Amendment A-1

City of Litchfield Park Rezoning Application	FOR STAFF USE ONLY:
	File No. _____
	Application Date: _____
	Fee $ _____
	Citizen Review Hearing Date_____
	P&Z Hearing Date _____
	City Council Hearing Date_____

FEE: ***Due at time of application.***

Refer to City Fee Schedule

PROJECT NAME: La Loma

PROPERTY LOCATION/ADDRESS:

NEC Litchfield Rd. and Camelback Rd.

PARCEL SIZE: +/- 78 acres

PROPERTY OWNER:

Name (Print): Litchfield & Camelback Road LLC & Rep Sun II LLC

Address: PO Box 87420, Phoenix, AZ 85080-7420

Phone: ( ) 602-498-0202 Fax: ( )

APPLICANT INFORMATION:

Name (Print): Earl, Curley & Lagarde, P.C. (Mike Curley)

Address: 3101 N. Central Avenue #1000 Phoenix, AZ 85012

Phone: ( ) 602-265-0094 Fax: ( ) 602-265-2195

Signature: Kawalsky for Mike Curley Date: 8/15/14

REQUEST: (Please attach request if more room is needed)

Existing Zoning CS **Proposed Zoning** See Below

Request to rezone property from Community Commercial (CS)

to Planned Development (PD) with underlying R1-8 (Medium Density Residential)

and Community Commercial (CS)

JUSTIFICATION AND/OR REASONS FOR REQUEST: (Please attach if more room is needed)

(See Attached)

The subject property is legally described as: (Attach legal description & map)

The subject property contains 78.1 gross acres (includes right-of-way to the centerline of adjacent street or alley). Attached is an ALTA survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description.

Prior to being scheduled for any Public Hearings, the applicant must hold a Citizens Review meeting for all property holders within 1000 feet of subject property. The requirements for this meeting can be found in the City's Ordinance #03-85. This meeting must be set up in conjunction with the City's Planning Department. For more information, please contact the Planning Department at 623-935-5033.

OWNERSHIP VERIFICATION

Said property is owned by (Printed):

Owner	Litchfield & Camelback Road LLC	Owner	Rep Sun II LLC
Address	(See Attached Authorization Letter)	Address	(See Attached Authorization Letter)
Telephone No:		Telephone No:	

Signature of property owner shall serve as an acknowledgment of and authorization of this request.

Kirsti Kowalsky for Mike Cudz
(Property Owner's Signature)

8/15/14
(Date)

I hereby certify that the above information and information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner. (If not owner of record, attach written authorization from owner.)

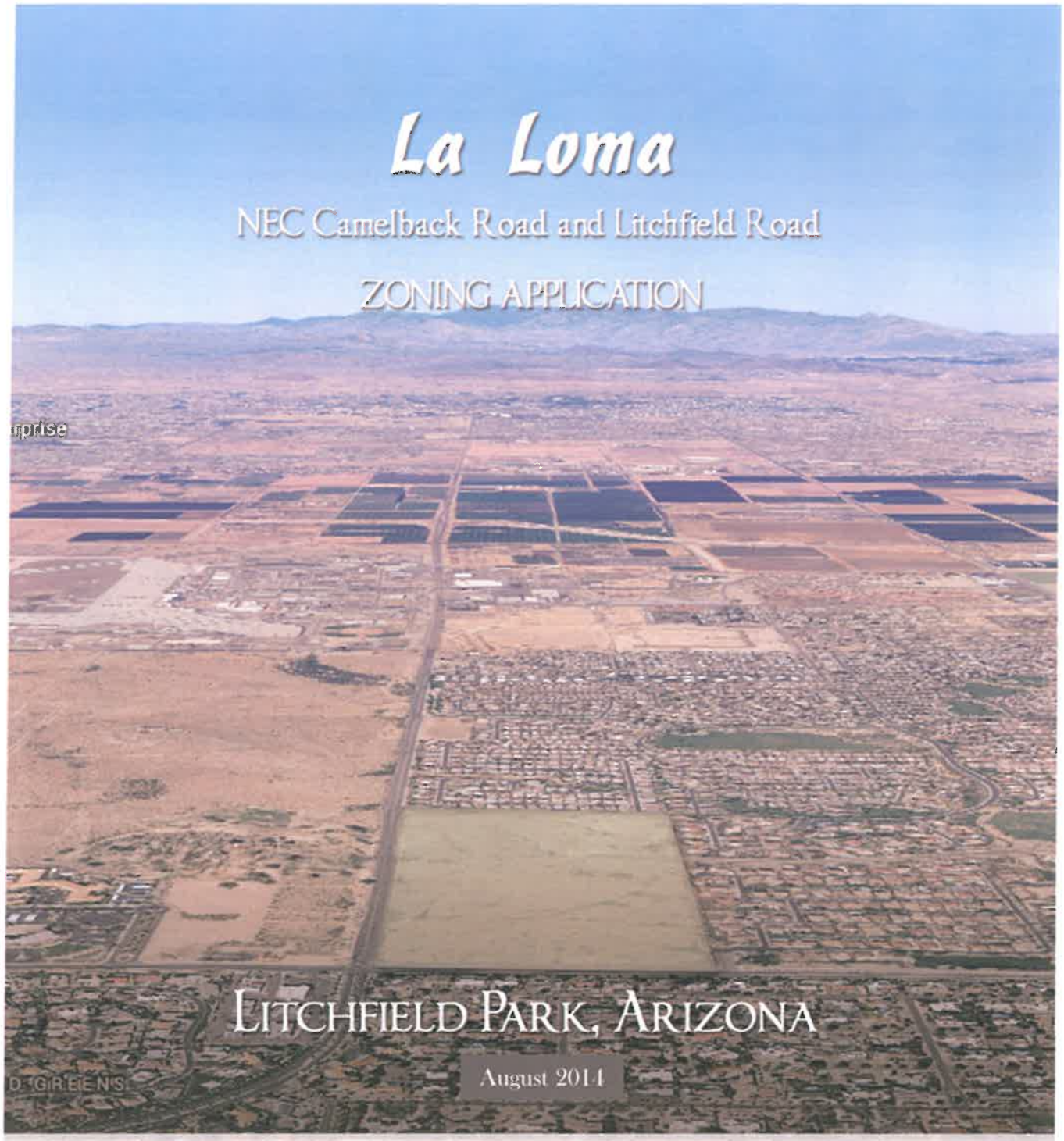
(Signature) (Signature)

(Printed Name) (Printed Name)

La Loma

NEC Camelback Road and Litchfield Road

ZONING APPLICATION



LITCHFIELD PARK, ARIZONA

August 2014

LVA urban design studio

KHovnanian Homes

EC&L

Hoskin • Ryan Consultants, Inc.

COLLABORATIVE V DESIGN STUDIO INC.

