



THE CITY OF
Litchfield Park



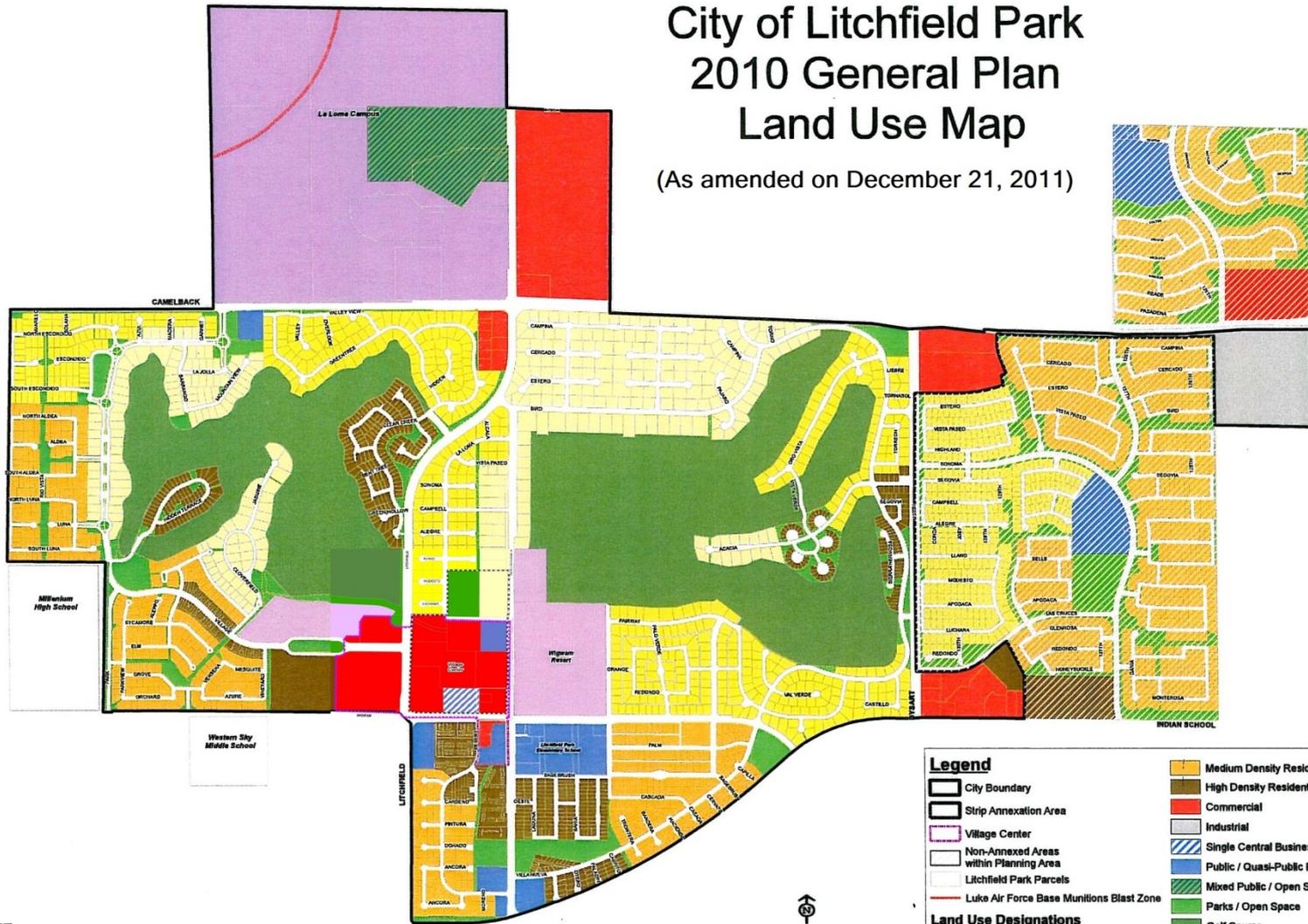
General Plan Study Session

September 17, 2014

**General Plan Amendments
Concurrent Rezoning Cases**

City of Litchfield Park 2010 General Plan Land Use Map

(As amended on December 21, 2011)



Milliken High School

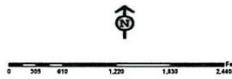
Western Sky Middle School

LITCHFIELD

INDIAN SCHOOL

Legend

- City Boundary
- Strip Annexation Area
- Village Center
- Non-Annexed Areas within Planning Area
- Litchfield Park Parcels
- Luke Air Force Base Munitions Blast Zone
- Very Low Density Residential (0 - 2 du/ac)
- Low Density Residential (2.1 - 4 du/ac)
- Village Center Specific Plan
- Medium Density Residential (4.1 - 8 du/ac)
- High Density Residential (8.1+ du/ac)
- Commercial
- Industrial
- Single Central Business District
- Public / Quasi-Public Facility
- Mixed Public / Open Space
- Parks / Open Space
- Golf Course
- Mixed Use (Residential / Public Facility)
- Resort



W.C. Swanson Inc.
Municipal Engineers and Planners
1528 N. Litchfield Pk., Ste. 310
Owasso, AZ 85525
Revised April 2013
This GIS Map is a limited representation
intended for planning purposes only.



