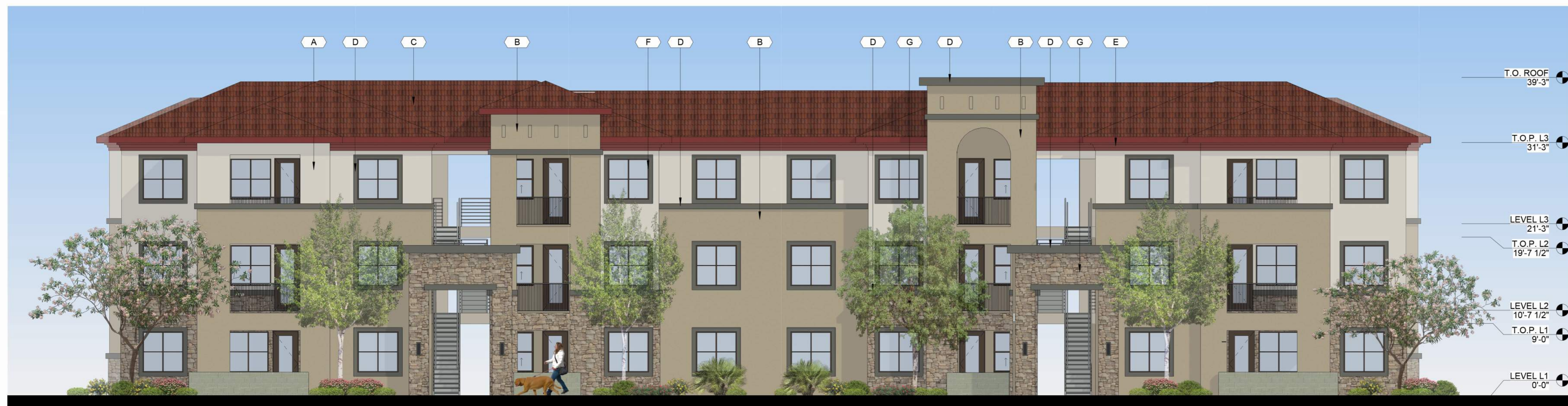
ALLIANCE
RESIDENTIAL COMPANY



2 BLDG TYPE 1 - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 BLDG TYPE 1 - RIGHT ELEV. SCALE: 1/8" = 1'-0"



4 BLDG TYPE 1 - BACK ELEV. SCALE: 1/8" = 1'-0"

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A3.01
BLDG TYPE 1 - COLORED
ELEVATIONS



1 BLDG TYPE 2 - BACK ELEV. SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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2 BLDG TYPE 2 - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 BLDG TYPE 2 - RIGHT ELEV. SCALE: 1/8" = 1'-0"



4 BLDG TYPE 2 - FRONT ELEV. SCALE: 1/8" = 1'-0"

REZONING
DATE: January 27th, 2025 ORB #: 23-208
A3.02
BLDG TYPE 2 - COLORED
ELEVATIONS



1 BLDG TYPE 3 - BACK ELEV. SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

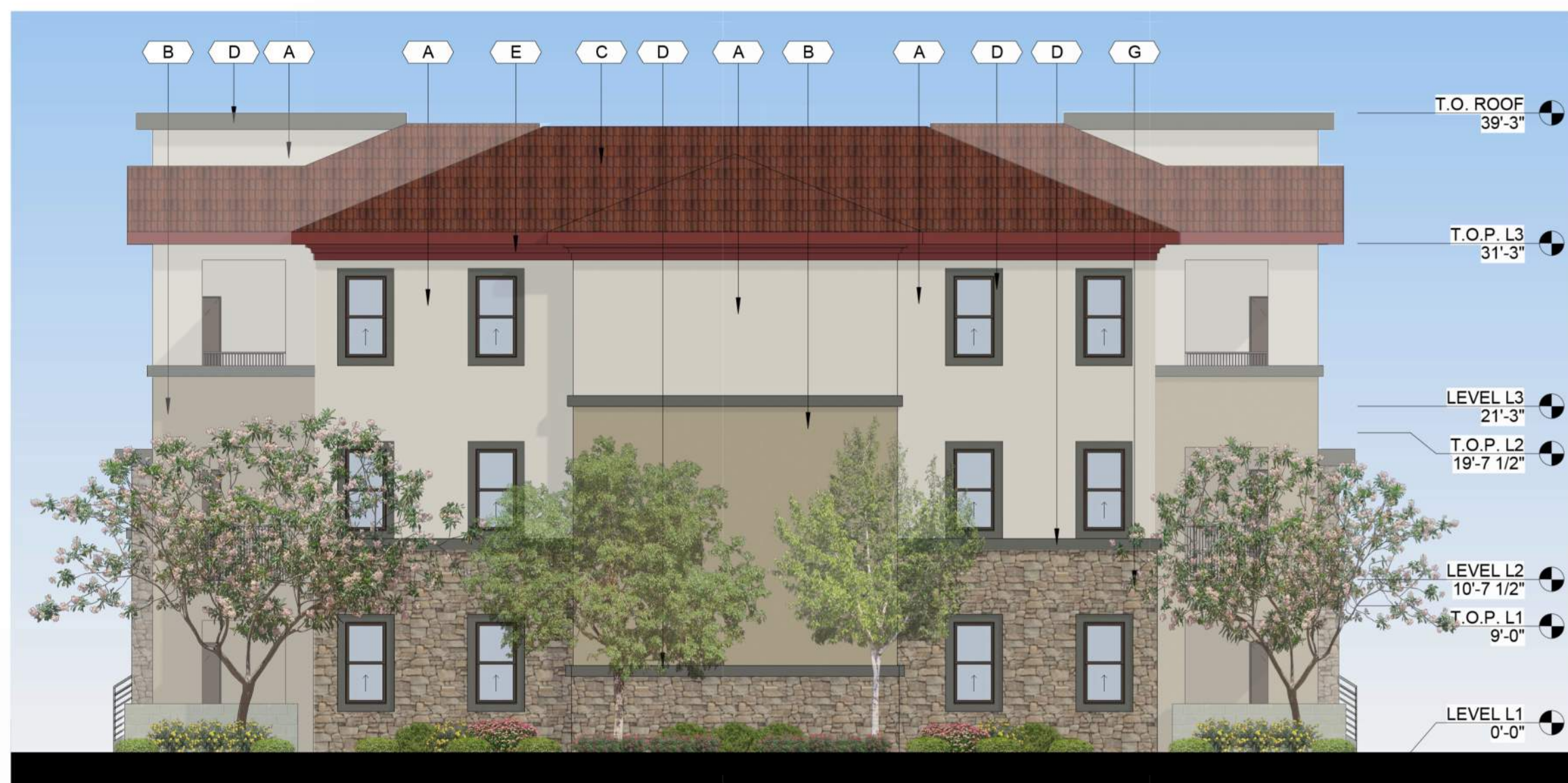
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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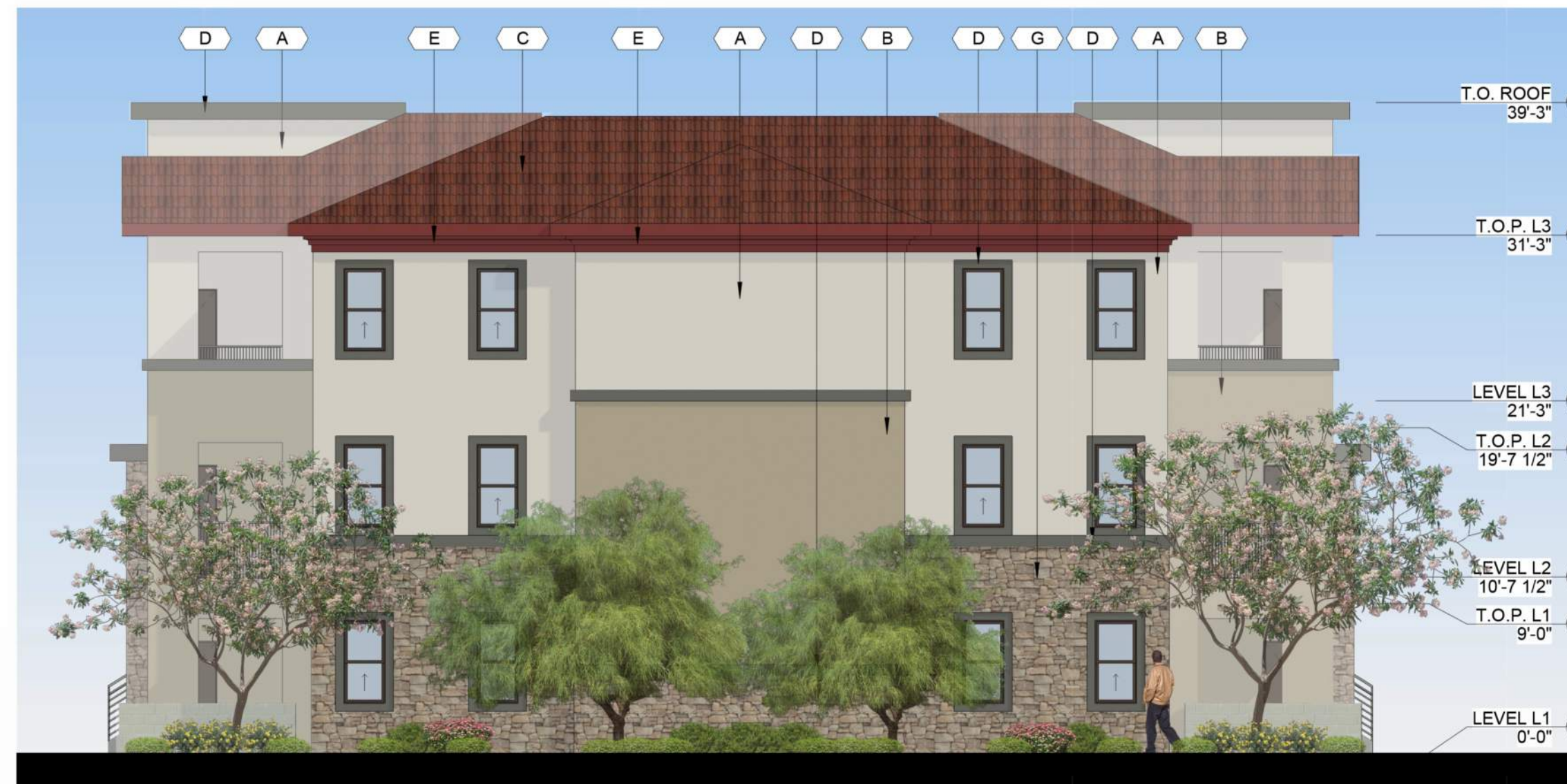
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15113
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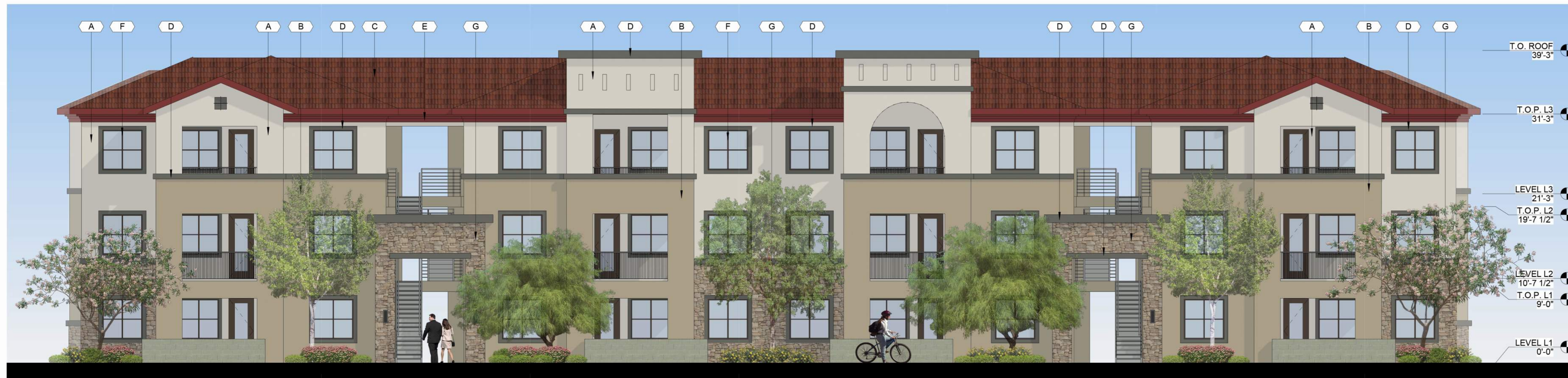
ALLIANCE
RESIDENTIAL COMPANY



2 BLDG TYPE 3 - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 BLDG TYPE 3 - RIGHT ELEV. SCALE: 1/8" = 1'-0"



4 BLDG TYPE 3 - FRONT ELEV. SCALE: 1/8" = 1'-0"

REZONING
DATE: January 27th, 2025 ORB #: 23-208

A3.03
BLDG TYPE 3 - COLORED
ELEVATIONS

MATERIAL LEGEND

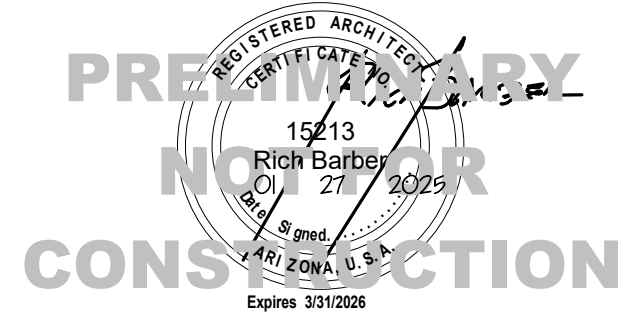
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
D	STUCCO TRIM JET DEB378
E	ROOF CORNICE TO MATCH ROOF COLOR
F	VINYL WINDOW FRAME TO MATCH CLASSIC BRONZE
G	STONE VENEER
GL.F	GLASS