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I. Purpose of Request

The Republic Companies and Sun Health, owners of the approximate +/- 78.14 gross acre property depicted on the ***Site Location Map; Figure 1*** located at the northeast corner of Litchfield and Camelback Roads, in conjunction with K. Hovnanian Homes, are submitting this rezoning application in support of the previously submitted and revised General Plan Amendment (Case No. GPA 14-06). This request relies on the ability of this proposal to comply with a General Plan density of between 2.1-4 du/ac.

Together, the General Plan Amendment application and this Rezoning application (CS to CS PD and R1-8 PD) seek approvals to develop a 53-acre high-quality single-family neighborhood, to be known as "La Loma" that incorporates planning and architectural elements of historical and existing Litchfield Park and retain an approximate 25 gross acre commercial site for a shopping center at the south end of the site. This proposed community, we believe, will complement Litchfield Park's existing neighborhoods and mix of housing choices, both designed to endure over time. In addition, this proposal includes a shopping center that will meet the daily, monthly and yearly retail needs of the newly proposed residents, as well as the current residents in the vicinity. The requested change is graphically represented on the ***Map of Proposed Change; Figure 2.***

II. Introduction and Background

These cases (General Plan Amendment & Rezoning) were necessitated by the consistent lack of interest in this property by commercial developers and retail users since 2001. It was originally the owner's intent that commercial development would occur on this property. The Applicant believed (in 2001) that there was a scarcity of land for commercial development in Litchfield Park and that the subject property's location at the intersection of two major arterials would have the characteristics necessary to attract suitors for 78 acres of commercial development.

However, since 2001 the local retail market has dramatically and permanently changed, as has the very nature of retailing. Retail chains which used to depend solely on physical stores now utilize the internet for on-line sales, with a resulting reduction in foot-traffic in their stores. Consequently, fewer "brick and mortar" stores are necessary, and rather than expanding, these chains are generally contracting the number, and/or the footprint, of physical stores in their system.

The effect of this reduced demand for physical storefronts is compounded by the lack of population density to the north (land occupied by Luke AFB), the very low density nature of the City in general, the convenient proximity of existing power centers to the south and future Goodyear regional mall have led us to reluctantly conclude that 78 acres of commercial is just not feasible at this location. In summary, the types of common big-box users that were once envisioned or proposed for this site are also no longer feasible because they have already

selected other sites which have better locational characteristics – i.e., freeway frontage. In light of all these facts, we are proposing a reduction to the amount of on-site commercial zoning and a rezone of the remaining portion of the Property to provide for a high quality residential neighborhood.

The subject site is tucked in between several freeways, approximately 3.5 miles from both the I-10 Freeway and the Loop 303, and 4.5 miles from the Loop 101, making it an ideal location for residential development. The site is adjacent to existing low density residential neighborhoods on the south and east, and is well positioned to serve as a continuation parcel to this trend. The attractive design of this proposed single-family community reflects the unique history and small town characteristics of Litchfield Park, resulting in a neighborhood which offers street scenes and homes that will complement the existing mix of housing choices in the City, and endure over time.

III. Project Description

Site Layout - Residential

La Loma is a new neighborhood featuring distinctive elements and design features that are borrowed from Litchfield Park's history and New Town planning roots. Prior to commencing the design of this new neighborhood and housing products, K Hovnanian Homes surveyed Litchfield Park's neighborhoods and historical landmarks. Elements from Rancho La Loma, the Wigwam (aka the Organization House), the City's historic churches, the Litchfield Park Historical Museum, as well as the "New Town" concept (Tierra Verde) were primary inspirations in deriving both the planning and architectural components of the subject request. The result is a proposed new neighborhood that tells a story, and which will quickly meld into the existing fabric of Litchfield Park's quiet residential character, and be an enjoyable place to live for many years.

The neighborhood's primary entry from Litchfield Road, depicted on the *Community Entry Plan; Figure 3A,* seeks to embrace the historical architectural style and values of the City of Litchfield Park with a 130-135 ft. wide entry statement comprised of an 75-80 ft. wide private landscaped boulevard having a 25 foot center landscaped median separating two 25-30 ft. wide one-way streets with approximate 25 ft. landscaped setbacks on either the sides of each street. Spanish Colonial vernacular, inspired by Litchfield Park's historic churches, combine with an iconic architectural structure located in the entry median to create an estate entry reminiscent of the City's roots, while respectful of future progress. Iron entry gates mimic the architectural profiling and engage lighted columns and overhead trellis, enhancing the entry statement and providing welcoming vehicular and pedestrian portals.

The entry portal landscape design features the integration of palm species, citrus, olives and a variety of traditional accents, shrubs and groundcovers to add scale, color texture and fragrance. The collective scale, color texture and fragrance within the landscape design come together to provide an iconic entry experience.

The entry's prominent location, stationed near the site's apex (approximately 660 ft. south of West Missouri Avenue), is highly visible and yields a dramatic entry experience with panoramic views including the historic Paul Litchfield homestead (Rancho La Loma) to the west and Camelback Mountain to the east. An unmanned gatehouse similar to the *Gatehouse Concept; Figure 3B* will be provided at the primary entry. The community's secondary entrance off of Camelback Road in the southeast corner of the site will also be gated but will not feature a gatehouse.

The entry design also builds upon the concept of the 35 ft. deep streetscape that is proposed on both the east and west sides of Litchfield Road. This streetscape is also intended to create an experience reminiscent of the time when the Rancho La Loma to the west was lush and green and was the first development visitors saw as they entered Litchfield Park from the north. A conceptual illustration of the perimeter wall theming is provided on ***Figure 3; Preliminary Community Entry and Walls.***

The boulevard entry roadway and center median extends well into the neighborhood with a landscaped setback on each side for approximately 400 ft. to a small traffic roundabout before access to any street with homes can be accessed. There, as illustrated on the Preliminary Amenities and ***Preliminary Amenities and Open Space Plan; Figure 4A and Site Plan, Landscape Plan and Pedestrian Linkages Plan; Figure 4B,*** the landscaped boulevard curves south and terminates at a neighborhood park, creating an enhanced experience for residents and visitors entering the community. The combination of the boulevard entry, an abundance of landscaping, spectacular views, roadway termination at a neighborhood park, and limited home frontage will create a very enjoyable and attractive arrival experience. The project design responds to the sloping topography, north to south, to take advantage of the views which in turn results in an aesthetically pleasing site plan and a desirable characteristic for the community.

Single-Family Housing Choices

La Loma will showcase a variety of newly designed 1 and 2 story floor plans for this community. Ten (10) new floor plans will be offered on the 8,700 sq. ft. lots and eight (8) new floor plans will be offered on the 12,150 sq. ft. lots. Approximately 121 lots are proposed at an overall density of 2.3 du/ac. The homes range in size from 2,331 square feet up to 4,377 square feet (not including options). These newly designed floor plans include unique features and options to allow the consumer to personally design their home around the way they live, whether that be entertaining guests, relaxing in the Owner's Suite "Sanctuary", or bringing the flow of the home outside to the "Urban Oasis".

Each floor plan will offer a choice of at minimum three (3) themed elevations intended to promote plan and elevation diversity throughout the community. To further this point of diversity, no plan with the identical elevation will be allowed adjacent to or across from one another. Additionally, the same color scheme (regardless of plan or elevation) will not be

allowed adjacent to or across from one another. A table listing the details of each floor plan is provided below.