**GPA
14-01
ZA14-02
(Parcel A)
&
GPA
14-02
(Parcel B)**



GP14-01



Wigwam Property
Litchfield Park, Arizona
Map of Proposed Change: Parcel A

July 10, 2014

GREY|PICKETT

GP14-01 and ZA14-02

Northwest Corner of Litchfield Road and Village Parkway

Submitted by: Wigwam Town Parcels LLC,
Wigwam Joint Venture LP

31.1 Acres (being revised down to 28 acres)– Parcel A

Proposed amendments:

- Change Land Use designation from Resort to Medium Density Residential.
- Change Land Use designation from Golf Course to Medium Density Residential on a portion of the southern edge of Heritage (Red) Golf Course.
- Change Land Use designation from Open Space to Medium Density Residential.
- Change Land Use designation from Commercial to Medium Density Residential.
- Medium Density Residential of 210 condominium units (approximately 6.7 units per acre). This is expected to be revised down to 180 units on 28 acres with a corresponding density of 6.4 units per acre.
- Rezoning request for Residential Cluster zoning with a PD Overlay

GP14-01/Z14-02

Discussion points should include:

- Traffic impact on Village Parkway and Litchfield Road, possible modifications needed
- High density resort related units versus the proposed “for-sale” housing development
- Impact of additional residents on open space and public facilities
- Removal of commercial land use and future retail sales tax generation
- Retail Study identifies commercial land use as viable
- Slight encroachment on open space and golf course
- Cost of services to new residences – Financial Impact Analysis
- Impact on adjacent land uses – low density next to medium density
- Maintenance Building for golf course location
- Development Agreement (DA) impacts need to be reviewed and an amendment to the existing DA needs to be filed by the applicant.
- Units need to face Village Parkway
- 26’ streets should be widened to 32’ with sidewalks on both sides of street



APPROXIMATE AREA: 28.0 AC. +/-

CONDO STYLE BUILDING TYPE (UNITS, C-1, C-2, C-3, AND C-4)	18 X 4 UNITS	72
TOWNHOME STYLE BUILDING TYPE (UNITS, TH-1, TH-2, AND TH-3)	21 X 3 UNITS	63
PATIO HOME "1"		12
PATIO HOME "2"		15
PATIO HOME "3"		18
PATIO HOMES		45
TOTAL		180

PROJECT DATA:

PLAN 'C'-1 (1ST FLR STACKED)	18 UNITS
PLAN 'C'-2 (2ND FLR STACKED)	18 UNITS
PLAN 'C'-3 (1ST FLR STACKED)	18 UNITS
PLAN 'C'-4 (2ND FLR STACKED)	18 UNITS
PLAN 'TH-1	12 UNITS
PLAN 'TH-2	15 UNITS
PLAN 'TH-3' (2 STORY)	18 UNITS
TOTAL	180 UNITS

UNIT MIX:
 40% CONDO STYLE (72 UNITS)
 35% TH STYLE (63 UNITS)
 25% PATIO HOMES (45 UNITS)

PROPOSED ZONING: RC CLUSTER ZONING WITH PD OVERLAY
 PROPOSED BUILDING HEIGHT: 30'
 OPEN SPACE: 105,063 SQ. FT. / 1,029,060 SQ. FT. UNDER ROOF
 (INCLUDES OPEN SPACE, RETENTION AND CONDUIT AREAS)
 PROPOSED BUILDING HEIGHT: 16' SINGLE STORY, 30' TWO STORY
 DISTANCE BETWEEN BUILDINGS: 10' MIN. (2' TYPICAL)
 SETBACK REGULATIONS: 20' MIN. FRONT, SIDE, AND REAR
 VARIANTS TYP. AT ALL PERIMETERS
 LOT COVERAGE: 161,591 SQ. FT. / 1,819,480 SQ. FT. = 35%
 TOTAL UNITS UNDER ROOF: 423,001 SQ. FT.
 REC AREA: 2,490 SQ. FT.
 TOTAL AREA UNDER ROOF: 425,491 SQ. FT.



* DENOTES TWO STORY MASSING

CACHET AT THE WIGWAM

CONCEPTUAL SITE PLAN



Cachet
H.O.M.E.S.

SCRIVNER
DESIGN GROUP

SCALE: 1"=60'
8-12-14





PEDESTRIAN CIRCULATION- OPEN SPACE-NEIGHBORHOOD INTEGRATION EXHIBIT
CACHET AT THE WIGWAM



Cachet
 HOMES
SCRIVNER
 DESIGN GROUP

SCALE: 1"=60'
 8-12-14



CACHET AT THE WIGWAM

PROJECT DATA SHEET:

SITE DATA:

GENERAL PLAN AMENDMENT: PARCEL "A" WIGWAM PROPERTY
 EXISTING ZONING: MFL-LOW DENSITY MULTIFAMILY RT-RESORT,
 OS-OPEN SPACE, AND NC-NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING: RC CLUSTER

SITE AREA: 28.0 AC. +/-

DWELLING UNITS: 180

DENSITY: 6.4 DU/AC. +/-

LOT COVERAGE: 423,591 SQ.FT./1,219,680 SQ.FT. = 35%

TOTAL UNITS UNDER ROOF 421,101 SQ.FT.

REC AREA 2,490 SQ.FT.

TOTAL AREA UNDER ROOF 423,591 SQ.FT.

OPEN SPACE: 165,083 SQ.FT./ 1,219,680 SQ.FT. = 14%

(INCLUDES OPEN SPACE/RETENTION AND COMMON AREAS)

PROPOSED BUILDING HEIGHT : 18' SINGLE STORY, 30' TWO STORY

DISTANCE BETWEEN BUILDINGS: 10' MIN., 12' TYPICAL

SETBACK REGULATIONS: 10' MIN., FRONT, SIDE, AND REAR
 YARDS, 15' TYP. AT ALL PERIMETERS

UNIT MIX: 40% CONDO STYLE (72 UNITS), 35% TH STYLE (63 UNITS)
 25% PATIO HOMES (45 UNITS)

BUILDING DATA:

CONDO STYLE BUILDING TYPE 18 X 4 UNITS 72

(UNITS, C-1, C-2, C-3, AND C-4)

PLAN 'C-1' (1ST FLR STACKED) 18 UNITS

LIVABLE 473 SQ.FT.