BROADSTONE ARROWHEAD

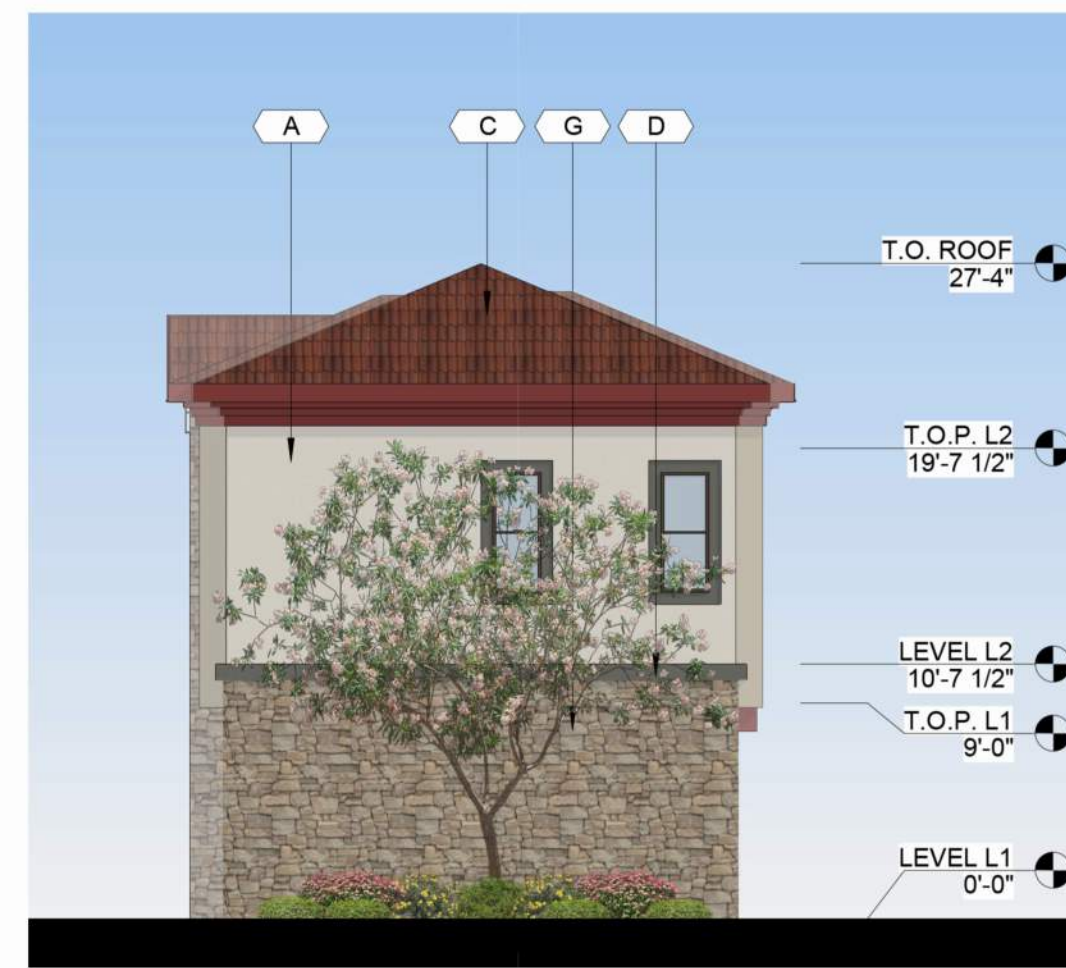
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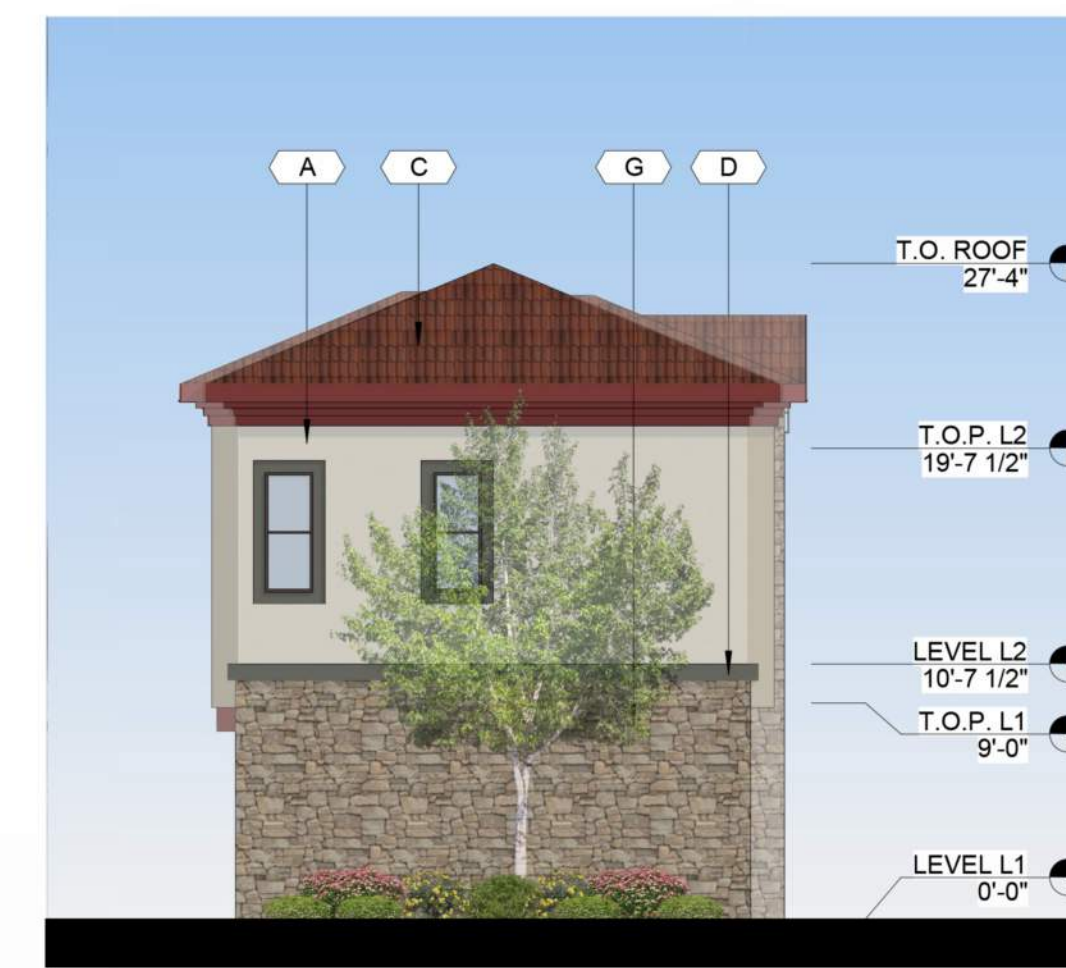
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1 BLDG CARRIAGE - FRONT ELEV. SCALE: 1/8" = 1'-0"



2 BLDG CARRIAGE - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 BLDG CARRIAGE - RIGHT ELEV. SCALE: 1/8" = 1'-0"



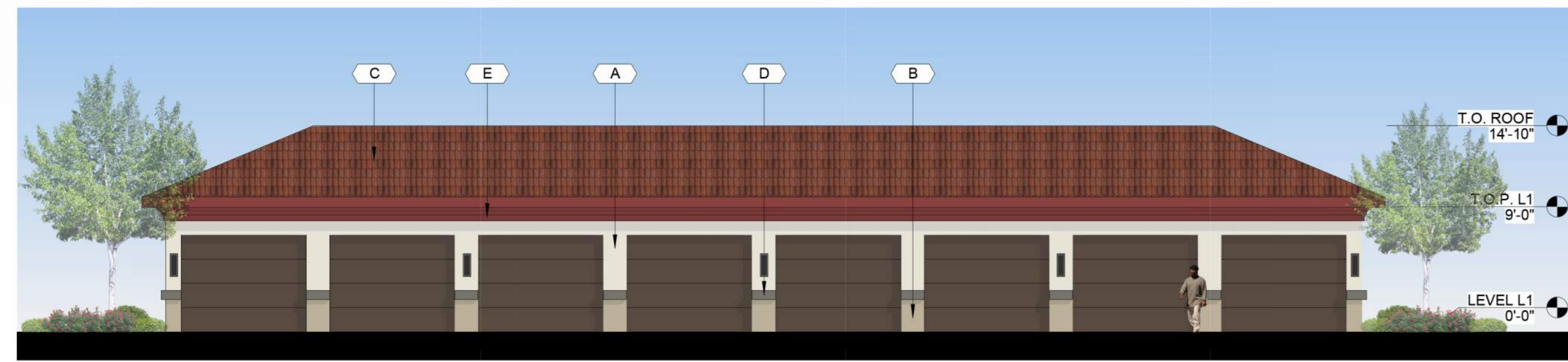
4 BLDG CARRIAGE - BACK ELEV. SCALE: 1/8" = 1'-0"

REZONING

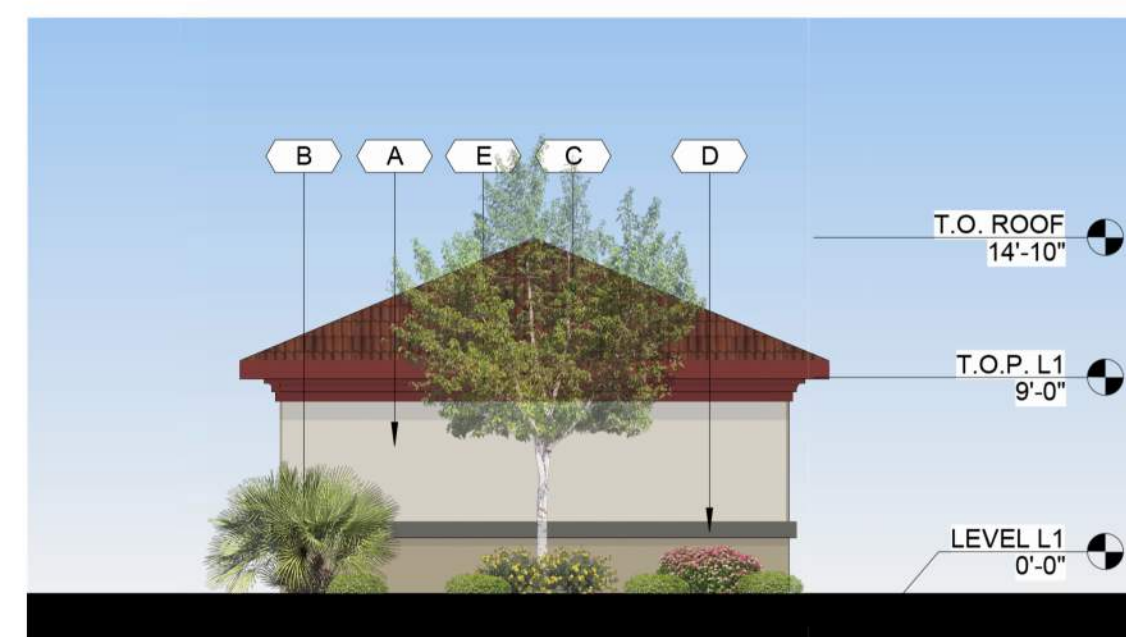
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A3.04

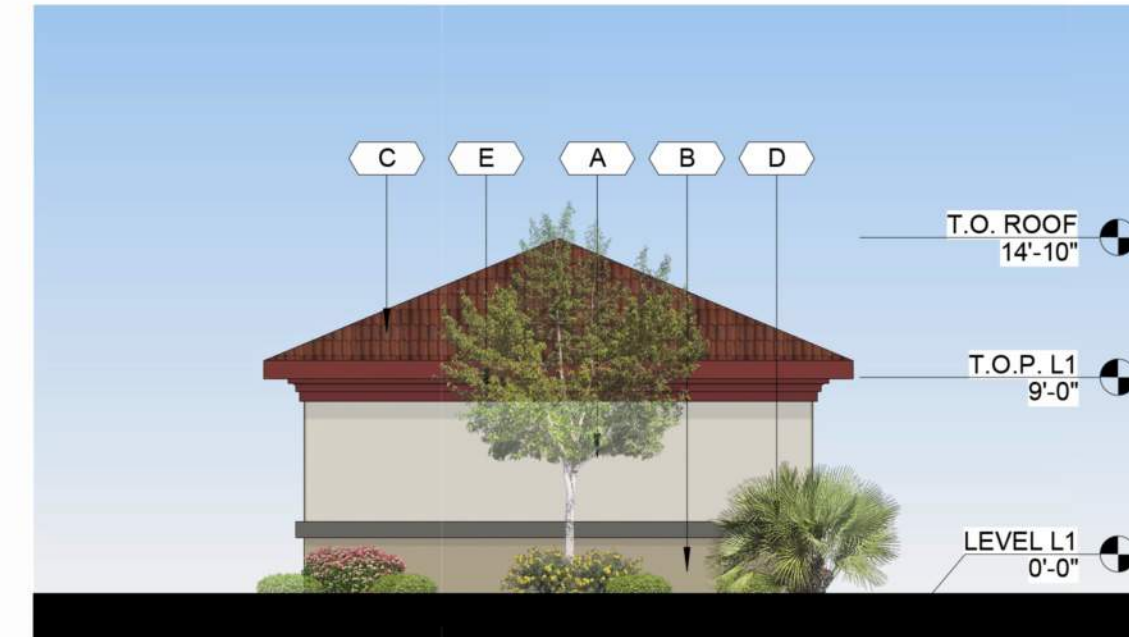
CARRIAGE BLDG - COLORED
ELEVATIONS



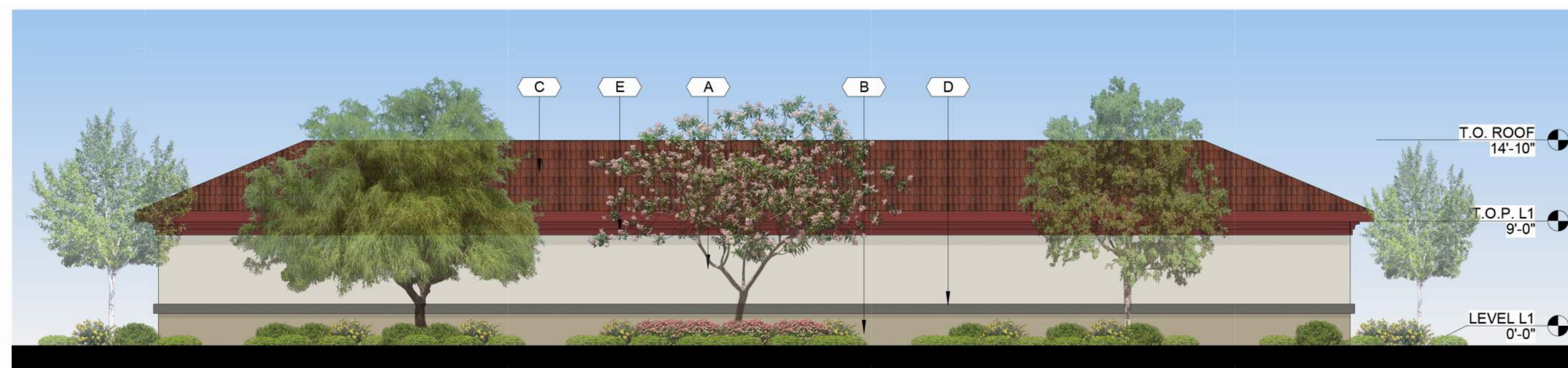
1 BLDG GARAGE - FRONT ELEV. 0' | 4' | 8' | 16'
SCALE: 1/8" = 1'-0"



2 BLDG GARAGE - LEFT ELEV. 0' | 4' | 8' | 16'
SCALE: 1/8" = 1'-0"



3 BLDG GARAGE - RIGHT ELEV. 0' | 4' | 8' | 16'
SCALE: 1/8" = 1'-0"



4 BLDG GARAGE - BACK ELEV. 0' | 4' | 8' | 16'
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

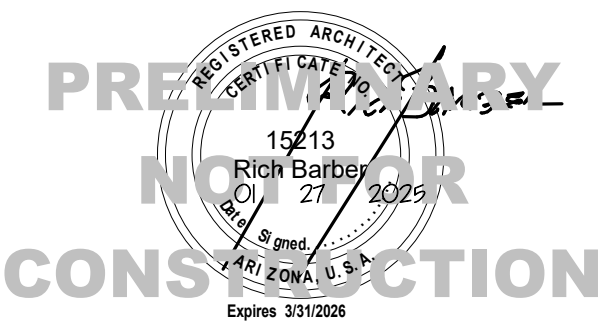
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
D	STUCCO TRIM JET DE6378
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G	STONE VENEER
GL-F	GLASS

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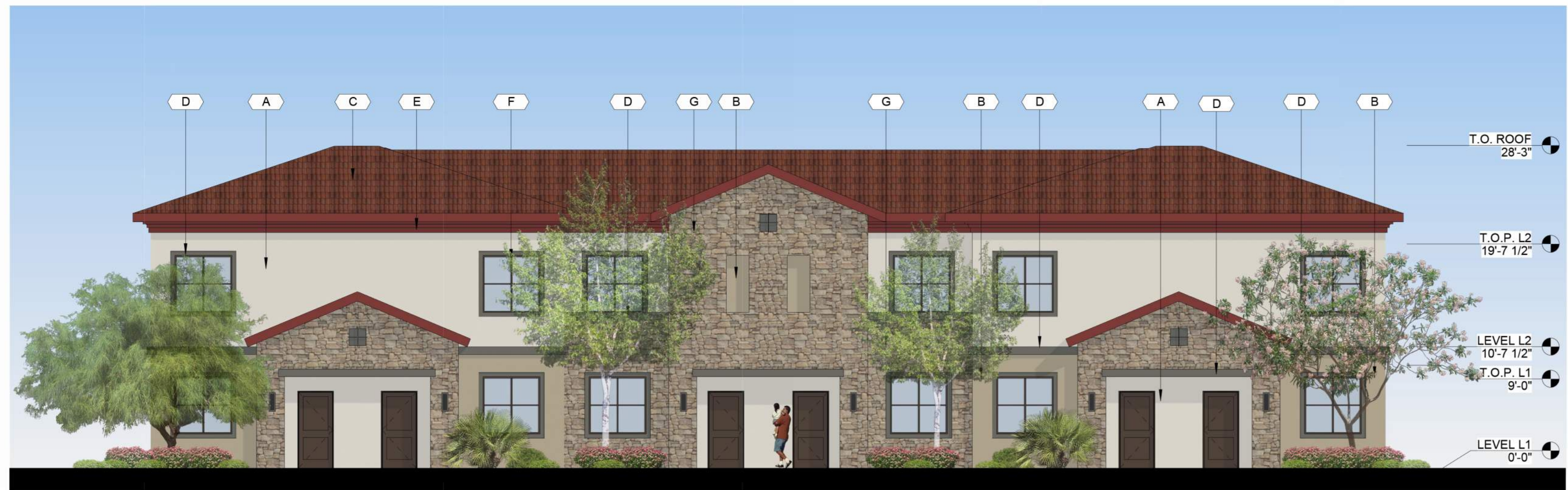