LA LOMA PLAN OFFERING								
PLAN #	STORIES	SQUARE FEET	STANDARD BEDROOMS	BATH	GARAGE	CEILINGS	WIDTH	DEPTH
5070	1	2,331	3	2	1 + 2 Sideturn	10'	50'	80'
5071	1	2,707	3	2	3 (2+Tandem)	10'	50'	85'
5072	1	2,833	3	2.5	3 (2+Tandem)	10'	50'	81'
5073	1	2,929	3	2.5	3 (2+Tandem)	10'	50'	85'
5074	1	3,088	4	3.5	2 + 1 Sideturn	10'	50'	90'
5075	2	3,255	4	3.5	3 (2+Tandem)	9' / 9'	50'	58'-6"
5076	2	3,579	4	3.5	3 (2+Tandem)	9' / 9'	50'	77'
5077	2	3,914	5	3.5	3 (2+Tandem)	9' / 9'	50'	80'
5078	2	3,982	5	4.5	3 (2+Tandem)	9' / 9'	50'	65'
5080	2	4,377	4	3.5	3 (2+Tandem)	9' / 9'	50'	74'
PLAN #	STORIES	SQUARE FEET	STANDARD BEDROOMS	BATH	GARAGE	CEILINGS	WIDTH	DEPTH
7010	1	3,058	4	2.5	3 (2+Tandem)	10'	70'	70'
7011	1	3,112	3	2.5	2 + 1 Sideturn	10'	70'	73'
7012	1	3,361	4	3.5	3 (2+Tandem)	10'	70'	74'-6"
7013	1	3,791	4	3.5	1 + 2 Sideturn	10'	70'	90'
7014	1	3,756	4	3.5	3 (2+Tandem)	10'	70'	85'
7015	1	3,783	3	3.5	2 + 1 Sideturn	10'	70'	90'
7016	1	4,024	4	4.5	2 + 1 Sideturn	10'	70'	91'
7017	1	4,164	5	3.5	2 + 1 Sideturn	10'	70'	88'

Elevation Styles

K. Hovnanian Homes will offer five (5) distinct elevations based on historical theming from the Phoenix and Litchfield Park areas as illustrated on ***Figure 6; Housing Product and Streetscape.*** The Spanish Colonial, Ranch Territorial, Western Ranch, Spanish Contemporary and Mid-Century Modern styles will provide a variety among the plans creating a diverse and pleasing streetscape compatible with the surrounding area and communities.

- Spanish Colonial – Characterized by curves and arches, the style employs simple lines and an understated elegance that help tell the story of the old southwestern ranches. Crafted from adobe and natural building materials, the style is reminiscent of the existing cottages at The Homestead. Other important elements showcased on this elevation style are the use of clay pipe vents, ornamental iron, and the classic 'S' tile roof material.

- Ranch Territorial – The style reflects a historical heritage from rural Arizona and traditional Ranch Territorial style homes. Simple and rustic in nature, horizontal lines are used in the best possible approach through the application of stacked stone and linear window treatments. Shown with traditional gable on gable lines, exposed rafter tails, decorative corbels, and using 'S' roof tile to emulate the homes built beginning in the 1920's, this elevation will help La Loma be recognized as community built around Litchfield Park's heritage.

- Western Ranch – Based initially on low, linear nineteenth century prototypes this style became popular around 1935 into the 1960's. Characterized by horizontal orientation and low gable roof lines, elements of board and batten siding along with stucco and brick wainscot help emphasis the use of natural/local materials used during the time of inception. Front porches are not forgotten. Detailed with wood posts and brick banding material, these are an ever important element of the theme to help support the sense of belonging and neighborhood within the community by bringing people out of their homes to interact.

- Spanish Contemporary – Expression of volume rather than mass and emphasis on balance other than preconceived symmetry is at the root of this elevation style. Irving Gill took Spanish elevations to a new level of radical simplification of form after the turn of the century when he fell under the spell of the pure plastic shapes of the adobe missions. Through the incorporation of traditional Spanish arches with clean horizontal and vertical edges, the banding of material continues the modernist evolution of Gill's vision. Hip roof lines with large overhangs and window groups incorporating small panes of glass attract the focus of the elevation on the box-like vertical masses.

- Mid-Century Modern – Explaining the current popularity of midcentury modern home design leads us back to that 30-year stretch from 1945 to 1975 — a period of extraordinary economic growth, which produced an appetite for progressive design in everything from clothing to automobiles. One particular California developer, Joseph Eichler, is where we draw our inspiration from for this stylist theme. Structural transparency clearly expresses itself via the architectural pronouncement of mass transferring from roof rafters resting on ceiling beams, to supporting posts, headers, and primary walls. Posts and beams combine with stone veneer are focal characteristics. A variety of materials can be found in single use or in combinations on midcentury homes. Many examples have some type of horizontal siding and are many times mixed with the aforementioned stone or brick. Low slung rooflines with expansive overhangs emphasis horizontal articulation throughout this elevation.

Elements of Standard Features / Diversity:

Stucco – The following stucco textures are being applied to the exteriors of the homes per elevation style:

- Spanish Colonial – Monterey finish
- Ranch Territorial – Monterey finish
- Western Ranch – Random Lace finish
- Spanish Contemporary – Medium Sand finish
- Mid-Century Modern – Medium Sand finish

All stucco trim will be sand finish. Trim around windows is provided standard on all rear and side elevations to promote 360 degree architecture. Trim details are different per elevation theme.

Paint – In order to create contrast and enhance the street scene, each elevation style will offer a minimum of three (3) color schemes from which the buyer may choose from; providing a total of twelve (12) varying color schemes for the plan series as a whole, each of the color schemes has pre-selected colors for the house body, fascia, stucco trim, shutters, siding, entry and garage doors, wrought iron, roof tile, etc.

Stone Veneer – In order to establish a unique character for the neighborhood, stone is provided as a STANDARD feature on various Ranch Territorial, Western Ranch, and Mid-Century Modern elevations.

Roofing – Concrete roof tiles, compatible with the Southwest's climate in style and durability, vary per elevation style and applicable color scheme. Spanish Colonial and Ranch Territorial elevations offer an 'S-tile' design, while Western Ranch, Spanish Contemporary and Mid-Century Modern offer a flat tile design.

Interior Features – Interesting features integrated into the design of the homes include organization spaces for modern day technology and storage requirements. Coming into the home from the garage, there is a convenient drop zone area set-up with USB outlets to plug in electronic gadgets and gizmos, as well as drawers to keep keys and other items collected during the day. Also in this area are valet storage systems with hooks and cubbies to help organize the everyday clutter associated with a busy family. Well-appointed Family Centers equipped with desks and internet connections allow for working, studying, and paying bills, in a quaint area located close to the heart of the home, the Kitchen/Great Room area. Kitchens feature thirty-six inch (36") maple cabinets with granite countertops and stainless steel appliances. Minimum 12" ceramic tile is standard in the Kitchen, Utility Room, Entry Foyer, and all wet areas.