PLAN 'C-2' (2ND FLR STACKED) 18 UNITS

LIVABLE 360 SQ.FT.

Foyer 157 SQ.FT.

TOTAL 180 SQ.FT.

PLAN 'C-3' (1ST FLR STACKED) 18 UNITS

LIVABLE 324 SQ.FT.

PLAN 'C-4' (2ND FLR STACKED) 18 UNITS

LIVABLE 188 SQ.FT.

Foyer 171 SQ.FT.

TOTAL 179 SQ.FT.

TOWNHOME STYLE BUILDING TYPE 21 X 3 UNITS 63

(UNITS, TH-1, TH-2, AND TH-3)

PLAN 'TH-1' 21 UNITS

LIVABLE 170 SQ.FT.

PLAN 'TH-2' 21 UNITS

LIVABLE 156 SQ.FT.

PLAN 'TH-3' (2 STORY) 21 UNITS

LIVABLE 1ST 177 SQ.FT.

LIVABLE 2ND 69 SQ.FT.

TOTAL 246 SQ.FT.

PATIO HOME "1" LIVABLE 1592 SQ.FT. 12

PATIO HOME "2" LIVABLE 2005 SQ.FT. 15

PATIO HOME "3" LIVABLE 2205 SQ.FT. 18

TOTAL 180





CONDO STYLE BUILDING REAR



CONDO STYLE BUILDING FRONT



TOWNHOME STYLE BUILDING REAR



TOWNHOME STYLE BUILDING FRONT



PH-#1

PH-#2

PH-#3

CACHET AT THE WIGWAM

COMMUNITY THEME

Cachet
S.O.A.S.
SCRIVNER
DESIGN GROUP
8-12-14





PH-#1

PH-#2

PH-#3

PATIOHOME STYLE STREETScape

CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS





TOWNHOME STYLE BUILDING REAR



TOWNHOME STYLE BUILDING FRONT

CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS

Cachet
H O M E S
SCRIVNER
DESIGN GROUP
8-12-14





CONDO STYLE BUILDING REAR



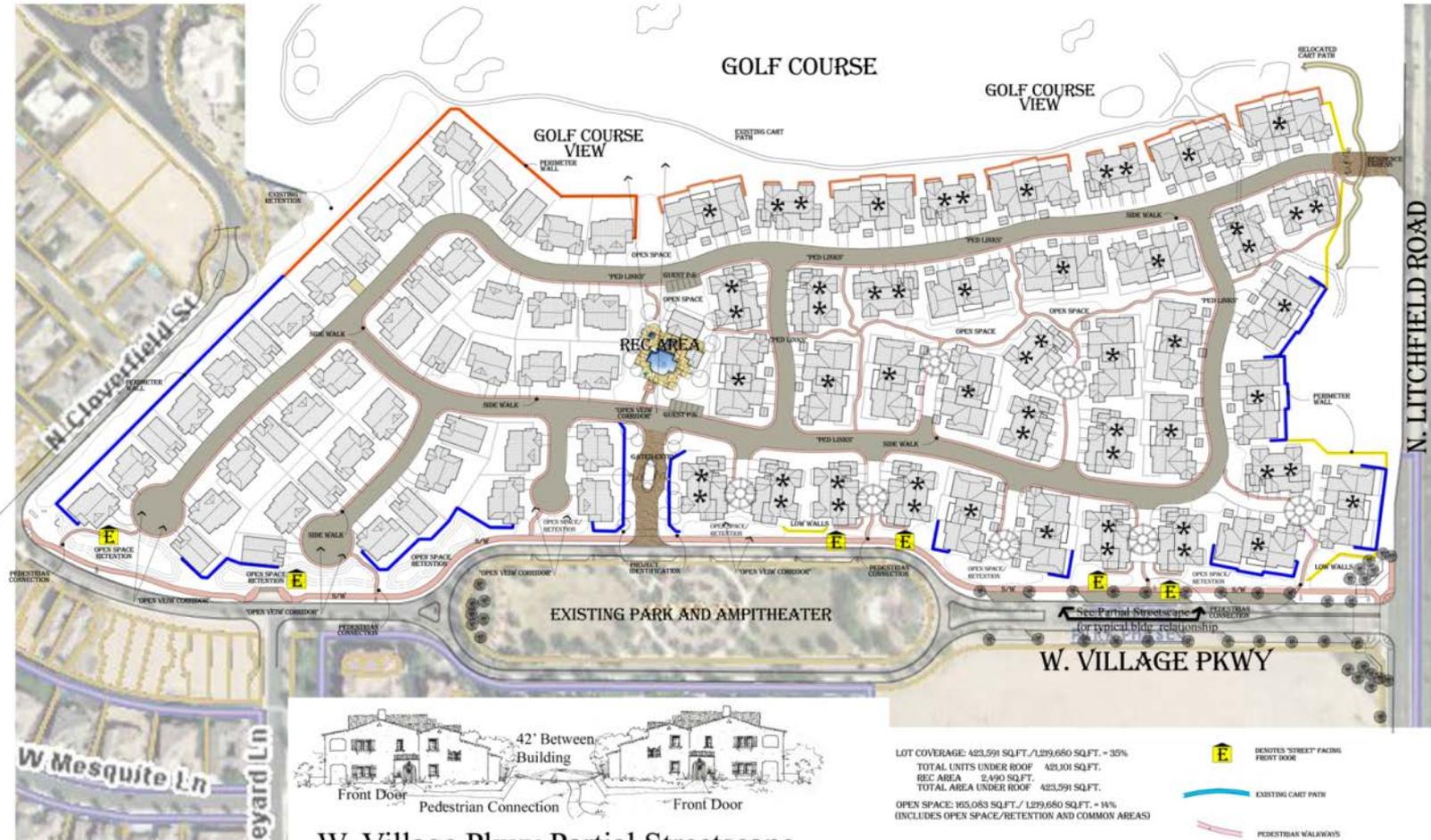
CONDO STYLE BUILDING FRONT
CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS

Cachet
HOMES
SCRIVNER
DESIGN GROUP
8-12-14



Submitted 9/9/14



W. Village Pkwy Partial Streetscape

Perimeter Wall Scheme
CACHET AT THE WIGWAM



SCALE: 1"=60'
 8-12-14

9-9-14

GP14-02



Wigwam Property
Litchfield Park, Arizona
Parcel "B" Existing Conditions

July 10, 2014



GREY|PICKETT

GP14-02



Parcel B: 150 Units
75,000 sf Retail

Wigwam Property
Litchfield Park, Arizona
Map of Proposed Change: Parcel B

July 15, 2014

GREY PICTURES

GP14-02

GPA 14-02 Northwest Corner of Litchfield Road and Wigwam Boulevard

Submitted by: Wigwam Town Parcels LLC

15 Acres – Parcel B

Proposed amendment:

- Change Land Use designation from Commercial to Mixed Use (High Density Residential and Commercial).
- High Density Residential consisting of approximately 150 (fluid number) multi-family rentals or condominium units (approximately 21 units per acre) and 75,000 square feet of retail.
- New exhibit to be submitted that does not delineate a division between commercial and multi-family land uses

GP14-02

Discussion points should include:

- Traffic impact on Wigwam Blvd. and Litchfield Rd.
- Impact of additional residents on open space and public facilities
- Consideration of multi-family land use impacts versus commercial
- Removal of the majority of the commercial land use and future retail sales tax generation possible on the site
- Retail Study identifies commercial land use as viable in larger quantities on this property than as proposed, but also notes multi-family as a possible second land use in the context of a vertical mixed-use “lifestyle” type development
- Cost of services to new residences – Financial Impact Analysis
- Impact on adjacent land uses
- Need for companion zoning case to establish a site plan, maximum number of units, building architecture, and other conditions of approval. The zoning case would also establish limitations on building heights, setbacks, and other related development standards that are not possible through the GPA application
- Development Agreement – necessary to establish a minimum number for commercial SF

GP14-03



C: 200 Units
400 Keys

Wigwam Property
Litchfield Park, Arizona
Map of Proposed Change: Parcel C

July 10, 2014
SCALE: 1" = 200'
GREEY PICKETT

GP14-03

GPA 14-03 Portion of Wigwam Patriot (Blue) and Gold Golf Courses and Driving Range

Submitted by: Wigwam Joint Venture LP

18.5 Acres – Parcel C

Proposed amendment:

- Change Land Use designation from Golf Course to Resort.
- Resort Condominiums consisting of approximately 200 individually-owned condominium units designed as lock-offs to be divisible into a possible 400 keys or hotel rooms. (14.2 units per acre).

GP14-03

Discussion points may include:

- Loss of 18.5 acres of Golf Course (open space), where will the driving range go?
- Impacts on view corridors from adjacent residences along the golf course
- Traffic impact on Old Litchfield Road, other streets
- High density resort related units versus existing Golf Course/Open Space uses
- Impact of additional residents on open space and public facilities
- Consideration of the most appropriate location for the resort room expansion
- Economic impact of overall Wigwam Resort room expansion and its ability to attract larger groups, more guests to Litchfield Park
- Cost of services to new residences – Financial Impact Analysis
- Consideration of room tax income to offset cost of services
- Impact on adjacent land uses – low density next to high density
- Construction access and impact on neighborhood
- Proposal for multi-story units near single story neighborhoods
- Need for companion zoning case to establish a site plan, maximum number of units, building architecture, and conditions of approval. The zoning case would also establish limitations on building heights, setbacks, and other related development standards that are not possible through the GPA application
- Development Agreement (DA) impacts – owner occupied restrictions and proportion of “lock off” units can be established through a DA.

GPA #14-05 & ZA #14-03

Northwest Corner of Litchfield & Camelback Roads

Sun Health Proposal



GPA #14-05

Major General Plan Amendment Request

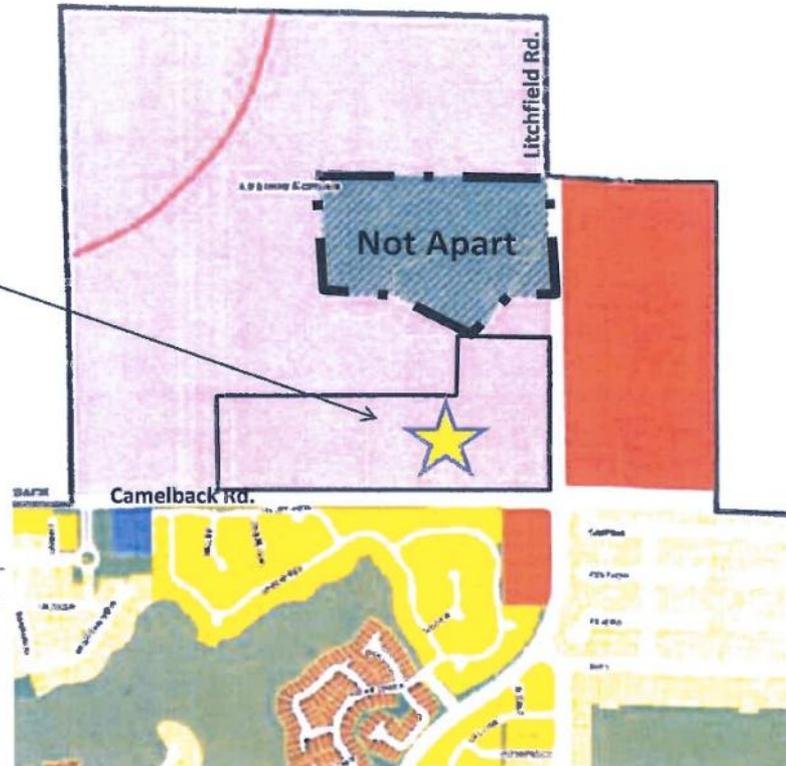
La Loma Community

NWC Litchfield Rd. & Camelback Rd.