REZONING

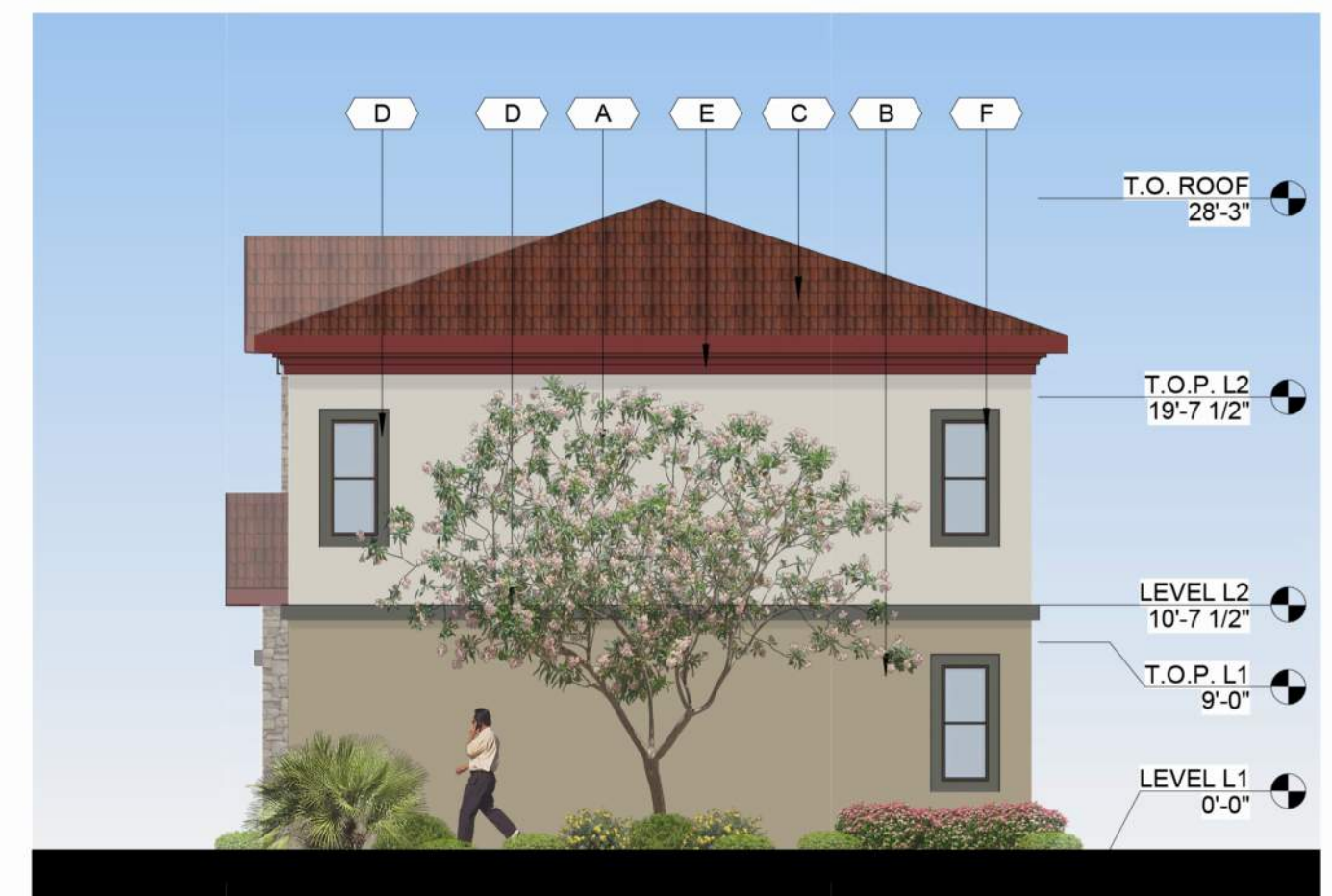
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A3.05

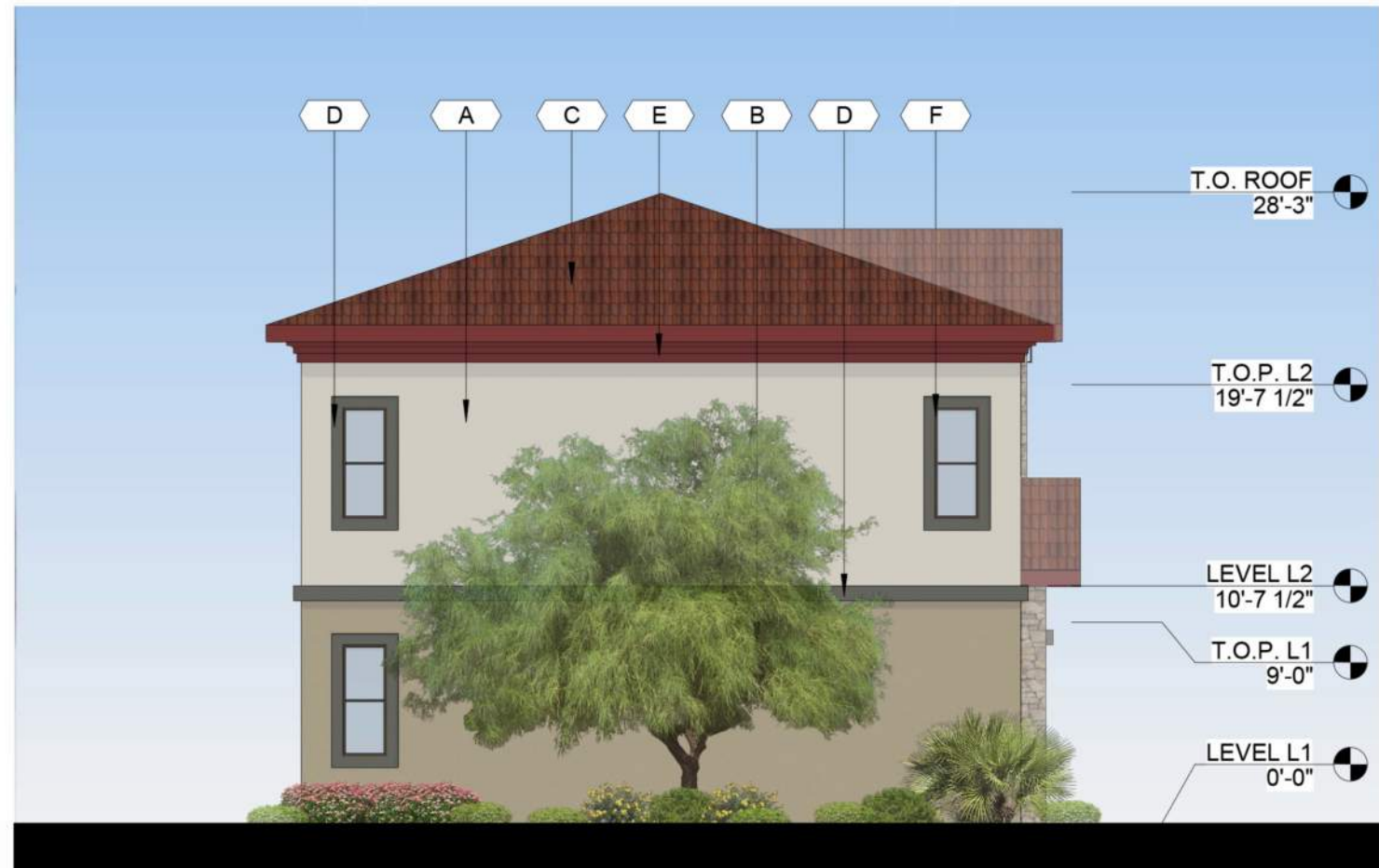
GARAGE BLDG - COLORED
ELEVATIONS



1 TOWNHOME BLDG 1 - FRONT
SCALE: 1/8" = 1'-0"



2 TOWNHOME BLDG 1 - RIGHT
SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 1 - LEFT
SCALE: 1/8" = 1'-0"

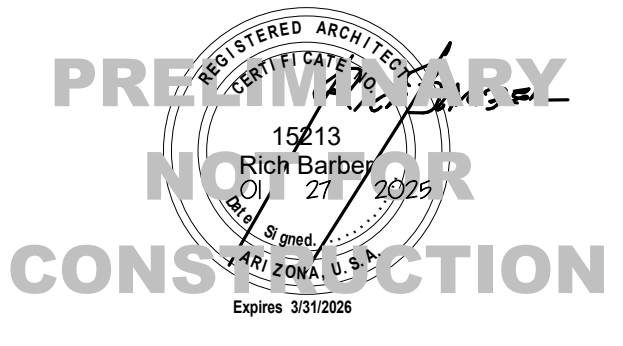


4 TOWNHOME BLDG 1 - BACK
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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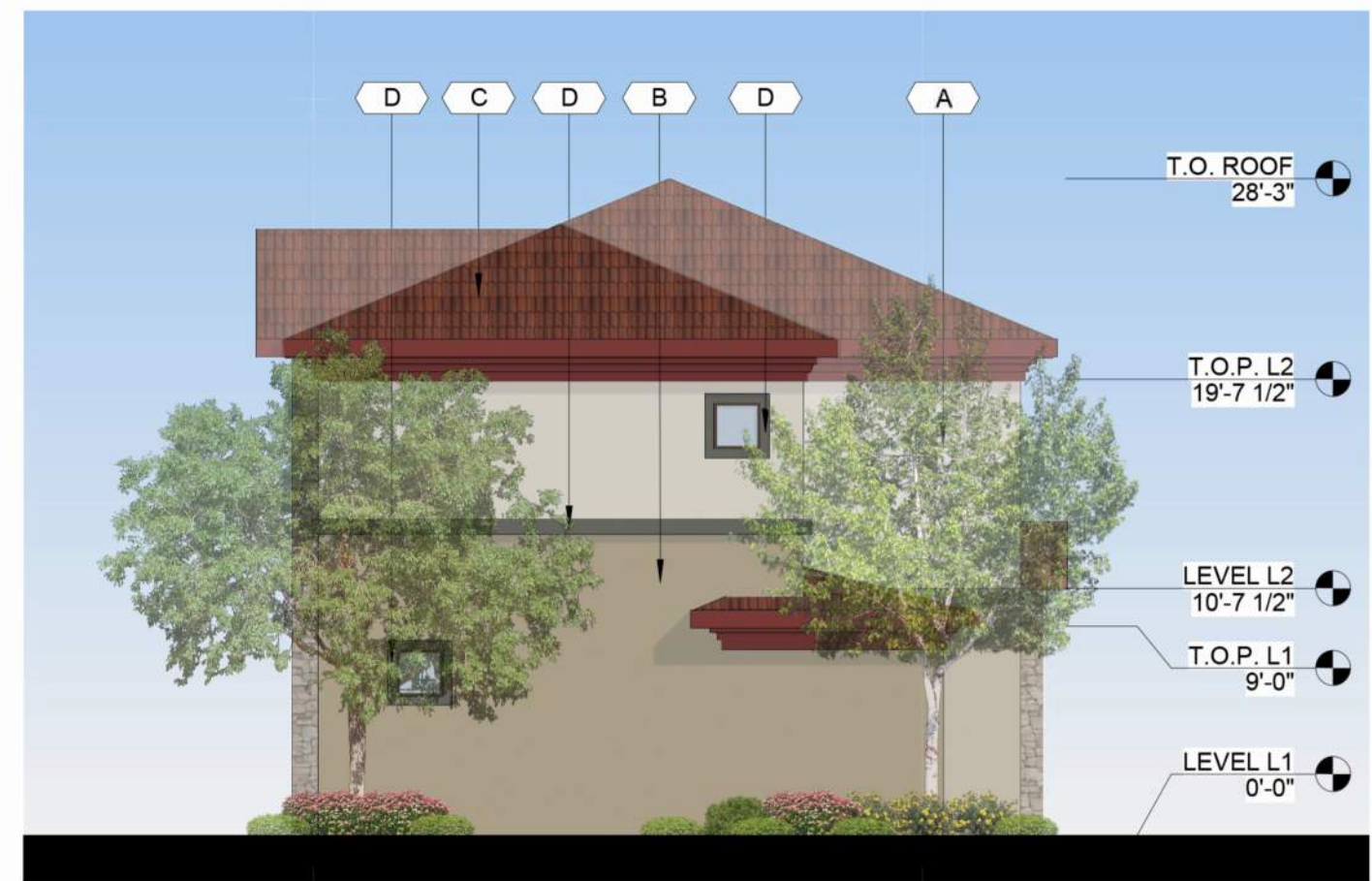


REZONING
DATE: January 27th, 2025 ORB #: 23-208

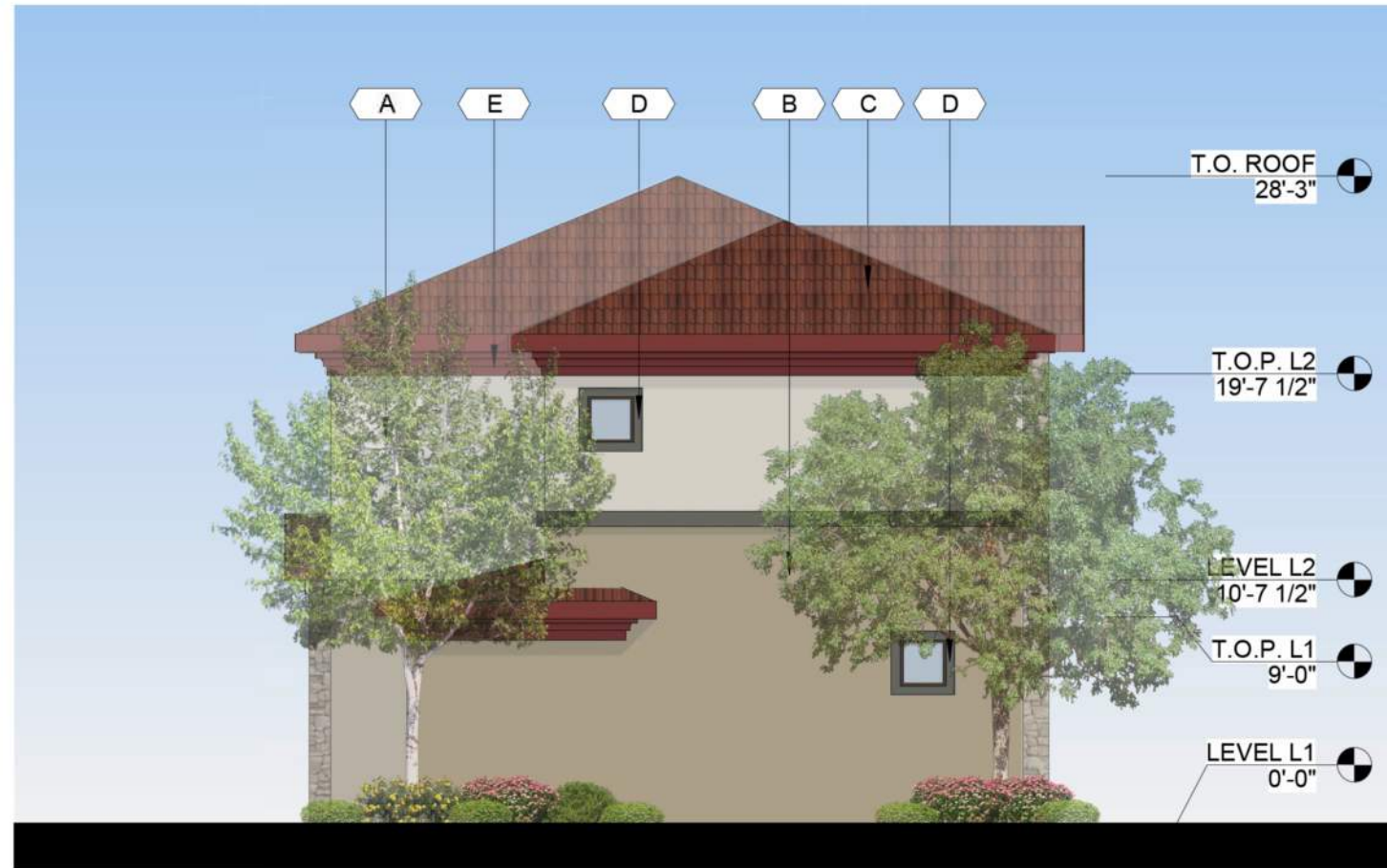
A3.06
TH BLDG 1 - COLORED
ELEVATIONS



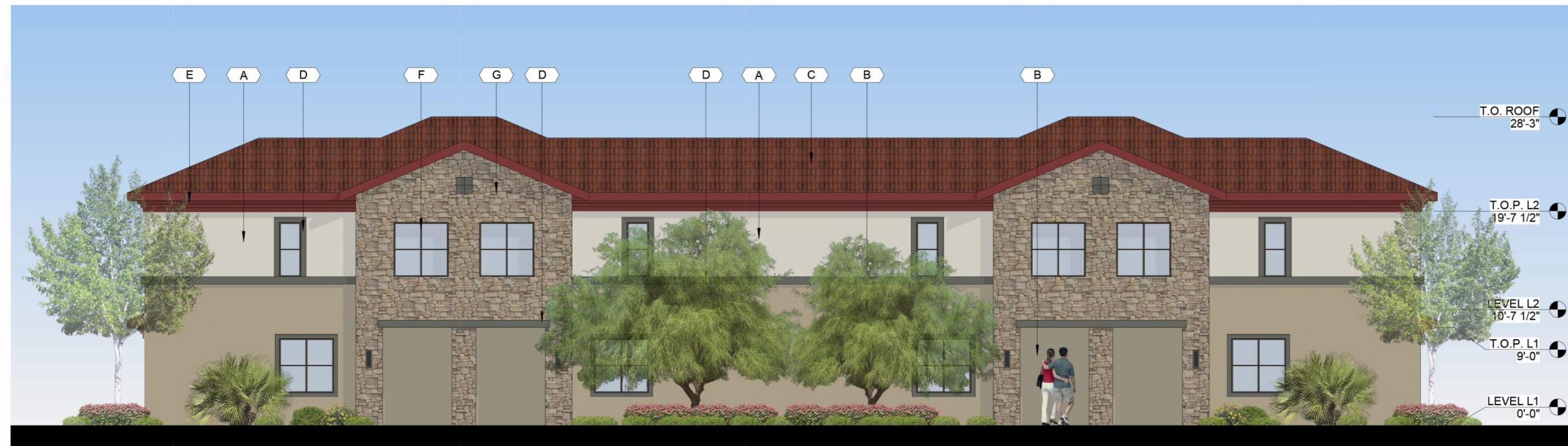
1 TOWNHOME BLDG 2 - FRONT
SCALE: 1/8" = 1'-0"