The spacious floor plans vary in ceiling height between nine feet and ten feet, depending on the series of homes and single story versus two story homes. All homes are Energy Star certified and have a HERS (Home Energy Rating System) score at or below 70, making the homes a minimum thirty percent (30%) more energy efficient than a standard new home. This quality feature can be attributed to dual pane Low-E vinyl windows, a radiant barrier roof sheathing system, 14 SEER heating and cooling systems, a minimum R-value of 17.2 for wall insulation, and R-38 blown-in attic insulation.

Personalized Options – The ability to customize a home is very important to K. Hovnanian Homes, ensuring their customers love their homes. Gourmet Kitchen options are available for those who desire to impress their guests or just get the kids excited for dinner. Most plans offer extensions to the Master Bedroom, eating area, entertaining hub, covered patio space, and Garage square footage. Some of the cover patio extensions include a fireplace, barbeque, and an outdoor refrigerator, an option called the "Urban Oasis". Multi-Slide Door options allow for the interior and the exterior house to work as one element, which is perfect for entertaining and showcasing the weather during the Fall, Winter, and Spring months. There are multiple options to customize the Master Bathroom. Whether an individual wants a large walk-in shower or an intimate bathing space with the tub and shower enclosed in the same area as a "Wet Room", K. Hovnanian Homes offers the "Sanctuary" people are looking for to relax in after a long day at the office, taking care of the kids, or just to slow the pace of life down for a few minutes.

K. Hovnanian Homes also offers optional front and rear landscape packages, as well as paver driveways and walkways to tailor each home to the customers' wants and needs.

All mechanical equipment will be ground mounted and accessory structures shall conform to the main building in style and color.

Site Layout – Commercial

One approach to developing the center is presented on ***Figure 5; Illustrative Commercial Center Site Plan.*** This illustrative plan proposes several buildings for a major grocery anchor, smaller retail shops, two PADS with drive-thru's and an ancillary gas station PAD. Very large 50 ft. deep landscape setbacks are provided along Camelback Road and Litchfield Roads conveniently located to serve the proposed residential area to the north and east. Several access points into the center are proposed. The parking lot design is very structured with landscaped islands running the length of primary circulation aisles. In the final design, the center will provide the required amount of landscaping overall and in the parking fields. Details of the architectural design, based upon established design themes in Litchfield Park, and landscape plans will be provided in a future Design Review application.

Open Space

The entire neighborhood is planned to be linked together by a pedestrian circulation system, connecting the community and all programmed open spaces. Open space areas are shown on ***Figure 4A and Figure 4B***. The open space areas have been designed to serve a variety of purposes, including both active and passive recreation, as well as retention and landscaping. Centralize parks and open spaces have been designed and strategically located to maximize visibility and usability for residents. The open space around the perimeter of the entire property will provide an attractive landscaping buffer from adjacent properties and roadway right-of-way. (*NOTE: A 10 ft. deep/wide strip annexation exists along the east and north property lines.*)

The landscaped tracts on all corner lots (not already abutting an open space area) provide an attractive streetscape element and buffer between local streets and corner lots, negating the need for wider street-side setbacks. The amenity programming concept for the North Park draws inspiration from Rancho La Loma's Sunset Terrace. The active open space concept for the Entry and South Parks is inspired by the City's parks and open spaces. Play amenities and gathering spots found in nearby resorts act as the spring board for the Central Park theme. In order to facilitate use of pedestrian linkages, the Landscape Concept Plan contemplates small point of interest plaques throughout the project, which recount remarkable aspects of Litchfield Park's history (i.e. Paul Litchfield story and homestead, Goodyear cotton production, Wigwam history, etc).

The property has a slight sloping terrain, and generally drains southeast towards the Agua Fria River. Again, the project is designed to take advantage of the sloping topography and views.

Planned Development Overlay

A planned development overlay is being requested to modify several development standards. We are requesting these development standard modifications as they will result in a better plan than can be realized simply by adhering to the ordinance standards. Support for City approval of these modifications is collectively provided above in the project description which demonstrates that the proposed La Loma neighborhood design is consistent with the following design criteria that is generally set forth in the text of the PD zoning Overlay district for approval of development standard modifications:

1. The overall plan was designed based on a comprehensive and integrated approach taking into consideration the characteristics of the land, proposed lotting layout, centralized and usable open spaces, pedestrian connectivity, views, landscaping and the interrelationship between lot sizes, and otherwise conforms to adopted plans.

2. The plan provides an abundance of open spaces; opportunities for circulation including pathway connections; off-street parking; and pertinent amenities through this applications relationship with development on the northwest corner of the Camelback Road and Litchfield Road intersection.

3. The proposed development is compatible with existing and planned land uses, and with circulation patterns on adjoining properties.

4. The internal street system provides an efficient circulation system that has been designed to make that travel as attractive and enjoyable as possible.

5. Common areas and recreational facilities are readily accessible to the occupants of the neighborhood and provide an even distribution throughout the community.

6. The plan and product types will provide architectural harmony and compatible diversity within the development and within the neighborhood and surrounding community.

The proposed development standards modifications for the residential component are as follows:

STANDARD	R1-8 DISTRICT	LA LOMA R1-8 PD DISTRICT 70' WIDE LOTS	LA LOMA R1-8 PD DISTRICT 90' WIDE LOTS
Typical Lot Size (Square Feet)	8,000 minimum	Typical 8,750 (Two Lots are smaller at 7,659.8 Sq. Ft & 7,708.5 Sq. Ft)	Typical 12,150
Lot Width (feet)	60'	70'	90'
Building Height	1-Story, 25-feet	2-Story, 35-Feet	2-Story, 35-Feet
Front Setback	25'	20' to Garage Face, 15' to Forward Livable & Porch Projections, or side-load Garage from Back of Sidewalk.	20' to Garage Face, 15' to Forward Livable & Porch Projections, or side-load Garage from Back of Sidewalk.
Side Setback	12'	10' (Corner Lots Shall Be 20' unless a Minimum 10' Wide Landscape Tract is Provided Between ROW and the Corner Lot Property Line.)	10' (Corner Lots Shall Be 20' unless a Minimum 10' Wide Landscape Tract is Provided Between ROW and the Corner Lot Property Line.)
Rear Setback	25'	20'	20'
Lot Coverage	40%	55%	55%

The front and rear yard setbacks of 20 ft. and the 10 ft./10 ft. side yard setbacks of the R1-6 zoning district are being utilized by virtue of the provision of open space in excess of 20%.

A comprehensive set of privately Codes, Covenants and Restrictions will be prepared administered to ensure the long-term level of quality throughout the neighborhood.