(+/- 60 gross acres)

Existing
General Plan Land Use Map

- Mixed Use (Residential/Public Facility)



Legend	
	City Boundary
	Strip Annexation Area
	Village Center
	Non-Annealed Area within Planning Area
	Litchfield Park Parcels
	Luke Air Force Base Munitions Blast Zone
	Very Low Density Residential (0 - 2 du/ac)
	Low Density Residential (2.1 - 4 du/ac)
	Village Center Specific Plan
	Medium Density Residential (4.1 - 8 du/ac)
	High Density Residential (8.1+ du/ac)
	Commercial
	Industrial
	Single Central Business District
	Public / Quasi-Public Facility
	Mixed Public / Open Space
	Parks / Open Space
	Golf Course
	Mixed Use (Residential / Public Facility)
	Resort

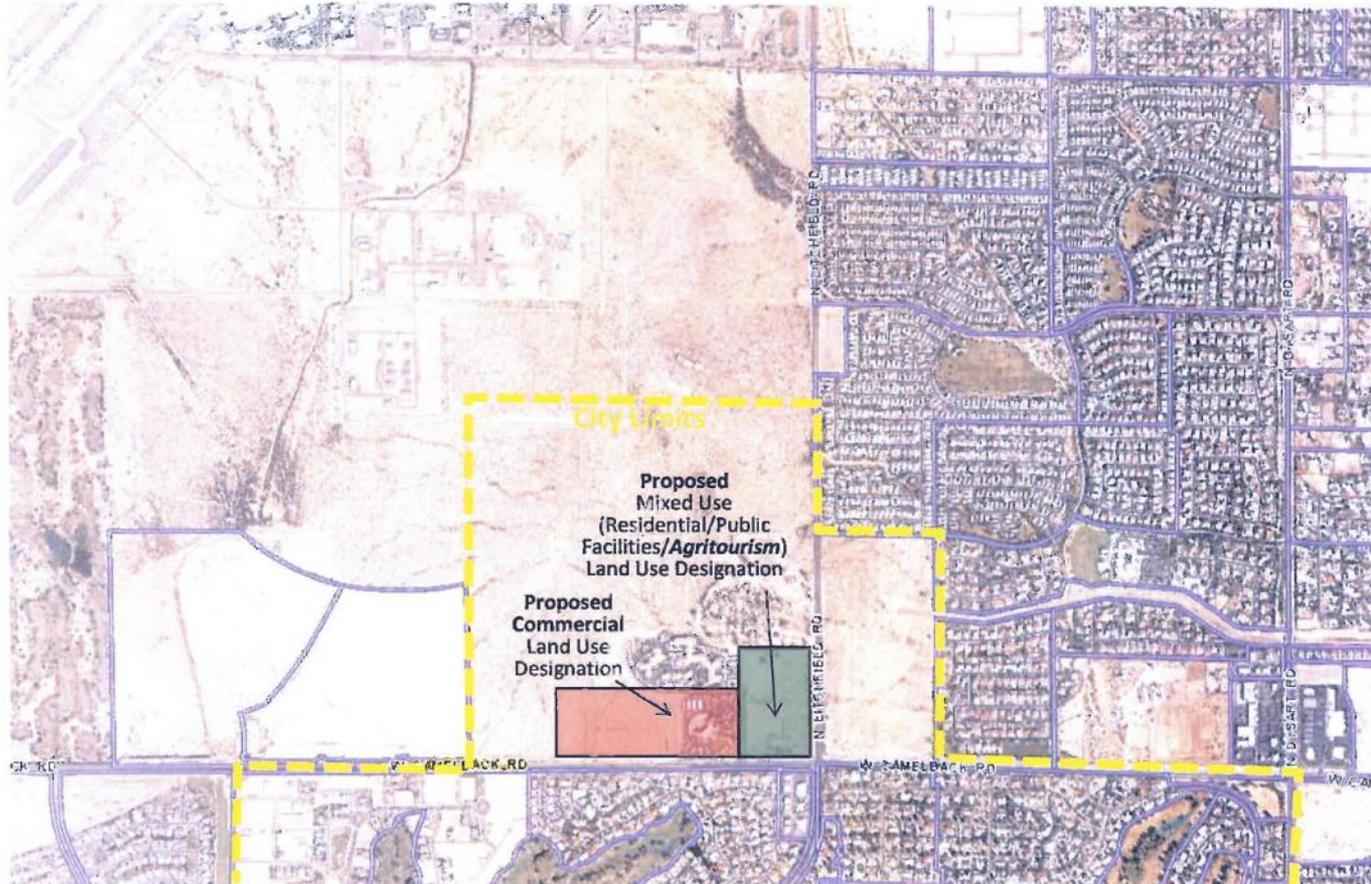
Earl, Curley & Lagarde, P.C.
Revised June 2014



GPA #14-05

Major General Plan Amendment Request
La Loma Community

NWC Litchfield Rd. & Camelback Rd.
(+/- 60 gross acres)



Not to Scale

Earl, Curley & Lagarde, P.C.
Revised June 2014



GPA #14-05

Major General Plan Amendment Request

La Loma Community

NWC Litchfield Rd. & Camelback Rd.