2 TOWNHOME BLDG 2 - LEFT
SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 2 - RIGHT
SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 2 - BACK
SCALE: 1/8" = 1'-0"

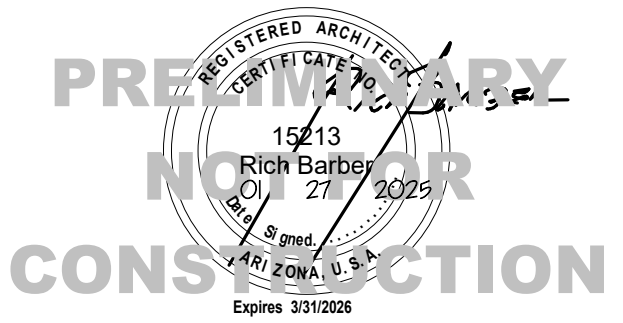
MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
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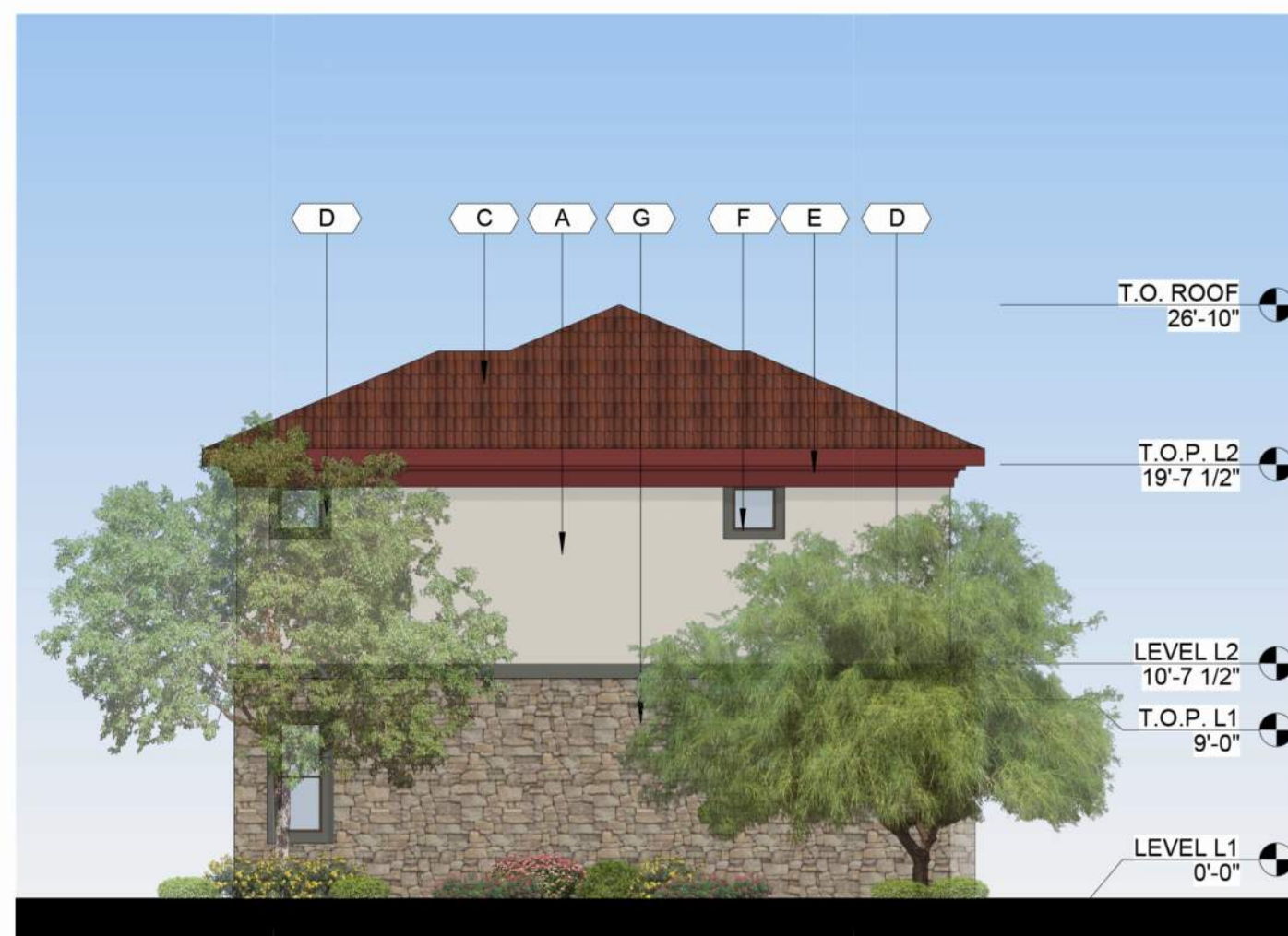
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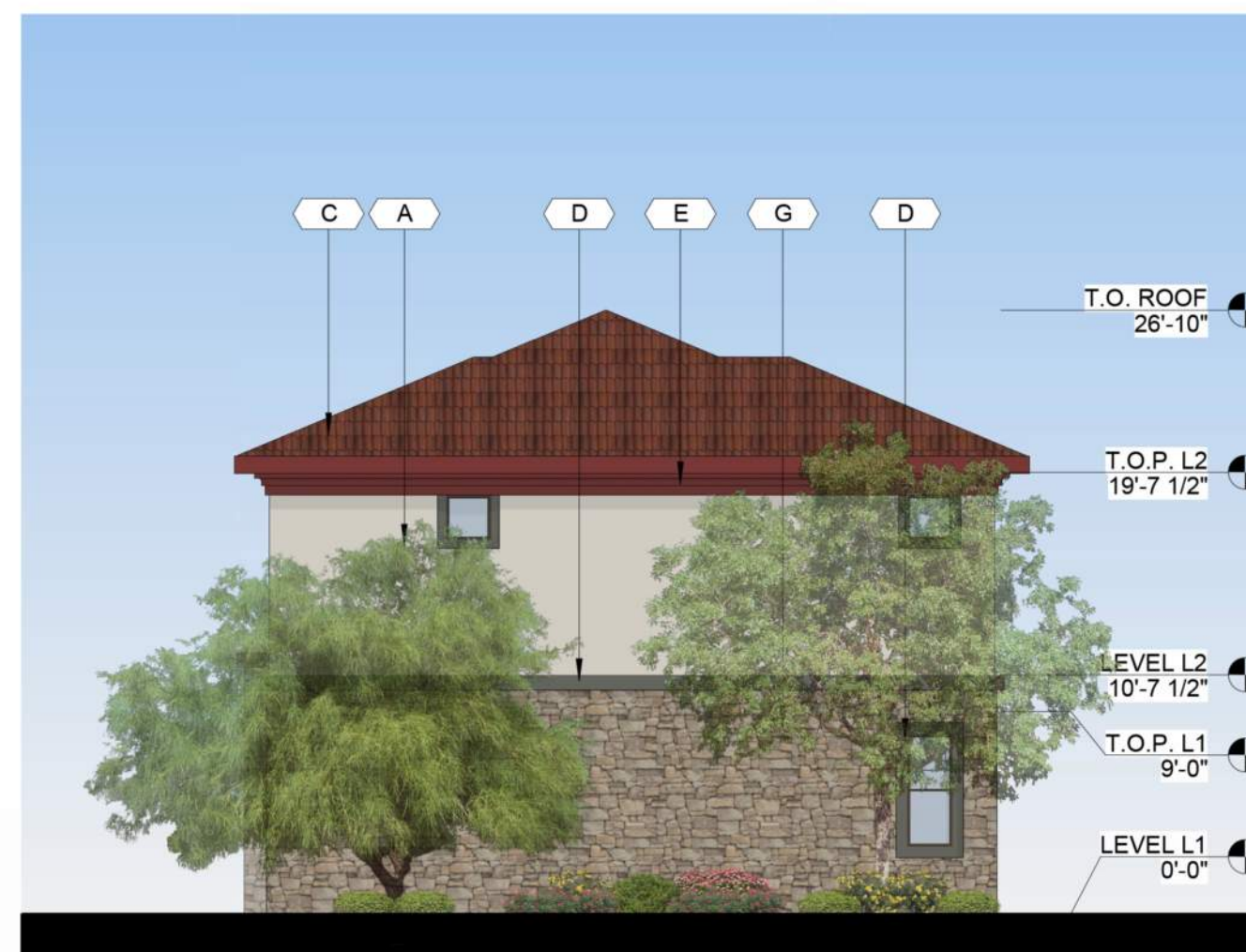
A3.07
TH BLDG 2 - COLORED
ELEVATIONS



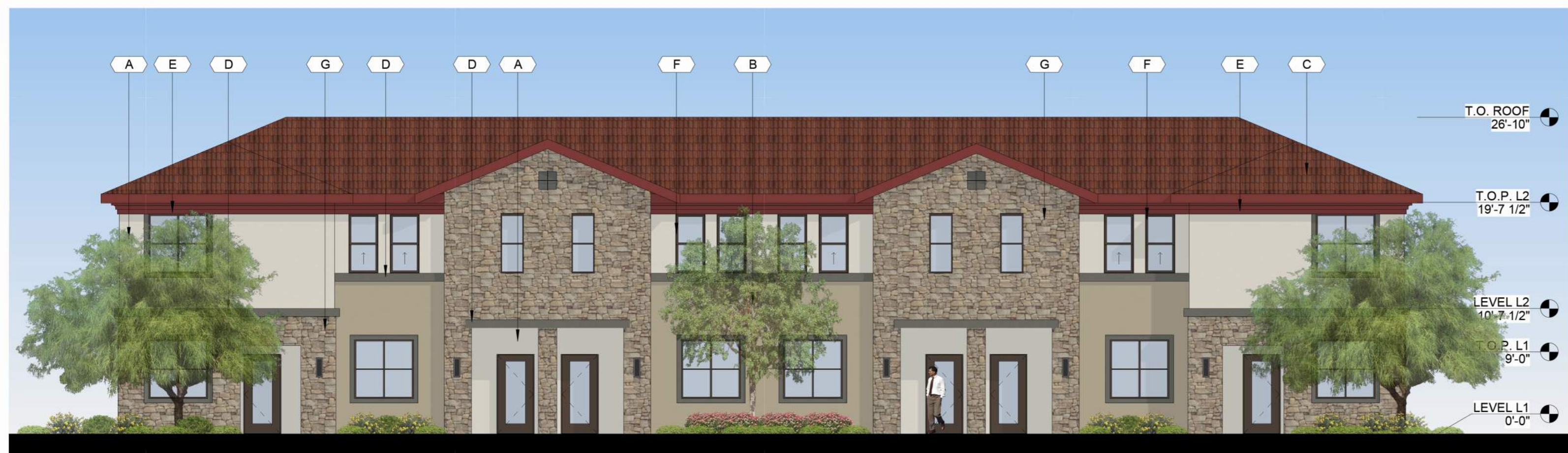
1 TOWNHOME BLDG 3 - FRONT
SCALE: 1/8" = 1'-0"



2 TOWNHOME BLDG 3 - LEFT
SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 3 - RIGHT
SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 3 - BACK
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

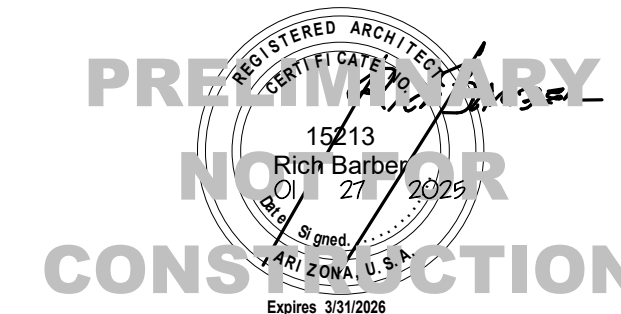
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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A3.08
TH BLDG 3 - COLORED
ELEVATIONS

MATERIAL LEGEND

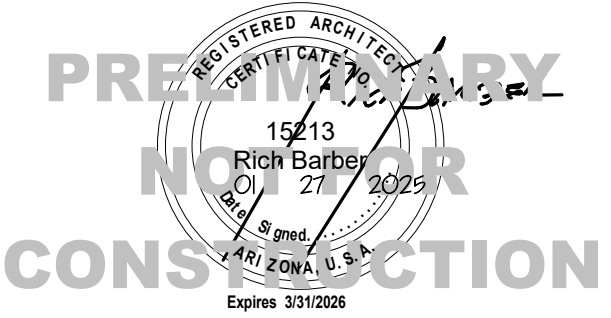
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B	STUCCO COLOR - WOODEN PEG
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GLF	GLASS

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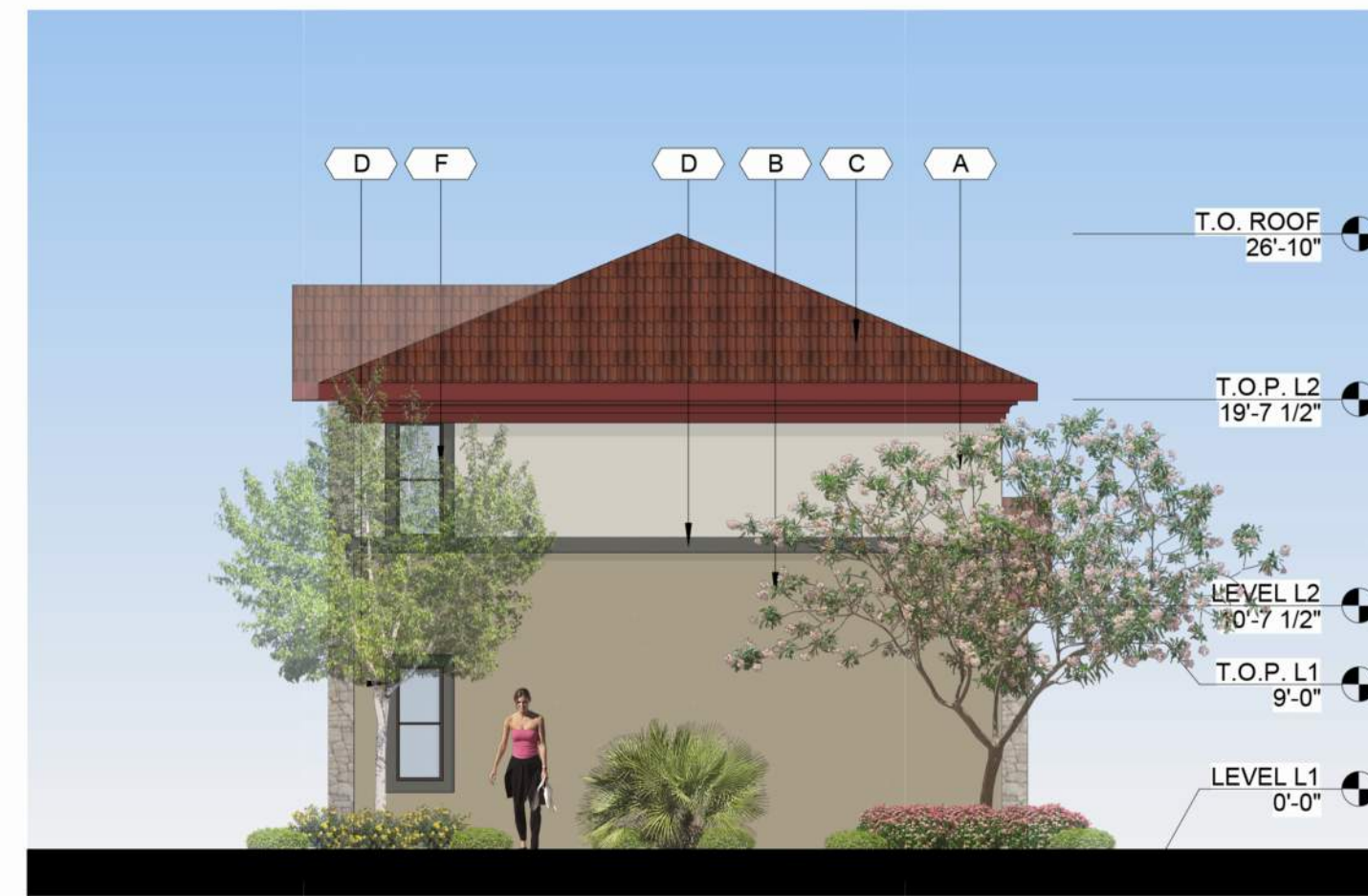
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1 **TOWNHOME BLDG 4 - FRONT** SCALE: 1/8" = 1'-0"