The proposed development standards modifications for the commercial component are as follows:

Standard	CS District	LA Loma Commercial District (CS)
22.03.d. Buffer Yards	d. Buffer yards, consisting at a minimum of landscaping for the required setback distance, including pathways as appropriate, as approved by the design review board, shall be provided between dissimilar uses or other districts.	d. Buffer yards, consisting at a minimum of landscaping for the required setback distance, **as may be amended with a PD overlay**, including pathways as appropriate, as approved by the design review board, shall be provided between dissimilar uses or other districts.
Setback Regulations		
Sec. 22.05.b.1 Side Yard Adjacent to Residential Zoning	30 ft.	20 ft. next to the 1.54 Ac. retention area Otherwise, 30 ft. next to the existing residential neighborhood to the east.
Sec. 22.05.c.1 Rear Yard Adjacent to Residential Zoning	30 ft.	20 Ft. on the south side of the residential rezoning request in this application.

The deviations for the commercial are very modest and are proposed in the context of a unified land plan. The planners and designers for both the residential and commercial components worked closely together to establish a commercial site that made sense and then to link the two sites together with a pedestrian path. The reduction of 10 ft. on the north property for the landscape setback does not reduce the required commercial building setback; only the depth of the required landscaped setback which the residential designers believe is sufficient in depth. The required 30 ft. buffer side yard adjacent to the open space area used for retention in the residential plan is unnecessary as the open space area can incorporate the buffer. With that being said, the request is to only reduce to buffer yard from 30 ft. to 20 ft. and allow the buffer yard to be utilized for the pedestrian path to linking the center to the residential.

IV. Relationship to Surrounding Properties

The land use and zoning in the immediate area has changed little since 2002 when this property was annexed into the City. The property is bordered by Dreaming Summit and Veranda which are under the jurisdiction of Maricopa County. The Sun Health La Loma Campus is located immediately to the west, and a small commercial center is located at the southwest corner of Litchfield Road and Camelback Road. The property is bounded on the south by a large drainage channel in the Camelback Road right-of-way. The land on the south side of Camelback Road is single-family residential.

V. Engineering

Water & Sewer

Water and Sewer Utilities for the site will be provided by Liberty Utilities. A proposed water main will loop through the site and provide services for domestic water, irrigation water, and fire hydrants. Due to the existing storm drainage channel along Camelback Road on the south side of the site, access to existing water mains will probably be along Litchfield Road. A proposed sewer main will extend through the site and provide service to the individual lots. Sewer service will potentially feed from the Litchfield Road, as well.

Street Design

The proposed La Loma residential development will have a primary access along the west side of the site from Litchfield Road. A secondary access divided street with median is also planned on Missouri Avenue. Both access points will be gated, boulevard style drives.

The main access drive from Litchfield Road will have a boulevard style cross section with two driving lanes, a bike lane, and a detached sidewalk in each direction. The rest of the streets for the development will be two lane, local roads with attached sidewalks. All of the internal streets for the proposed development will be private. Public Utility Easements will be dedicated adjacent to the private streets.

Drainage

The existing terrain around the subject site slopes from the northwest to the southeast and two existing channels convey off-site flow within the site. The Colter Channel originates in the northeastern section of the site and the Litchfield Park Drainage Channel (Litchfield Channel) runs parallel to Camelback Road along the site's southern border. The Colter Channel was built by the Flood Control District of Maricopa County in 1993 to permit the upgrading of Camelback Road between Litchfield Road and El Mirage Road.

The Loop 303 White Tanks ADMP, 2009 (ADMP) studied the hydrology surrounding the Subject Site. The study shows approximately 130 cfs in the 100-year, 24-hour storm crosses Litchfield Road along the northwest corner of the Site and enters the Colter Channel.

Off-site flow of 187 cfs enters the Litchfield Channel at the southwestern corner of the property via an existing culvert under Litchfield Road. The channel has an estimated capacity of 490 cfs and drains to the east. The portion of the property south of the Colter channel currently drains to the Litchfield channel.

The developed site will need to account for both off-site and on-site flows. Overflow from the retention areas can be directed towards both the Colter and Litchfield Channels. Off-site flow conveyance through the site will need to be maintained to protect the development and adjacent properties. The previously mentioned 130 cfs entering the site from the north could be conveyed within a channel along the east side of Litchfield Road to the Litchfield Channel since it appears to have adequate capacity along Camelback Road. However, further analysis will be required to determine if the downstream channel, east of the proposed site, has adequate capacity to convey the additional flow.

Traffic

Traffic volumes on Litchfield Road and Camelback Road are very modest for a arterial roadways. Based on MAG studies, traffic volumes on Litchfield Road in 2003 were approximately 15,000 vehicles/day and dropped slightly to approximately 13,000 vehicles/day in 2011. Traffic volumes on Camelback Road increased from approximately 14,000 vehicles/day to approximately 20,000 vehicles/day. NOTE: An exhibit available on the City's website that was produced by Don Bennet & Associates and relies on data generated by MPSI Systems Inc. shows approximately 20,300 vehicles/day on Litchfield Road and 17,000 vehciles/day on Camelback Road in the same road segments. Again, very modest traffic counts.

Using the Institute' of Transporation Engineers Trip Generaltion Manual, 7th Edition, this proposed new neighborhood of 122 lots is projected to generate approximately 1170 average daily trips (ADT). Shopping centers in the 7th Edition of the ITE Trip Generation manual projects that ADT from shopping cneters of all types, regional, community and neighborhood ranges between 42.94 ADT per 1,000 sq. ft. of Gross Leasable Building Area to 49.97 ADT per 1,000 sq. ft. of Gross Leasable Area Building Area. We have used the factor 42.94 for this analysis. The commercial site is projected to generate 6,627 ADT. Combined with the residential, the total of 7,797 ADT is just 25% of the 31,423 ADT that would be projected to generated if the entire 78 acres were to be developed with commercial. Both Camelback Road and Litchfield Road are designated arterial roadways with sufficient capacity to accommodate the increased amount of traffic.