(+/- 60 gross acres)

Existing Site & Adjacent Zoning



Not to Scale

**Boundary of General
Plan Amendment Area**

Earl, Curley & Lagarde, P.C.
Revised June 2014



GPA #14-05

GPA 14-05 / ZA14-03 Northwest Corner of Litchfield Road and Camelback Road

Submitted by: Sun Health Properties Inc.,
Sun Health Property Leasing

Approximately 60 Acres

Proposed amendment:

- Change Land Use designation from Mixed Use (Public Facility/Residential) to Commercial (includes existing La Loma Medical Office Building Campus), and Mixed Use (Residential/Public Facility/Agritourism).
- Proposed Community Commercial and Agritourism Zoning Districts



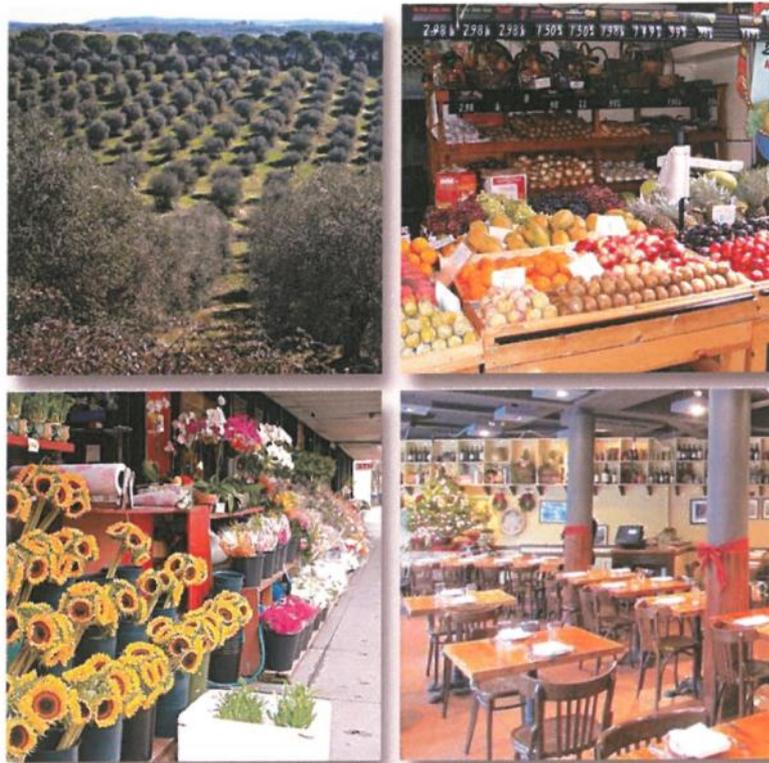
GP14-05 / ZA14-03

Discussion points may include:

- Integration of proposed private uses near the City owned property to the north. Some improvements are proposed on the City property (parking, pond, nursery, grove).
- A pedestrian under (or over) pass to the northeast corner of Camelback and Litchfield Road is required by Development Agreement. Is this something still considered necessary with this development proposal?
- Pedestrian crossings on Litchfield and Camelback Roads will be an important means of connecting the Agritourism facility to the rest of Litchfield Park.
- The Rancho La Loma needs property maintenance. This development may generate more interest in preserving the property's buildings and mature landscaping.
- Driveway access points will need to be aligned with the northeast corner of the same intersection.
- Design considerations or theming for the buildings to guide future Design Review applications.