2 **TOWNHOME BLDG 4 - LEFT** SCALE: 1/8" = 1'-0"



3 **TOWNHOME BLDG 4 - RIGHT** SCALE: 1/8" = 1'-0"



4 **TOWNHOME BLDG 4 - BACK** SCALE: 1/8" = 1'-0"

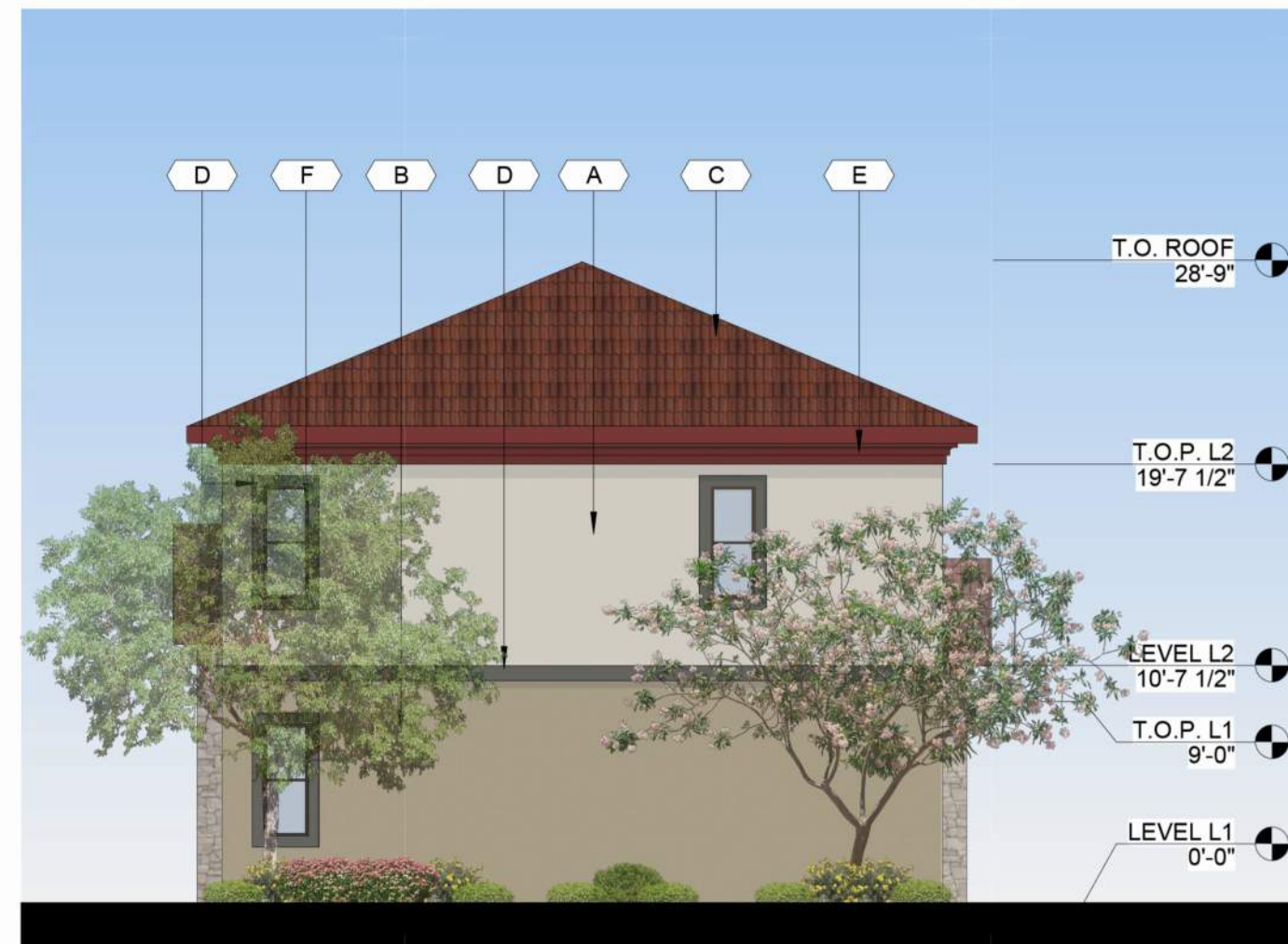
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DATE: January 27th, 2025 ORB #: 23-208

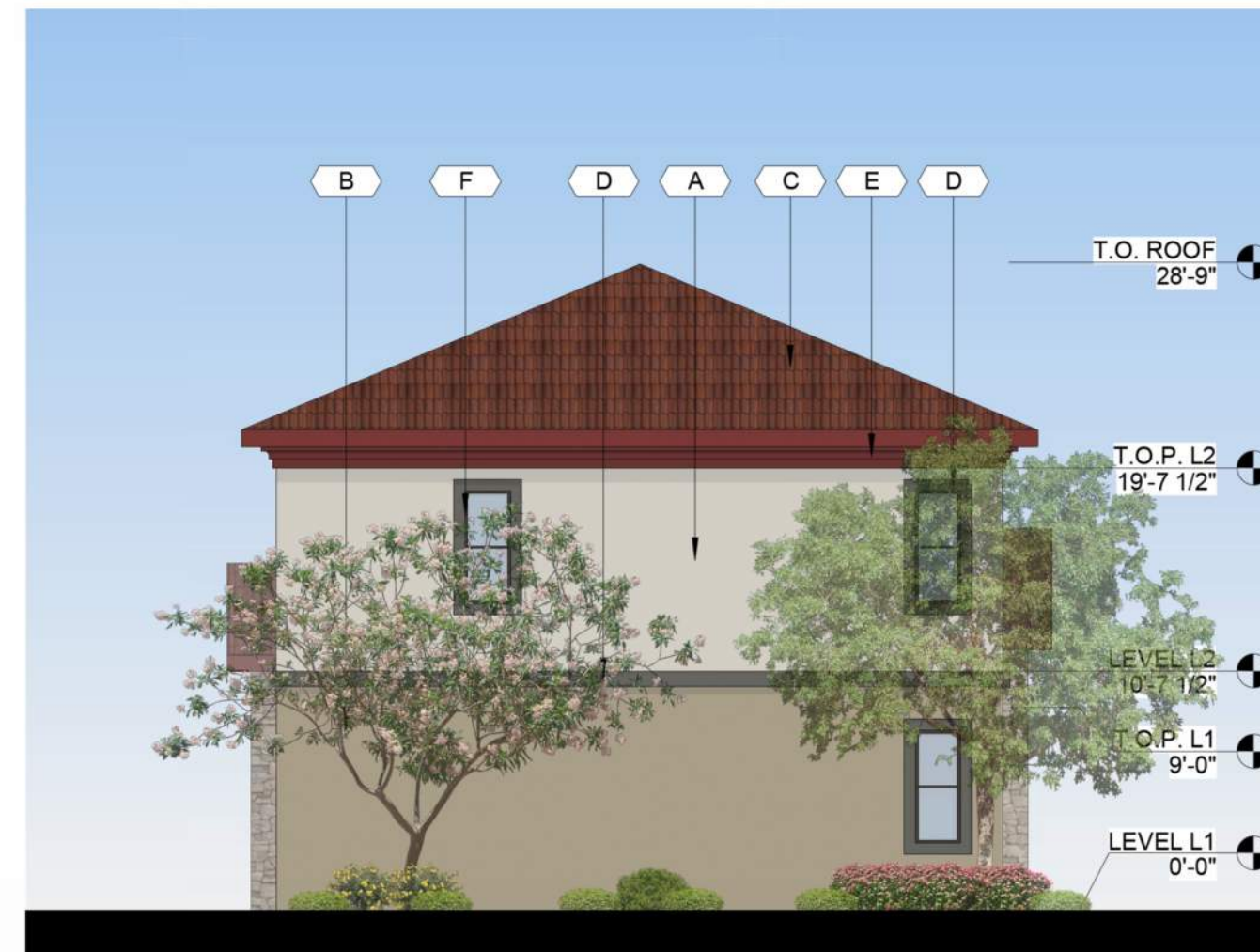
A3.09
TH BLDG 4 - COLORED
ELEVATIONS



1 TOWNHOME BLDG 5 - FRONT
SCALE: 1/8" = 1'-0"



2 TOWNHOME BLDG 5 - LEFT
SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 5 - RIGHT
SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 5 - BACK
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

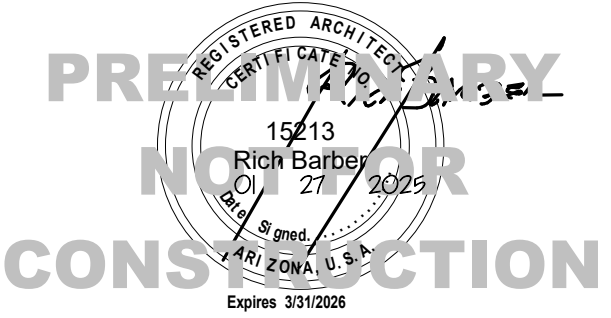
A	STUCCO COLOR - DE THICK FOG
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C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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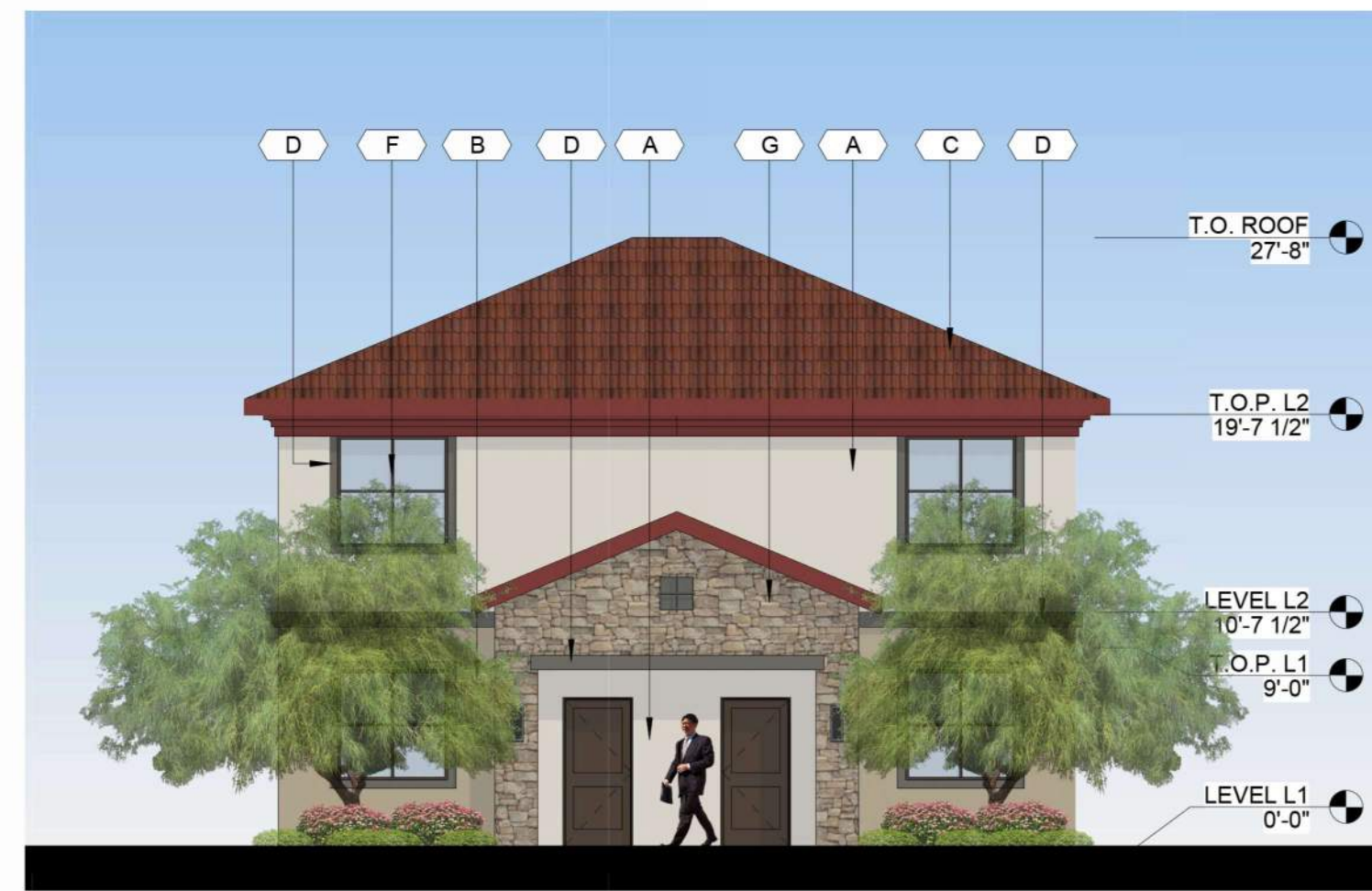
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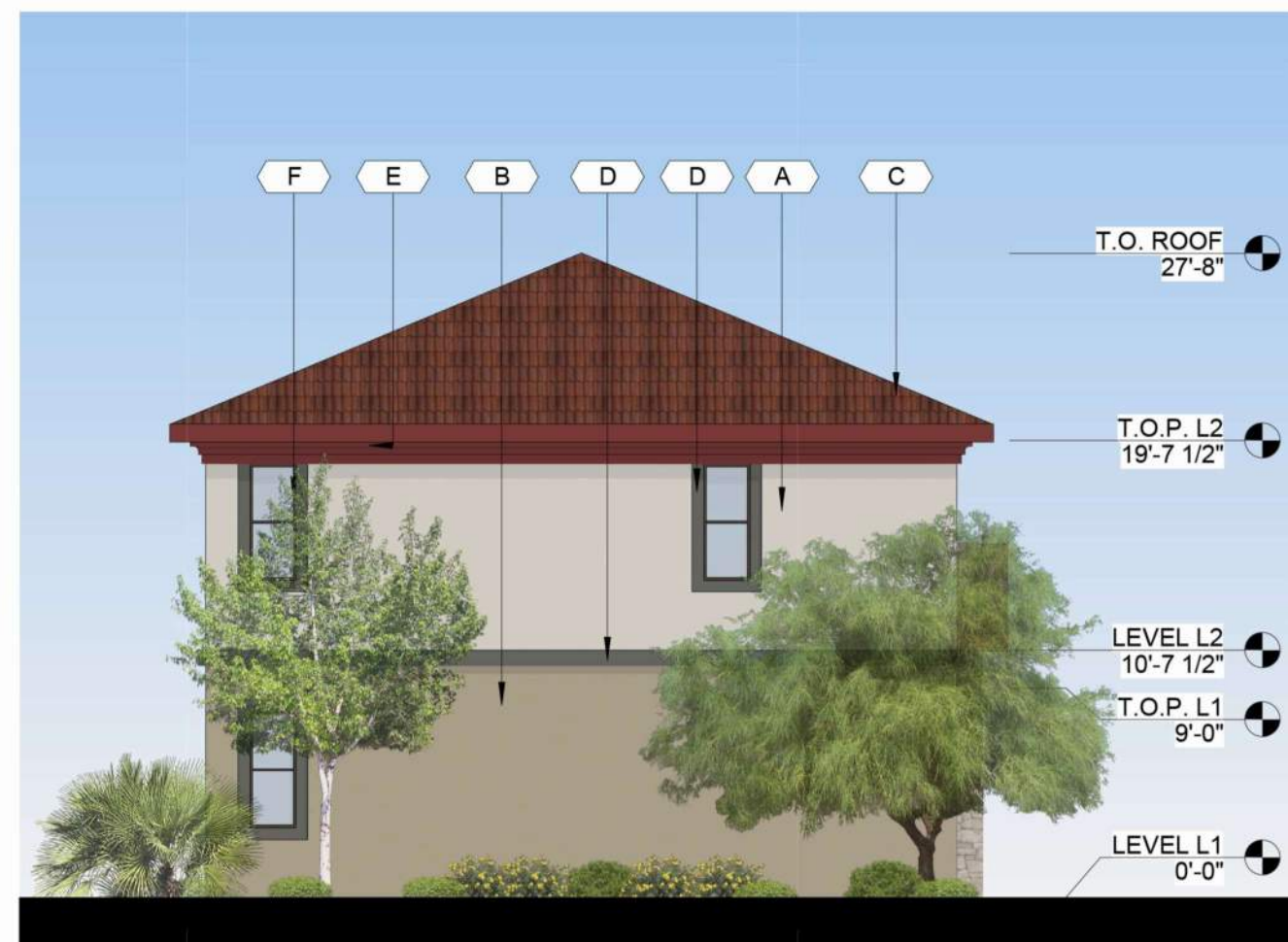
REZONING