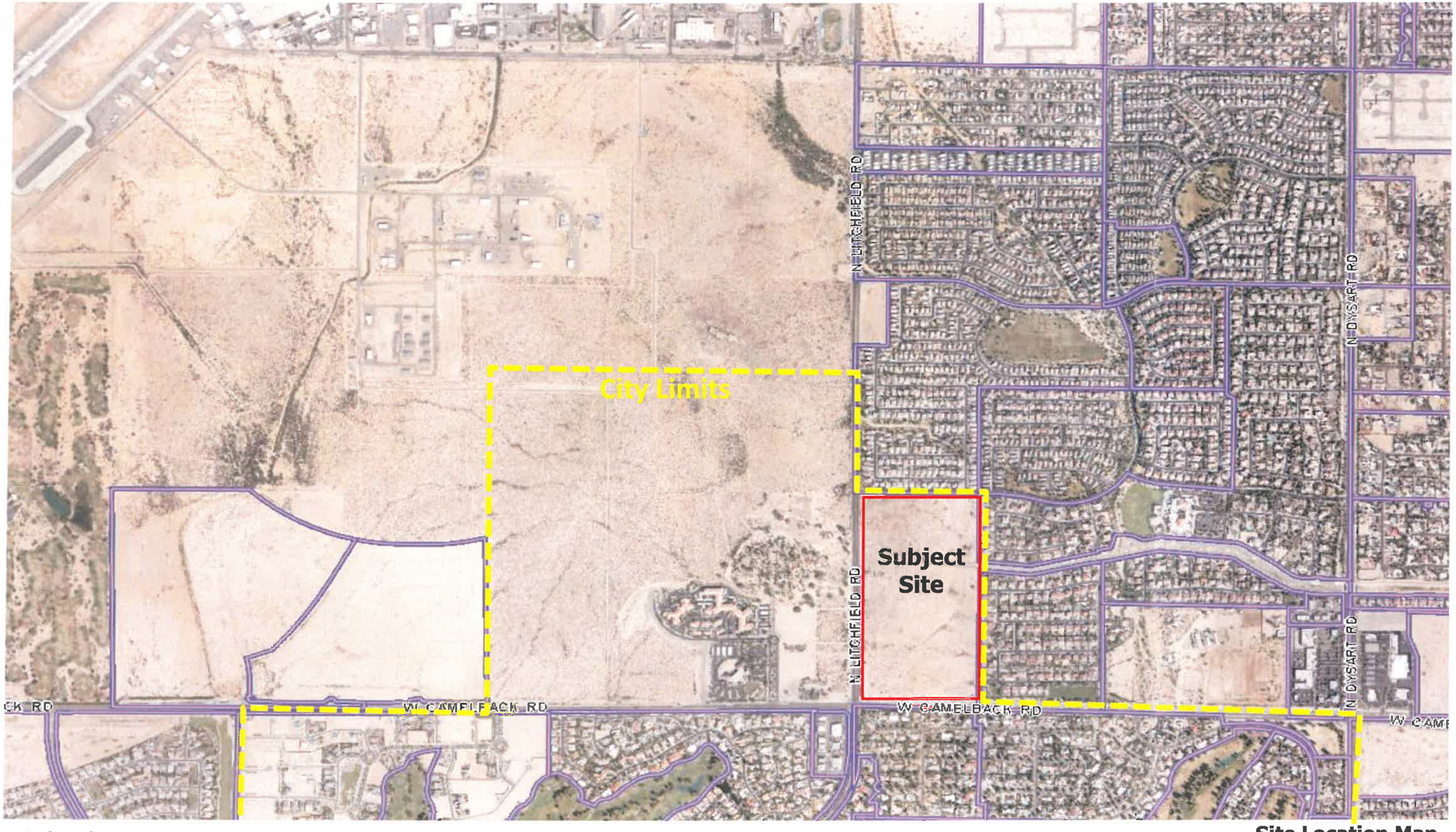
VI. Conclusion

The proposed request to reduce the amount of Community Commercial (CS PD) zoning from approximately 78.14 acres to approximately 25 acres and rezone the balance to R1-8 PD single-family zoning to allow for the development of a unique low density single-family neighborhood on the balance of the property is the most logical and appropriate proposal in light of this site's lack of accessibility to a variety of local and regional transportation systems, retail development

and demonstrated lack of demand for sites by retail businesses whose products can also be accessed on-line. Due to reinvestment goals and market-driven factors that encourage the clustering of large retail users in more appropriate freeway-orientated locations, the existing presence of the primary major retailers who have already located away from the subject site as well as the change in the retail development (i.e., online shopping), there is not a realistic opportunity for the entire site to be utilized as another big box /commercial retail development in the future.

Approval of this request supports City objectives to increase tax revenues to the City, it will help support the proposed new grocery anchor and related retail tenants as well as the Sun Health campus and the proposed agri-tourism use. This new residential population will also generate both immediate and significant economic benefits including revenues for City/State, construction related spending and employment, long-term employment to support the new community and other related benefits from residents shopping, dining and working nearby.

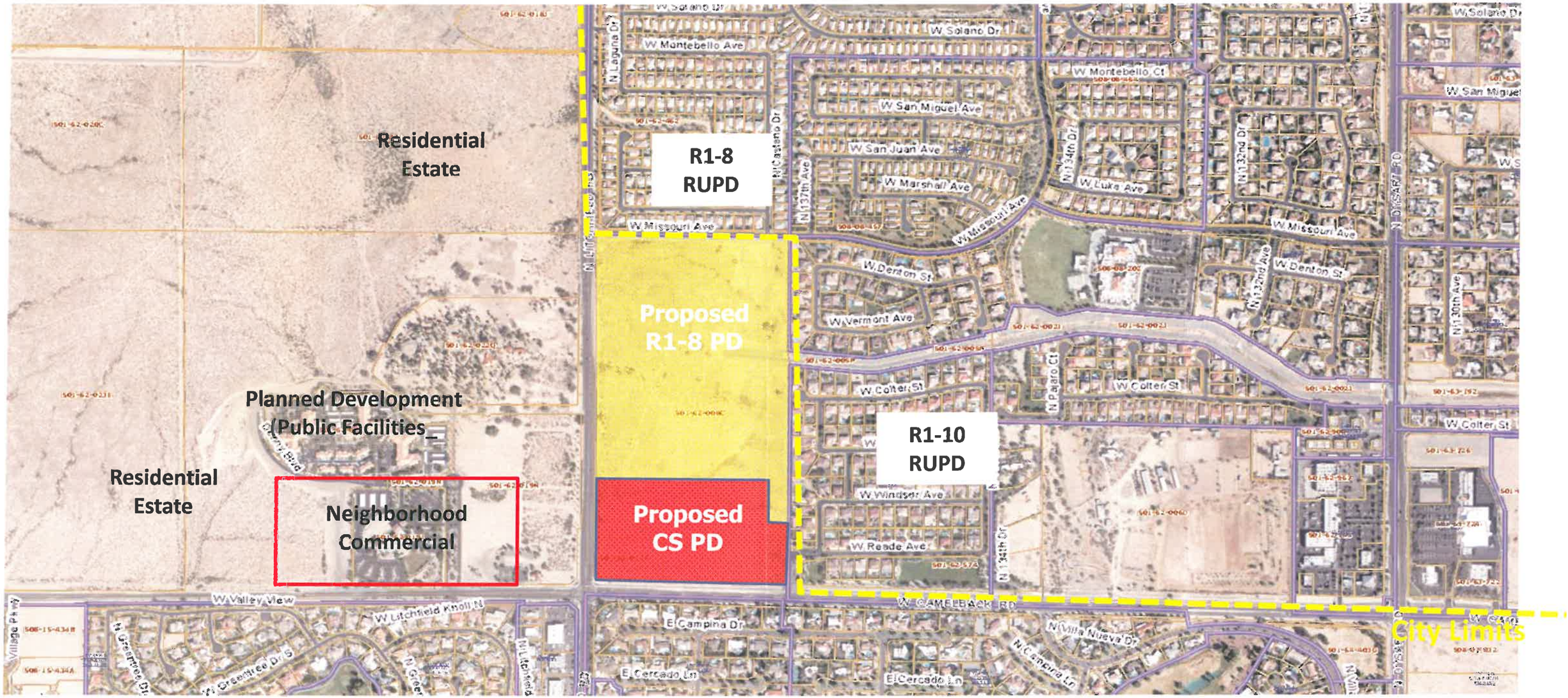
In sum, this proposal creates a welcoming environment for a healthy competitive business market in order to support the City's fiscal well-being.