LA LOMA AGRI-VILLAGE by Sun Health

NWC Camelback Road and Litchfield Road
Zoning Application



August 2014



EARL, CURLEY
& LAGARDE, P.C.
ATTORNEYS AT LAW



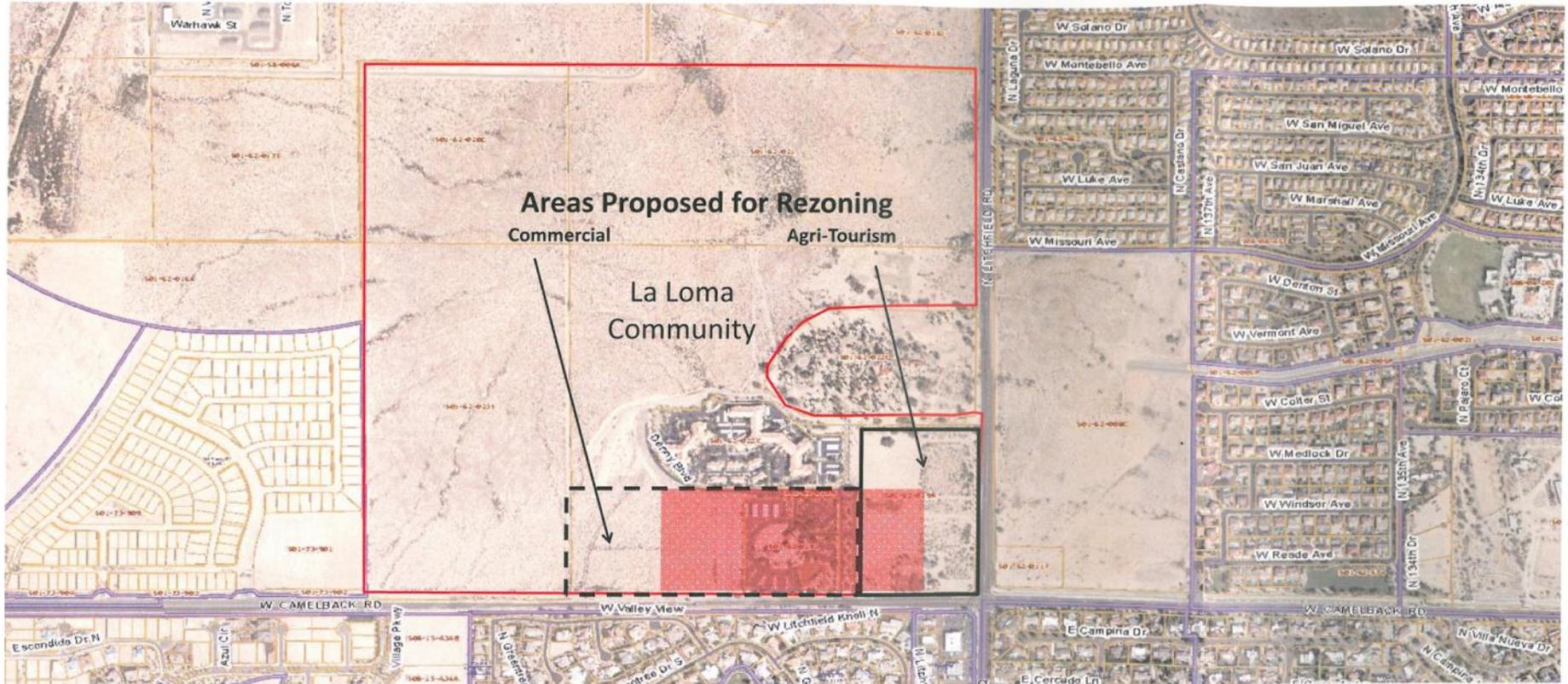
GREY|PICKETT

Rezoning Request

La Loma Community

NWC Litchfield Rd. & Camelback Rd.
(+/- 65 gross acres)

Site Location Map



Not to Scale

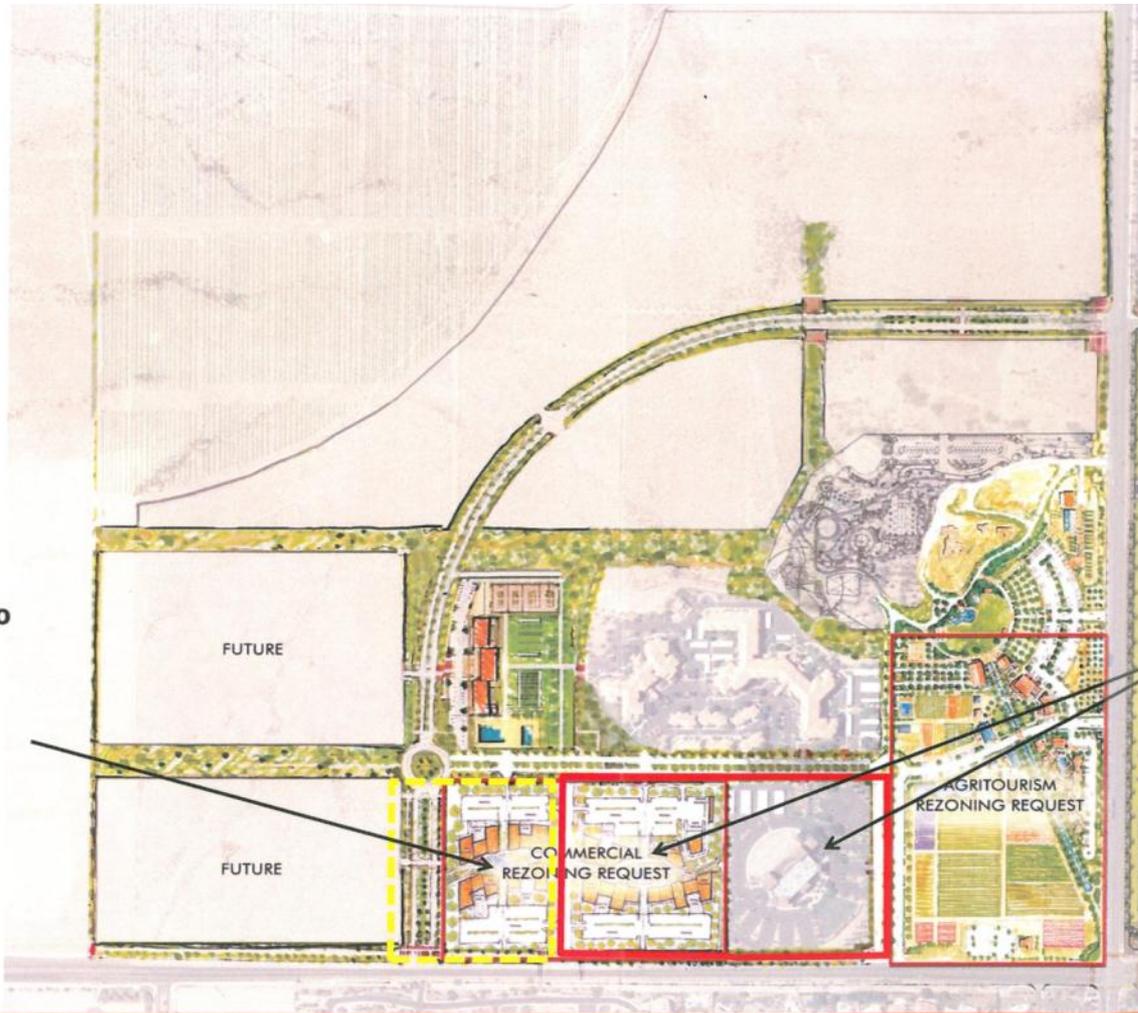
 = Area in Red is Already Zoned Neighborhood Commercial but is limited to Medical Office Uses

Figure 1

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



New NC zoning to replace the NC zoning in the proposed Ari-Tourism area.