DATE: January 27th, 2025 ORB #: 23-208

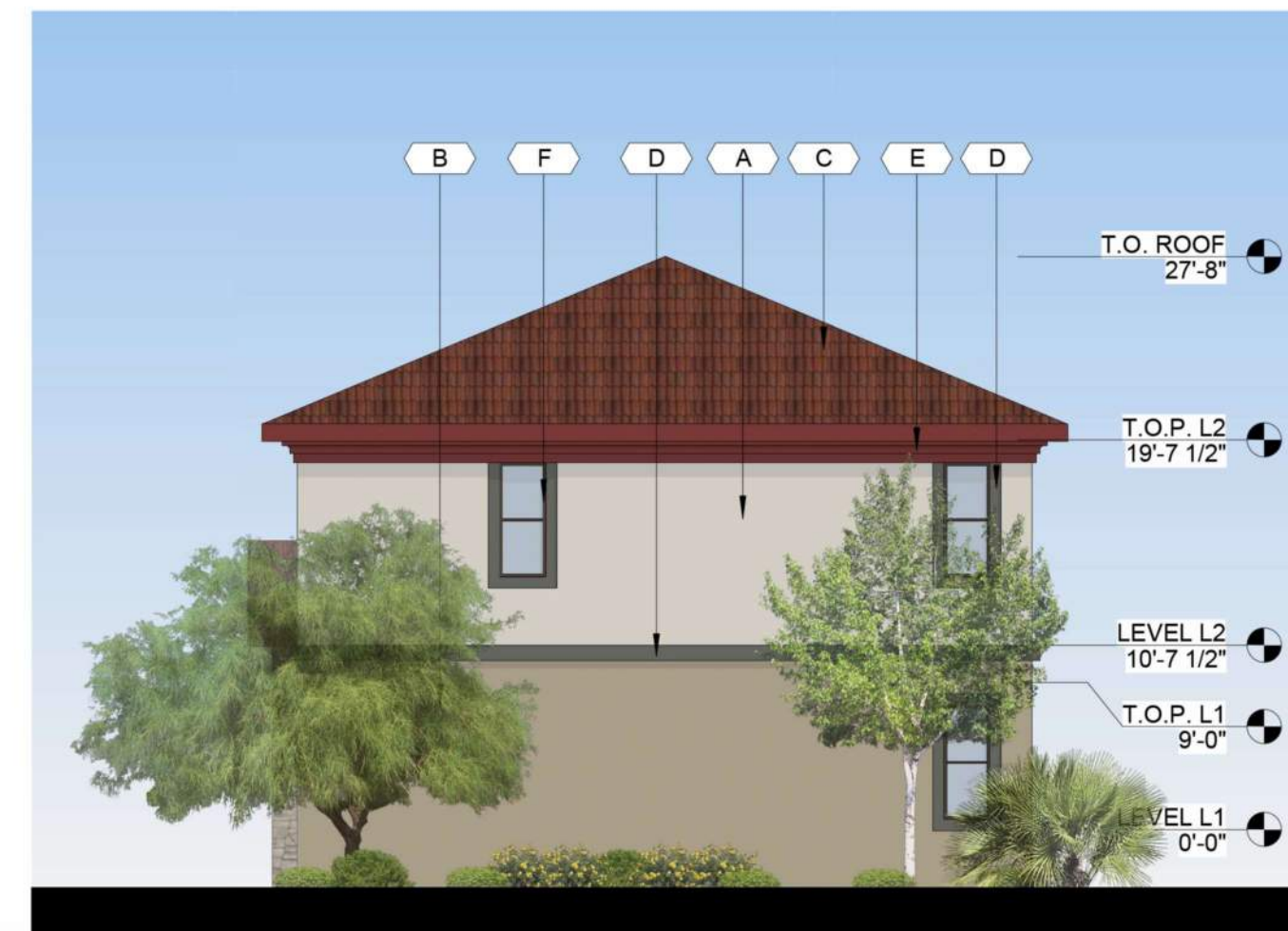
A3.10
TH BLDG 5 - COLORED
ELEVATIONS



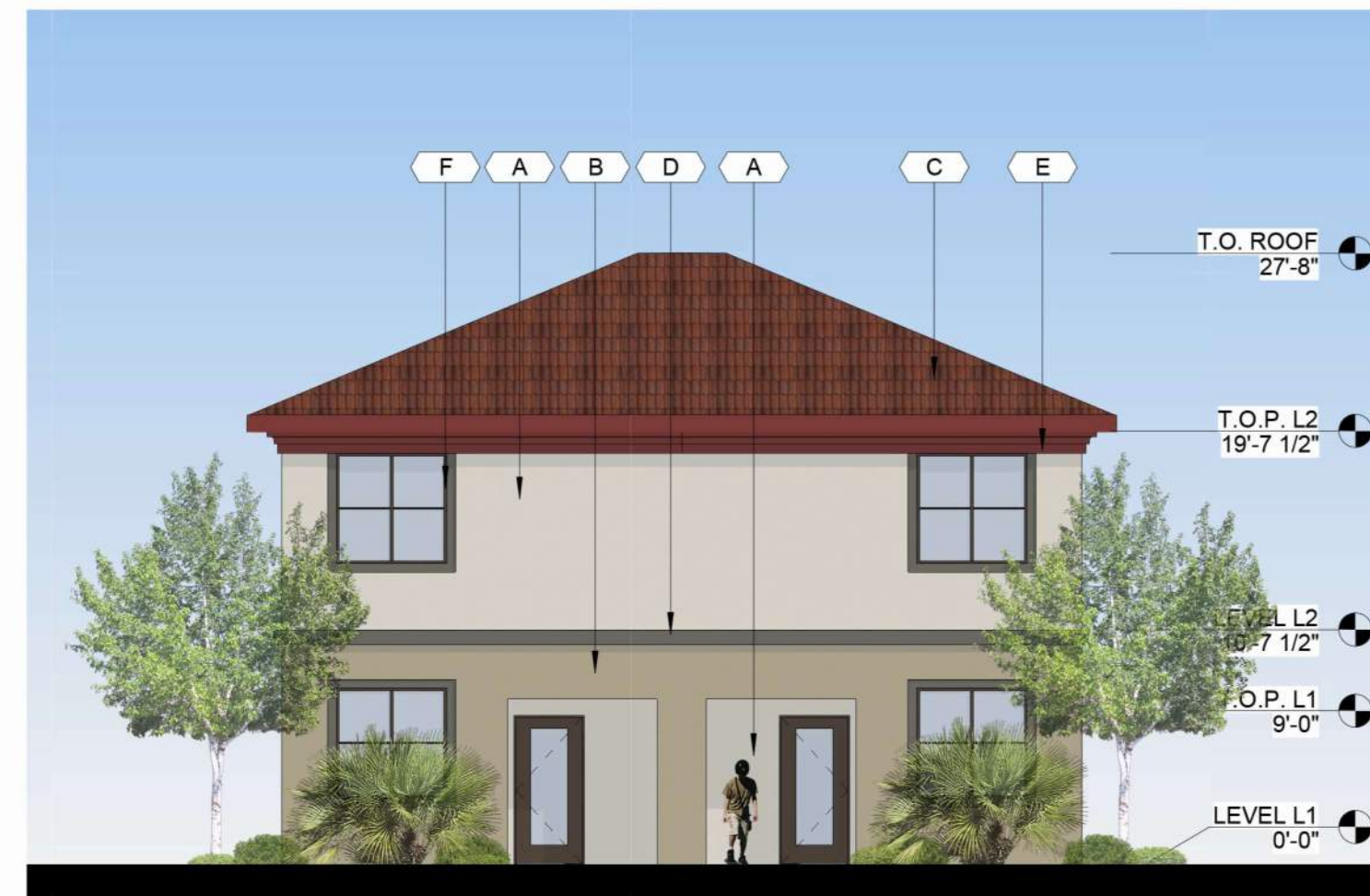
1 TOWNHOME BLDG 6 - FRONT
SCALE: 1/8" = 1'-0"



2 TOWNHOME BLDG 6 - LEFT
SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 6 - RIGHT
SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 6 - BACK
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

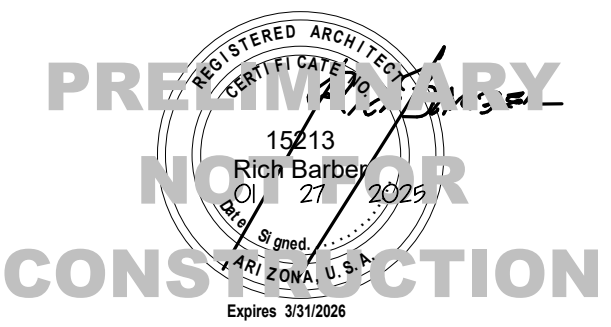
A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
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A3.11
TH BLDG 6 - COLORED
ELEVATIONS



1 TOWNHOME BLDG 7 - FRONT ELEV. SCALE: 1/8" = 1'-0"

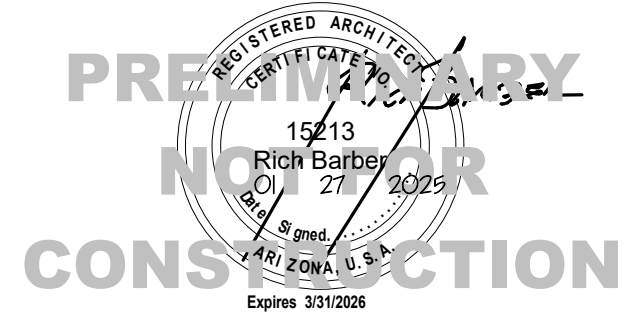
MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
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D	STUCCO TRIM JET DE8378
E	ROOF CORNICE TO MATCH ROOF COLOR
F	VINYL WINDOW FRAME TO MATCH CLASSIC BRONZE
G	STONE VENEER
GLF	GLASS

**BROADSTONE
ARROWHEAD**
21000 N 75TH AVE
Glendale, AZ 85308



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2 TOWNHOME BLDG 7 - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 7 - RIGHT SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 7 - BACK ELEV. SCALE: 1/8" = 1'-0"

REZONING

DATE: January 27th, 2025 ORB #: 23-208

A3.12
TH BLDG 7 - COLORED
ELEVATIONS



1 TOWNHOME BLDG 8 - FRONT ELEV. SCALE: 1/8" = 1'-0"

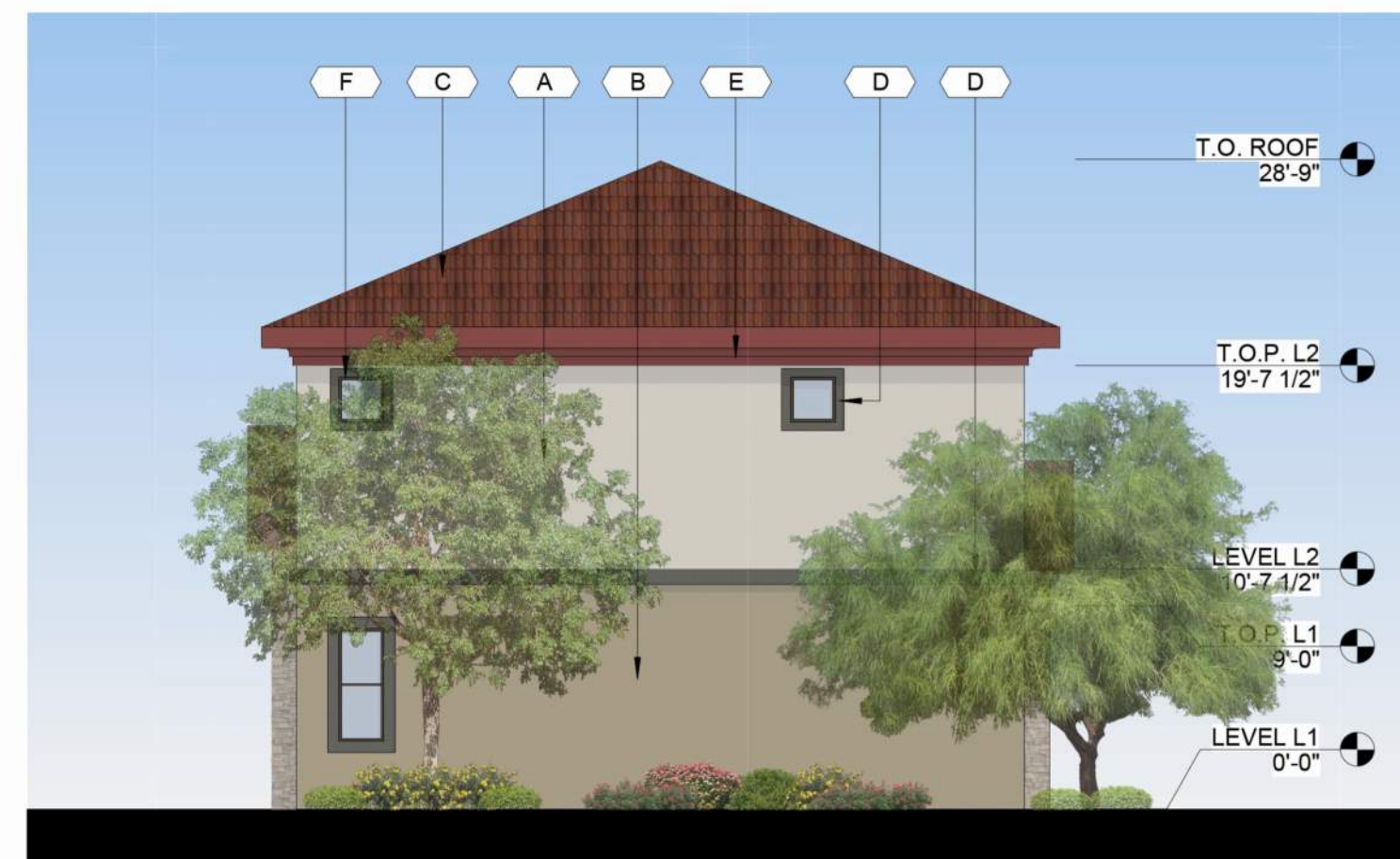
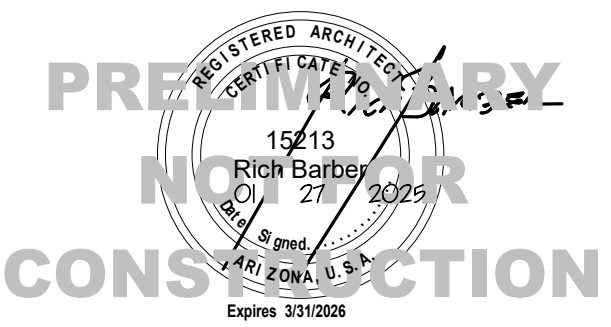
MATERIAL LEGEND

A	STUCCO COLOR - DE THICK FOG
B	STUCCO COLOR - WOODEN PEG
C	CONCRETE TILE ROOF EAGLE - CAPISTRANO "PIEDMONT BLEND"
D	STUCCO TRIM JET DEB378
E	ROOF CORNICE TO MATCH ROOF COLOR
F	VINYL WINDOW FRAME TO MATCH CLASSIC BRONZE
G	STONE VENEER
GL.F	GLASS