Earl, Curley & Lagarde, P.C.
August, 2014

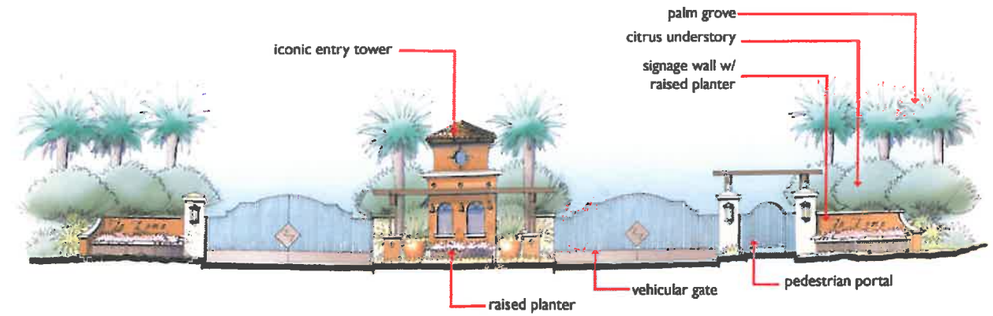
Site Location Map
Figure 1

Request Rezone of +/- 78.14 Gross Acres at the NEC of Litchfield Rd. & Camelback Road from CS to CS PD and R1-8 PD



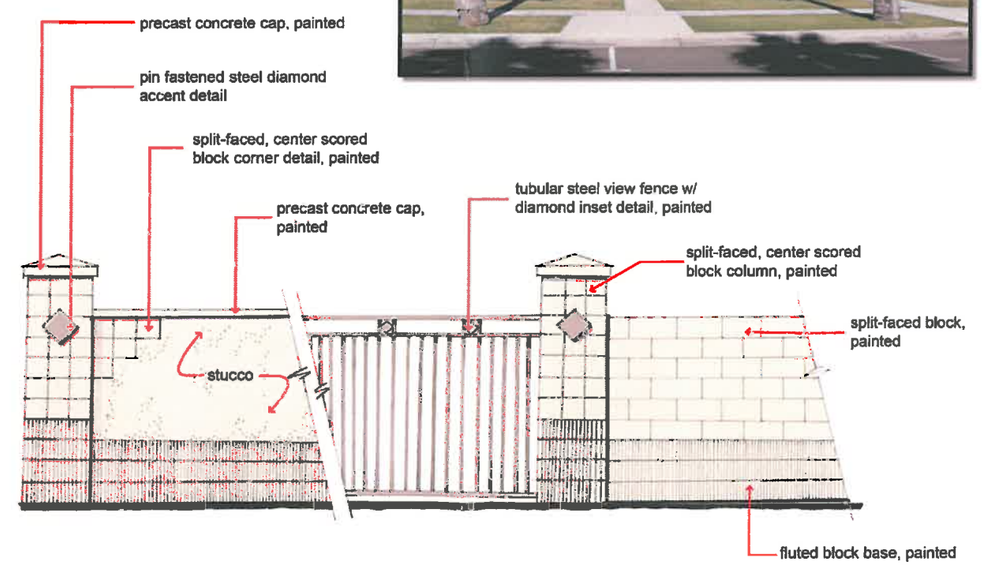
Map of Proposed Change
Figure 2

Earl, Curley & Lagarde, P.C.
August, 2014



MAIN COMMUNITY ENTRY ELEVATION

NTS



ACCENT THEME WALLS

NTS

La Loma
Litchfield Park, Arizona

Figure 3

Collaborative V Design Studio

PRELIMINARY COMMUNITY ENTRY AND WALLS

(A)

(E)

Conceptual Amenity Legend

- (A) Historical Marker
- (B) Main Community Entry (Ref. Preliminary Community Entry and Walls Exhibit)
- (C) Secondary Community Entry
- (D) Gateway Monument
- (E) Ramada
- (F) Tot Lot
- (G) Formal Tree Grove
- (H) Parkway
- (I) Game Lawn

(E)

(F)

(I)

Preliminary Amenities And Open Space Plan Figure 4A

N
1"=200'

La Loma
Litchfield Park, Arizona

KL Homes

Collaborative V Design Studio
7116 East 1st Avenue, Suite 103
Scottsdale, Arizona 85251
480-947-8099

AUGUST 14, 2014

PRELIMINARY AMENITY PLAN

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME
TRUNK/ACCENT	
Acacia smallii	Sealy
Acacia willardiana	Willard Acacia
Cercis spencei	Canyon Redbud
Chilopsis linearis	Desert Willow, Bow Willow
Cupressus sempervirens	Italian Cypress
Dalbergia sissoo	Sissoo
Fraxinus velutina 'Fan-Tex'	Fan-Tex Ash
Fraxinus velutina 'Rio Grande'	Rio Grande Ash
Parkinsonia praecox	Palo Verde
Prosopis alba	Argentine Mesquite
Quercus virginiana 'Cathedral'	Southern Live Oak
Schinus terebinthifolius	Brazilian Pepper Tree
Tecoma stans	Yellow Bell
Ulmus parvifolia 'Sempervirens'	Evergreen Elm
Washingtonia robusta	Mex Fan
ACCENTS & VINES	
Agave desmettiana	Smooth Agave
Agave weberi	Weber Agave
Aloe barbadensis	Medicinal Aloe
Aloe ferox hybrid	Red Aloe
Dyckia brevifolia	Spiny Dyckia
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea
Green vipers	Tassel Fly Vine
Pachycereus pecten-aboriginum	Pipe Organ Cactus
Phoenix roebelenii	Pigmy Date Palm
Pyrostegia venusta	Pink Bougainvillea
Rhaphidophora aurea	Golden Pothos Vine
SHRUBS	
Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea
Caesalpinia pulcherrima	Pride of Barbados
Dasylirion wheeleri	Purple Nolina and Dasylirion
Dodonaea viscosa purpurea	Purple Hopseed Bush
Ericameria laricifolia	Turpentine Bush
Hesperaloe parviflora	Red Yucca
Lantana montevidensis 'Alba'	Trailing Lantana
Lavandula stoechas pedunculata	Spanish Lavender
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage
Leucophyllum laevigatum 'Lynn Ruff'	Lynn Ruff Ranger
Leucophyllum zelicense 'Prime Red'	Prime Red Chaparral
Megathyrsus maximus 'Variegatus'	Variegated Green Panicgrass
Nerium oleander	Oleander
Pennisetum setaceum 'Nana'	Dwarf Fountain Grass
Ruellia brittoniana	Mexican Petunia
Ruellia peninsularis	Baja Ruellia
Simmondsia chinensis 'Vista'	Dwarf Jojoba
Tecoma stans 'Orange Jubilee'	Orange Jubilee
GROUND COVERS	
Asparagus densiflorus 'Myers'	Myers Asparagus Fern
Calliandra eriophylla	Dwarf Fairyduster
Lantana 'Hill's Hummingbird'	Hill's Hummingbird
Lantana 'Irwin Red'	Irwin Red Lantana
Lantana 'New Gold'	New Gold Lantana
Lantana montevidensis	Purple Trailing Lantana
Mandevilla x amabilis	Mandevilla
Vinca minor	Periwinkle
Wedelia trilobata	Wedelia
Tradescantia pallida	Purple Heart