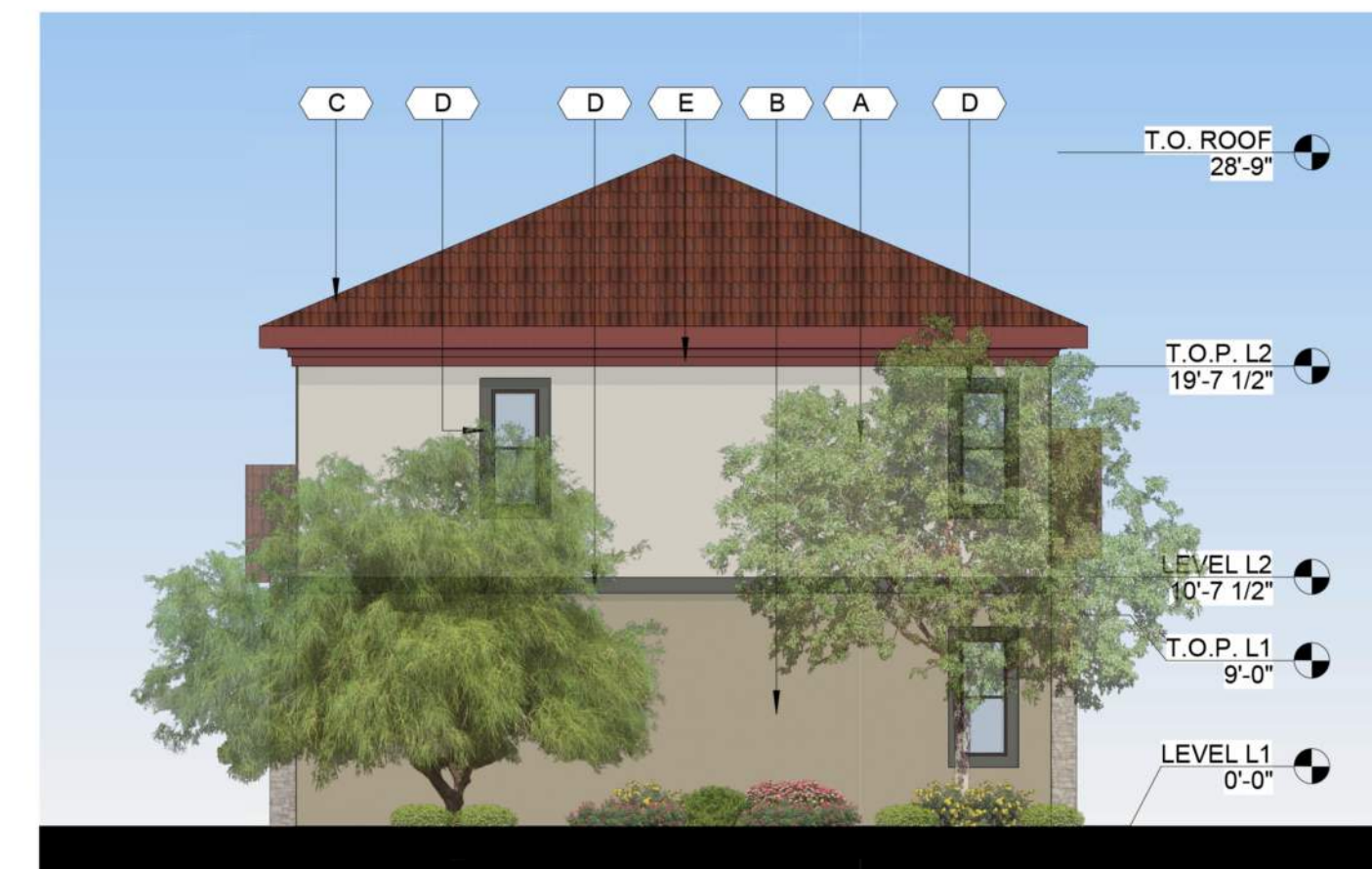
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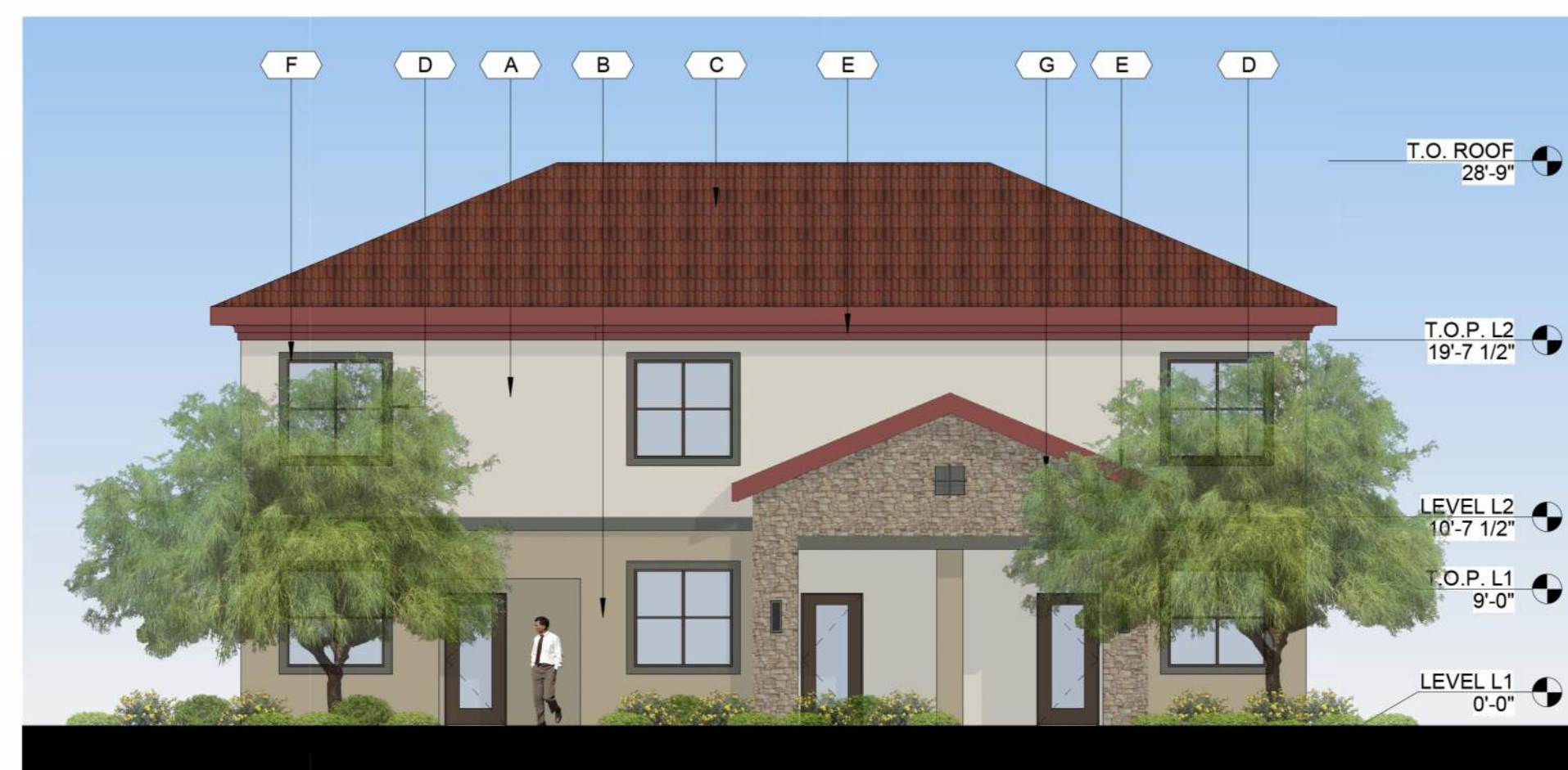
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2 TOWNHOME BLDG 8 - LEFT ELEV. SCALE: 1/8" = 1'-0"



3 TOWNHOME BLDG 8 - RIGHT ELEV. SCALE: 1/8" = 1'-0"



4 TOWNHOME BLDG 8 - BACK ELEV. SCALE: 1/8" = 1'-0"

REZONING

DATE: January 27th, 2025 ORB #: 23-208

A3.13
TH BLDG 8 - COLORED
ELEVATIONS

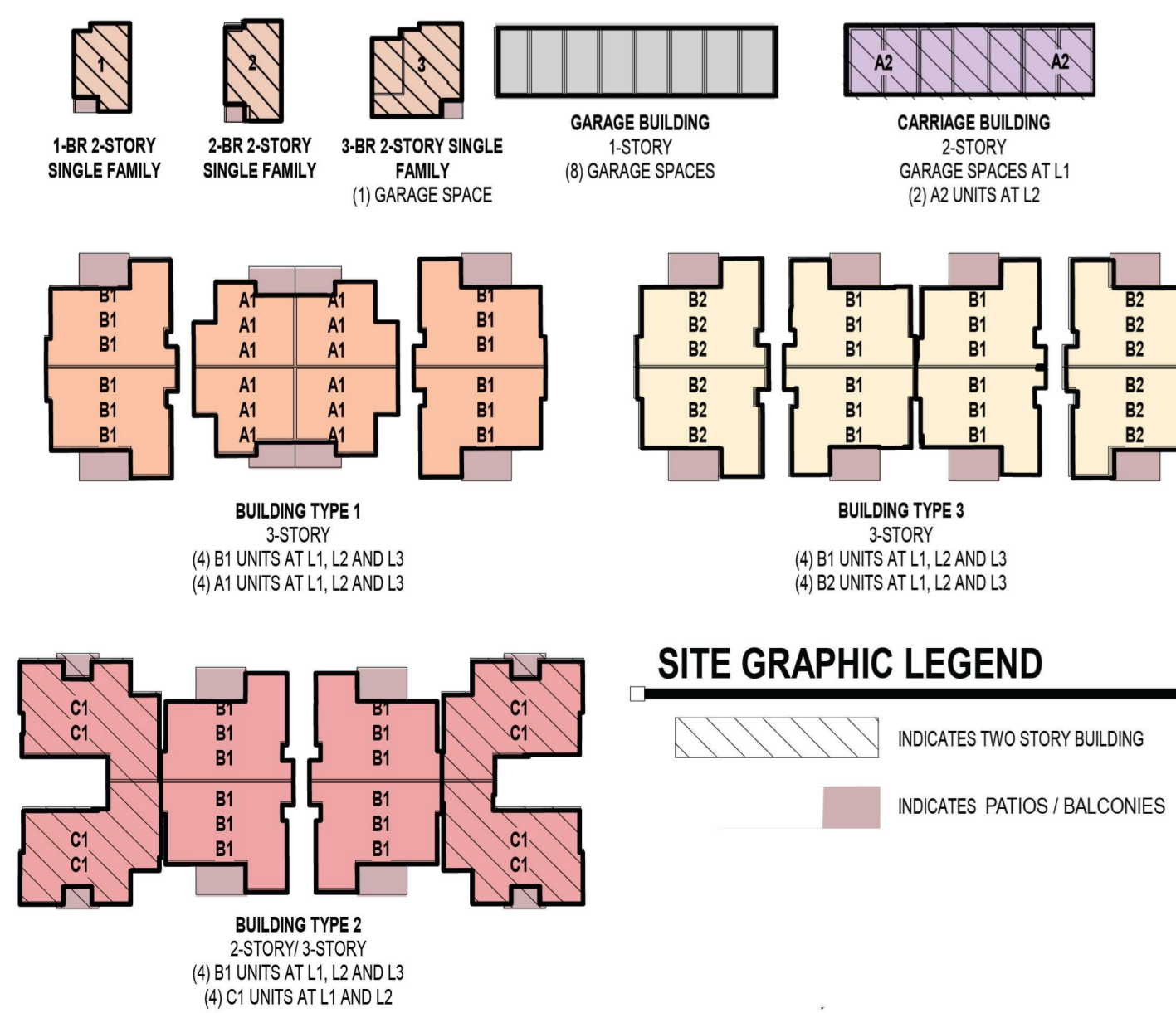
Exhibit 5

1/23/2025 4:33:26 PM
 Autodesk Docs://73-208-AR_Arrowhead/23-208-AR_Arrowhead_Master.rvt

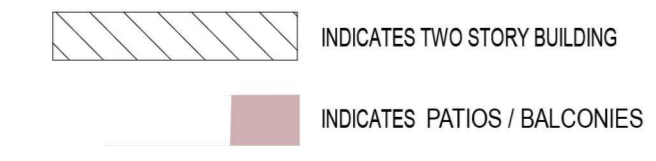


- PHOENIX DACTYLIFERA
DATE PALM
 - ACACIA SALICINA
WILLOW ACACIA
 - TCAESALPINIA CACALACO
THORNLESS CASCALOTE
 - PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE
 - CHITALPA TASHKENTENSIS
PINK DAWN
 - TIPUANA TIPU
TIPU TREE
 - PISTACIA X. RED PUSH
RED PUSH PISTACHE
- TURF SOD
 - DECOMPOSED GRANITE

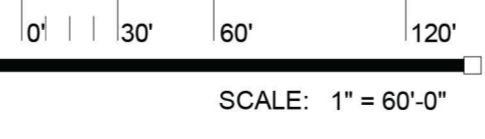
BUILDING TYPE LEGEND



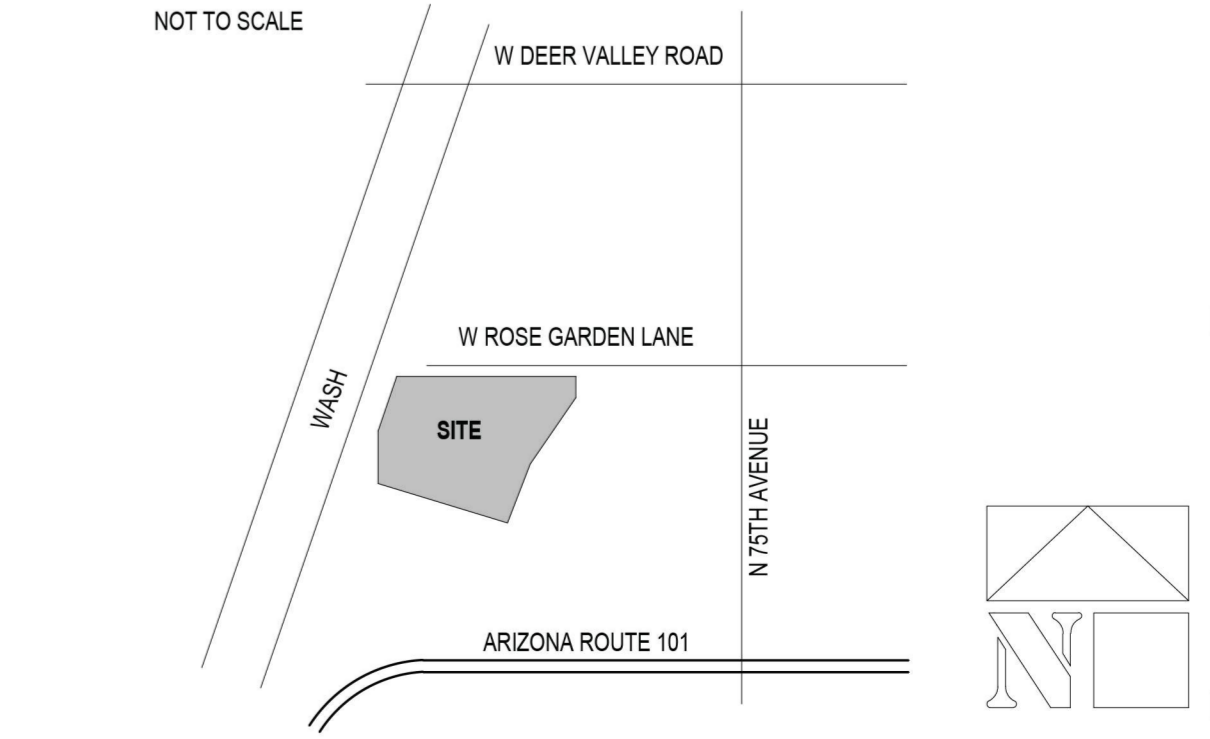
SITE GRAPHIC LEGEND



1 CONCEPTUAL LANDSCAPE PLAN



VICINITY MAP



**BROADSTONE
ARROWHEAD**
 21000 N 75TH AVE
 Glendale, AZ 85308

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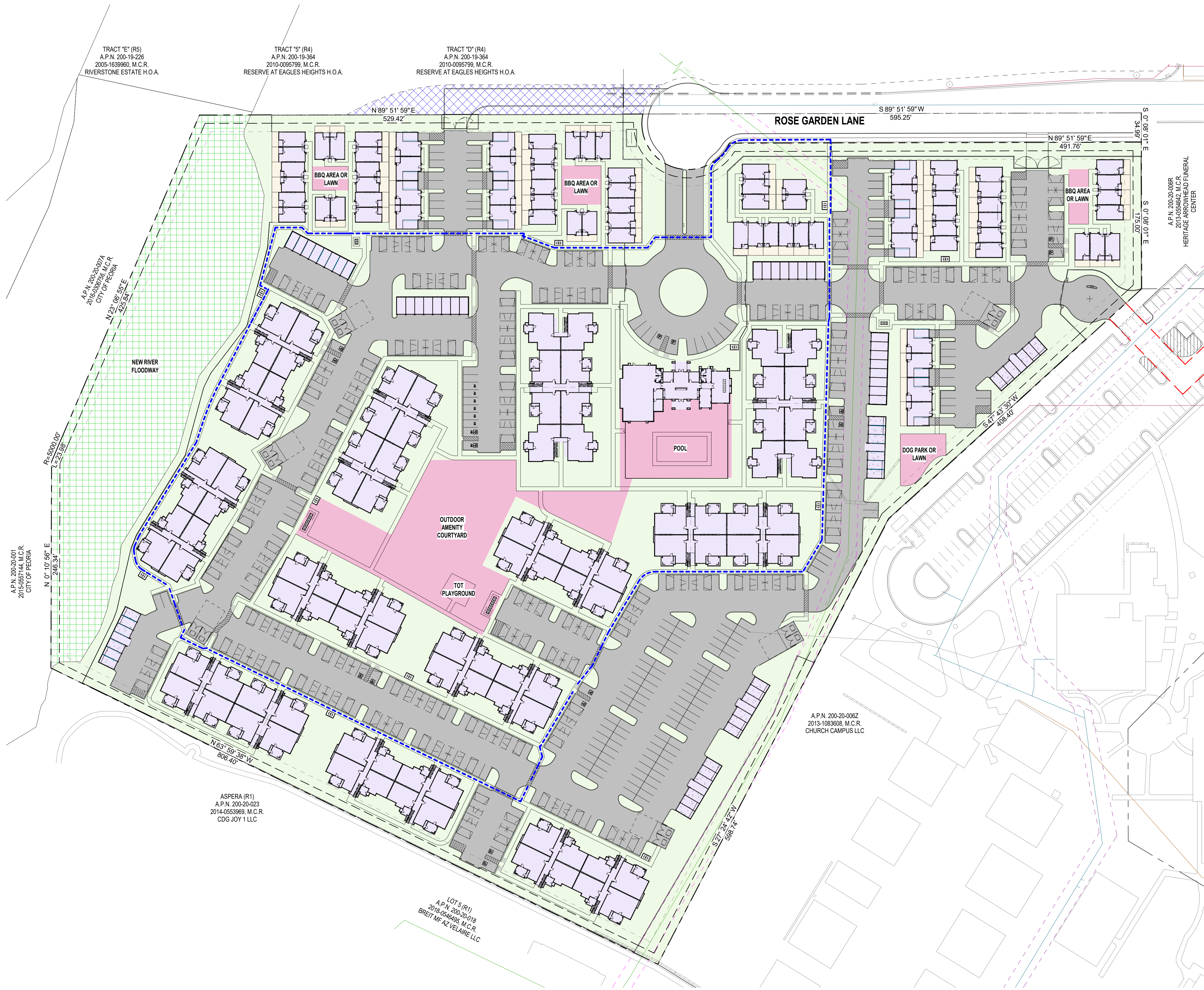
REGISTERED ARCHITECT
 PRELIMINARY
 15213
 Rich Barber
 01/27/2025
 3 SHEETS
 2401 ZONING DISTRICT
 Expires 3/31/2026
CONSTRUCTION

ALLIANCE
 RESIDENTIAL COMPANY

REZONING
 DATE: January 27th, 2025 ORB # 23-208
A1.10
 CONCEPTUAL LANDSCAPE
 PLAN

Exhibit 6

1/24/2025 1:25:15 PM
 AutodesK Docs://23-206 AR Arrowhead/23-206 AR Arrowhead_Mastervv1



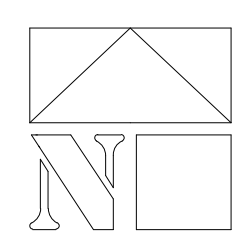
OPEN SPACE AREA CALCULATIONS

KEY	AREA	PERCENTAGE
LOT COVERAGE	202,668 SF	23.62%
OPEN SPACE	277,510 SF	32.34%
OPEN SPACE - ACTIVE	51,150 SF	5.96%
OPEN SPACE - FLOODWAY	73,183 SF	8.53%
OPEN SPACE - PRIVATE YARDS	13,369 SF	1.56%
PAVING	240,283 SF	28.00%
R.O.W. - NOT A PART	11,284 SF	

PEDESTRIAN PATH LEGEND

- SITE LEISURE PATH - APPROX. 2800 LINEAR FEET (.53 MILES)

1 OPEN SPACE EXHIBIT
 SCALE: 1" = 60'-0"



BROADSTONE ARROWHEAD

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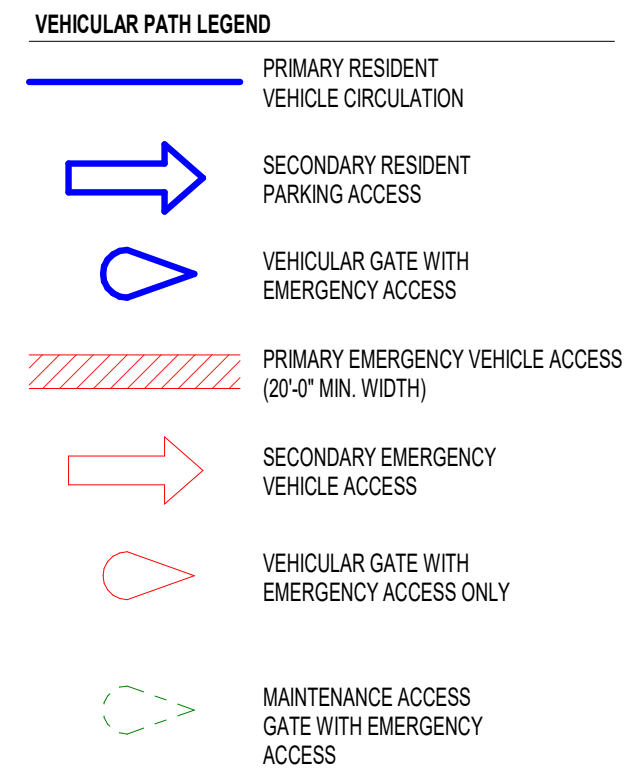
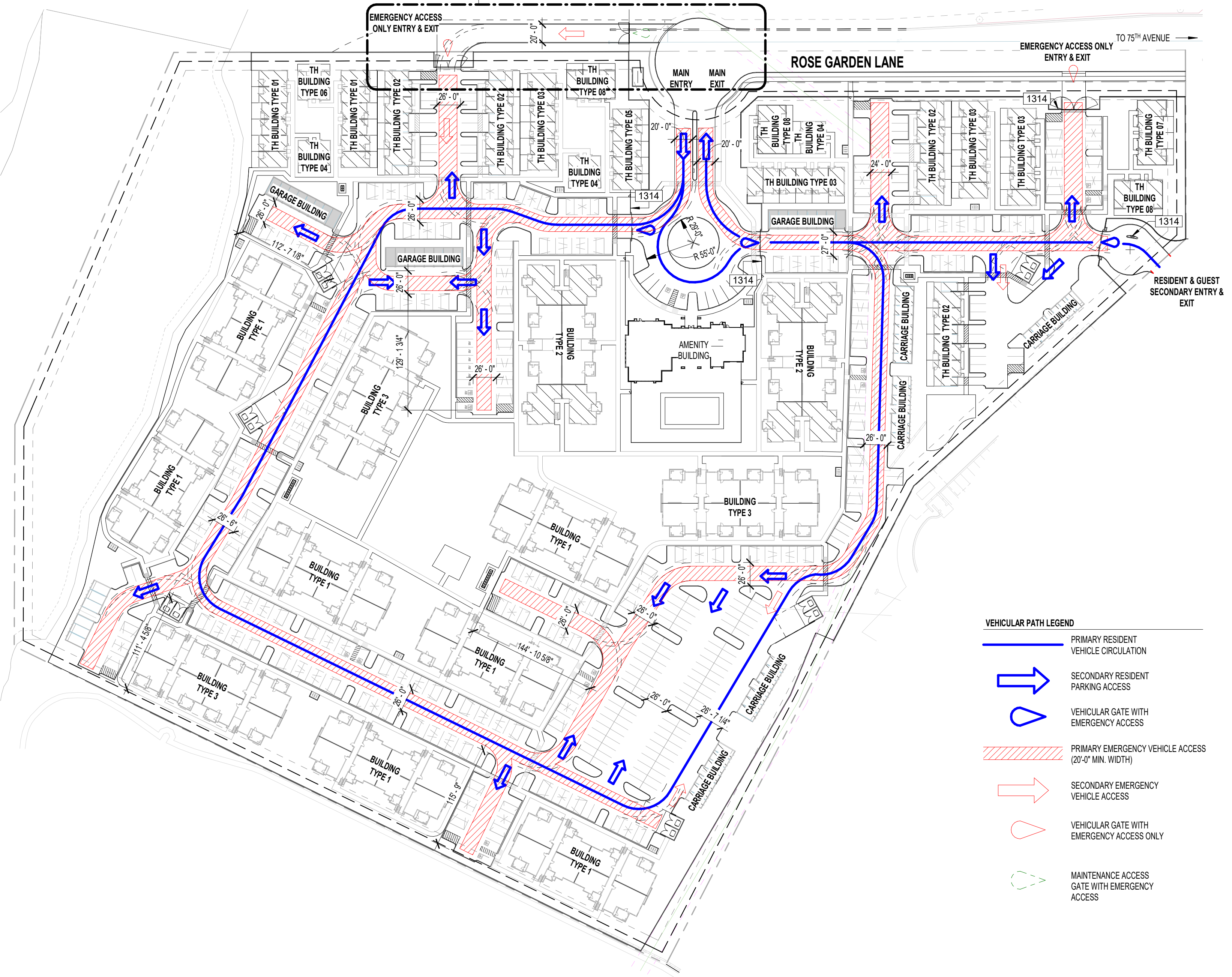
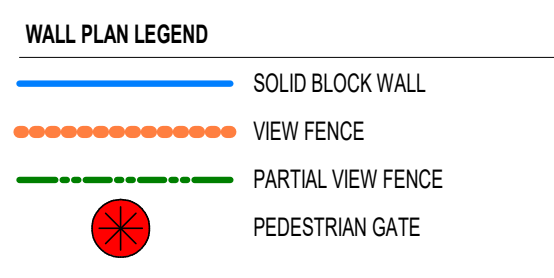
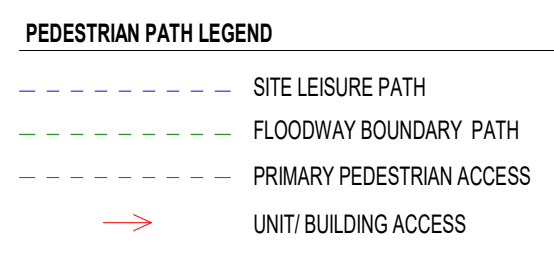
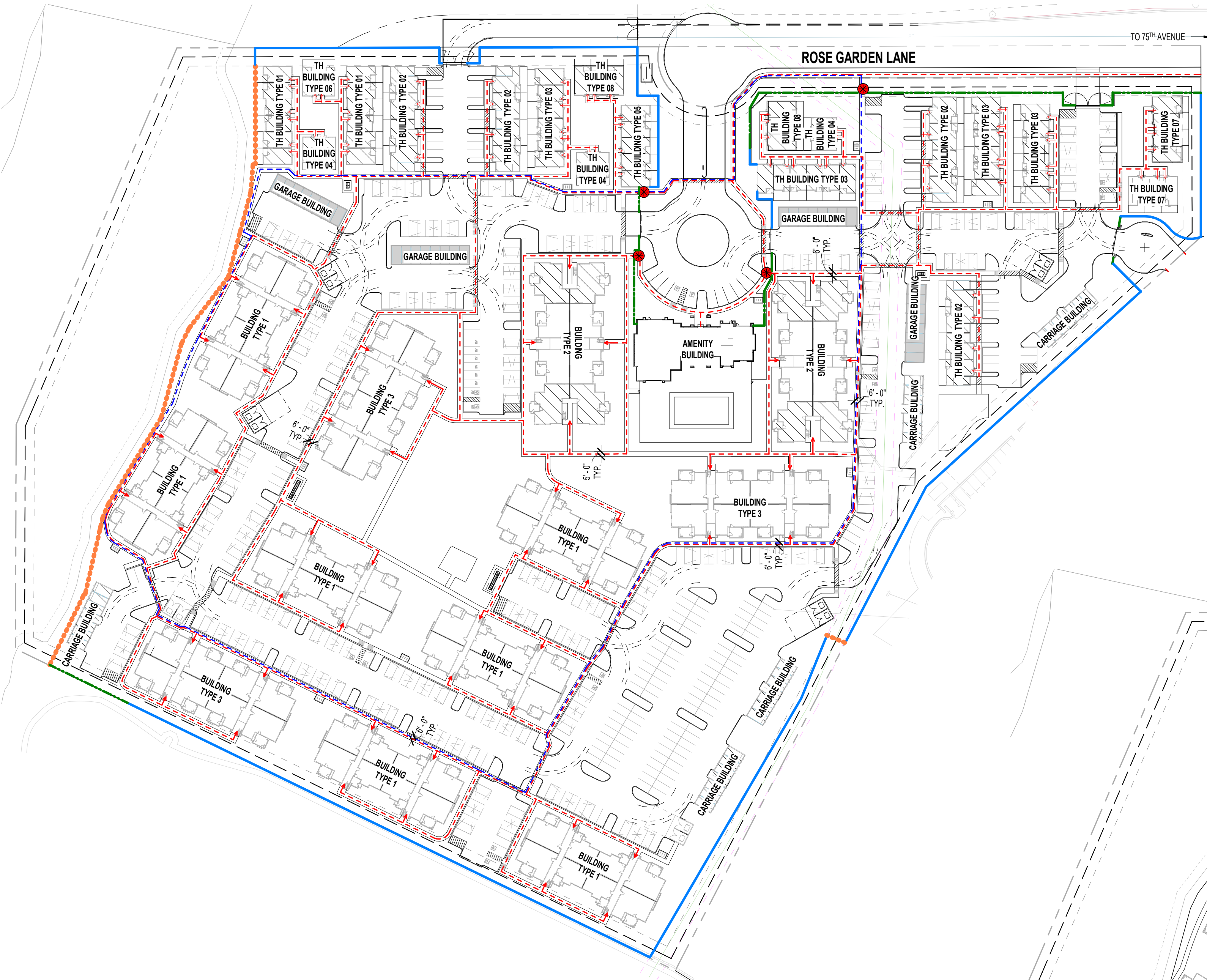
REGISTERED ARCHITECT
 RICH BARBER
 No. 15213
 State of Arizona
 Expires 12/31/2025
PRELIMINARY
NO FOR CONSTRUCTION

ALLIANCE
RESIDENTIAL COMPANY

REZONING
 DATE: January 27th, 2025 ORB #: 23-208
A1.12
 AMENITY & OPEN SPACE
 EXHIBIT

Exhibit 7

1/24/2025 1:07:16 PM
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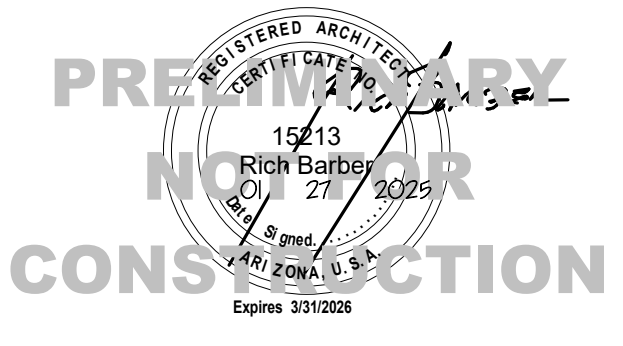


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REZONING

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A1.11

SITE ACCESS PLANS

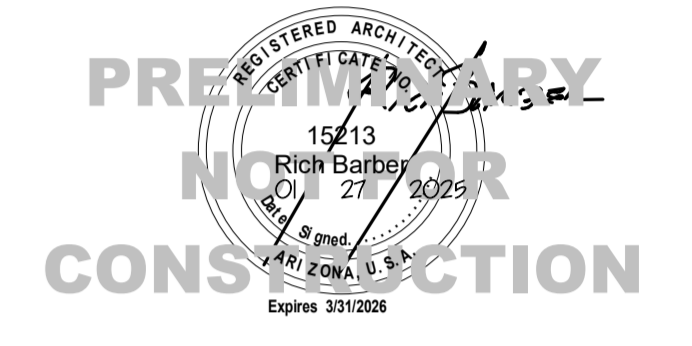


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GENERAL PLAN AMENDMENT

DATE: January 27th, 2025 ORB #: 23-208

PARCEL MAP



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ARROWHEAD**
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Rich Barber
01/27/2025
CONSTRUCTION
Expires 03/31/2026

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RESIDENTIAL COMPANY

GENERAL PLAN
AMENDMENT
DATE: January 27th, 2025 ORB # 23-208
**SITE
AERIAL**