Site Plan, Landscape Plan *and* Pedestrian Linkages Plan Figure 4B

SITE DATA TABLE

PARCEL	GROSS AREA (AC)*	NET AREA (AC)*	PROPOSED ZONING	TYP. LOT SIZE	# OF UNITS	GROSS DENSITY (AC)	OPEN SPACE (AC)	OPEN SPACE (% GROSS)
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total/avg	53.2	[illegible]			321	5.8	20.4	38.4%

N
1"=200'

La Loma
Litchfield Park, Arizona

KL Homes

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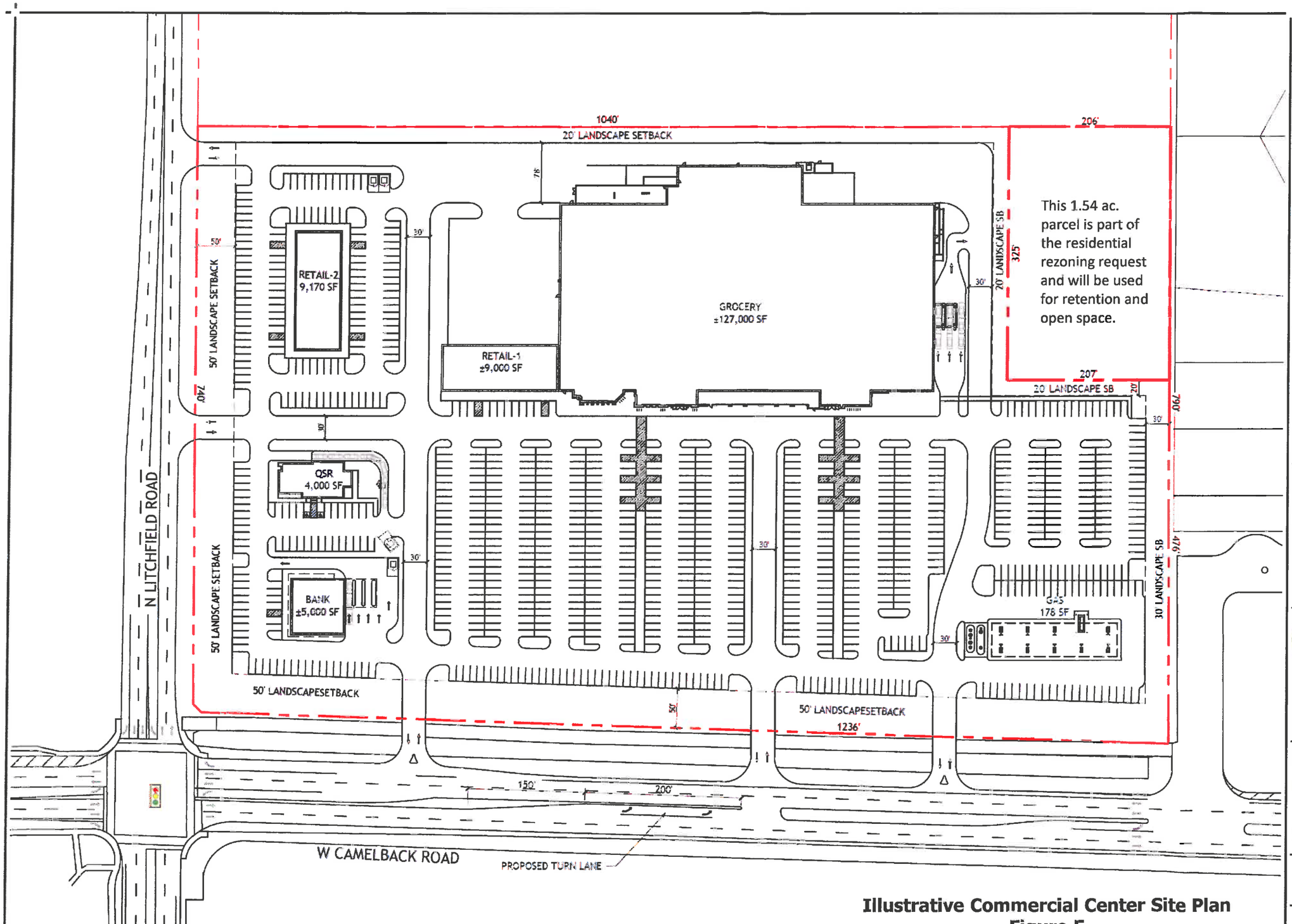
7116 East 1st Avenue, Suite 103
Scottsdale, Arizona 85251
480-947-8099

AUGUST 14, 2014

PRELIMINARY LANDSCAPE PLAN



Illustrative Commercial Center Site Plan
Figure 5

SITE DATA

SITE AREA: ±892,816 SF, ±20.50 ACRES

BUILDING: 127,000 SF - FRY'S
178 SF - GAS
9,000 SF - RETAIL 1
9,170 SF - RETAIL 2
4,000 SF - QSR
5,000 SF - BANK
154,340 SF - TOTAL

PARKING: PROVIDED = 908 SPACES
(RATIO 908/154,340=5.88 SPACES)

LANDSCAPE: NET LANDSCAPE AREA REQUIRED
10% (89,218 SF)
NET LANDSCAPE AREA PROVIDED
21.84% (195,013 SF)

PARKING AREA LANDSCAPE REQUIRED
5% (44,640 SF)
LANDSCAPE PROVIDED
5.71% (51,016 SF) PARKING AREA

LEGEND

PROPERTY LINE

ON-SITE DIRECTIONAL ARROWS

OFF-SITE DIRECTIONAL ARROWS

NORTH

0 60' 120' 240'

SCALE: 1" = 120'

Evergreen
Development | Services | Investments

2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, ARIZONA 85016
(602) 808-8600
BILL FINCH

LOCATION

LITCHFIELD, ARIZONA
W CAMELBACK ROAD AND
N LITCHFIELD ROAD

DATE
8-6-2014

PROPOSED SITE PLAN

Housing Product and Streetscape

Figure 6

RANCH TERRITORIAL | MID-CENTURY MODERN | RANCH TERRITORIAL | SPANISH CONTEMPORARY | SPANISH COLONIAL

LA LOMA 50'S | STREETSCAPE

(70' WIDE LOTS)

RANCH TERRITORIAL | SPANISH COLONIAL | WESTERN RANCH | MID-CENTURY MODERN

LA LOMA 70'S | STREETSCAPE

(90' WIDE LOTS)