Area already zoned NC but limited to Medical Offices

Figure 3

La Loma
Litchfield Park, Arizona

Overall Illustrative Land Plan

GREEY|PICKETT
June 20, 2014

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PROJECT STATISTICS

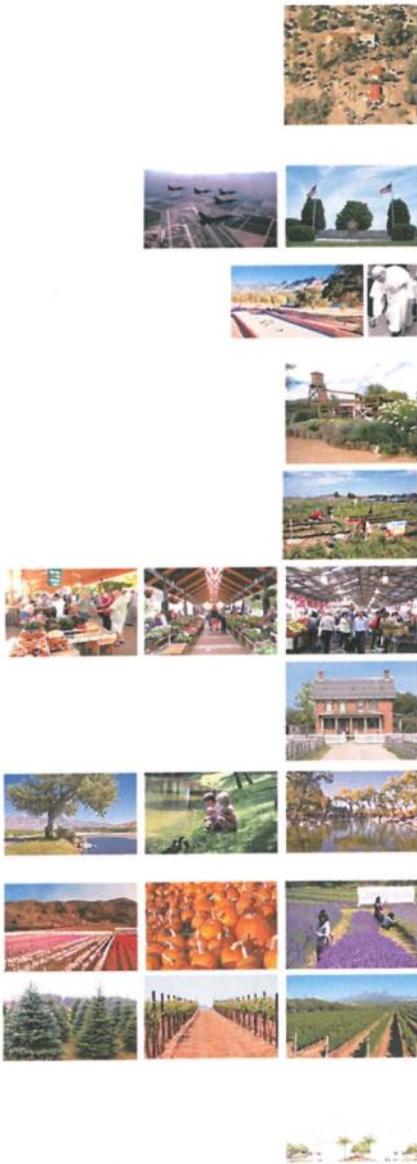
Agri-Tourism 28 Acres Gross
 Building Square Feet:
 Lot Coverage:
 Parking Required: TBD
 Parking Proposed: TBD
 Open Space:

Medical / Commercial 32 Acres
 Gross
 Building Square Feet:
 Lot Coverage:
 Parking Required: TBD
 Parking Proposed: TBD
 Open Space:

Figure 4

LA LOMA "AGRI-VILLAGE"
 Overall Site Bubble Diagram

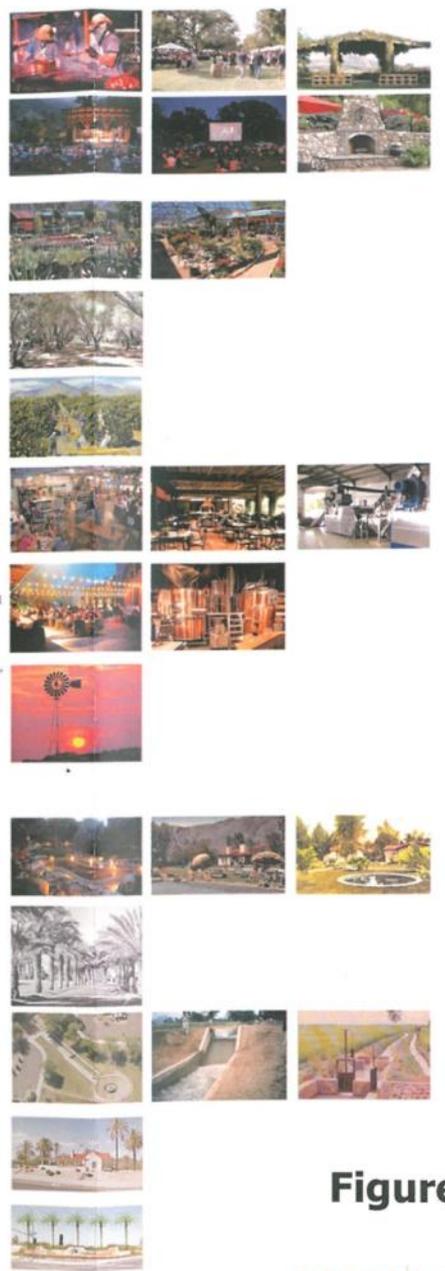




- Rancho La Loma Park
Litchfield-Denny Homestead
- La Loma Garden Pond
- Luke Air Force Base
Honor Garden
- Bocce Ball
- Event Staging Area
- Olive Grove
Event Parking
- La Loma "AgriVillage"
Icon Water Tower
- Landscape Buffer
Residences set back
200' from Road
- Organic Gardens
- Pump Water
Holding Pond
- Farmers Market Pavilion
- La Loma Farm
House & Barn
Sales & Visitor Center
- Farm Water Holding Pond
Riparian Park
- La Loma Farm
Vineyards
Flower Gardens
Christmas Tree Lot
Pumpkin Patch
- La Loma Campus
Main Entrance



- La Loma Overlook
Event Lawn
Cowboy Barbecue
Weddings
Community Festivals
Amphitheater
Lawn Cinema
- Desert Nursery
Interactive Court
Succulent Gardens
Xeriscape Plant Sales
- Parking Lot
Decomposed Granite
- Olive Grove
Pleas Orchard
- Citrus Orchard
- Olive Mill
Retail
Terrace Restaurant
Mill
- Craft Brewery & Retail
Restaurant
Patis
Shops
- La Loma "AgriVillage"
Windmill Icon Sign
- La Loma "Hot
Springs" Resort
Cafe
Lodge
Hot Springs Pool
- Date Palm Allee
Edible Dunes
- Canal Promenade
- Litchfield Park
Historical Society
- La Loma District
Corner Sign



LA LOMA "AGRI-VILLAGE"
Conceptual Layout

Figure 7



GPA #14-06 & ZA #14-01

**Northeast Corner of Litchfield &
Camelback Roads
53 Acres Residential
25 Acres Commercial**

Rep Sun LLC Proposal



GP14-06 / ZA14-01

Discussion points may include:

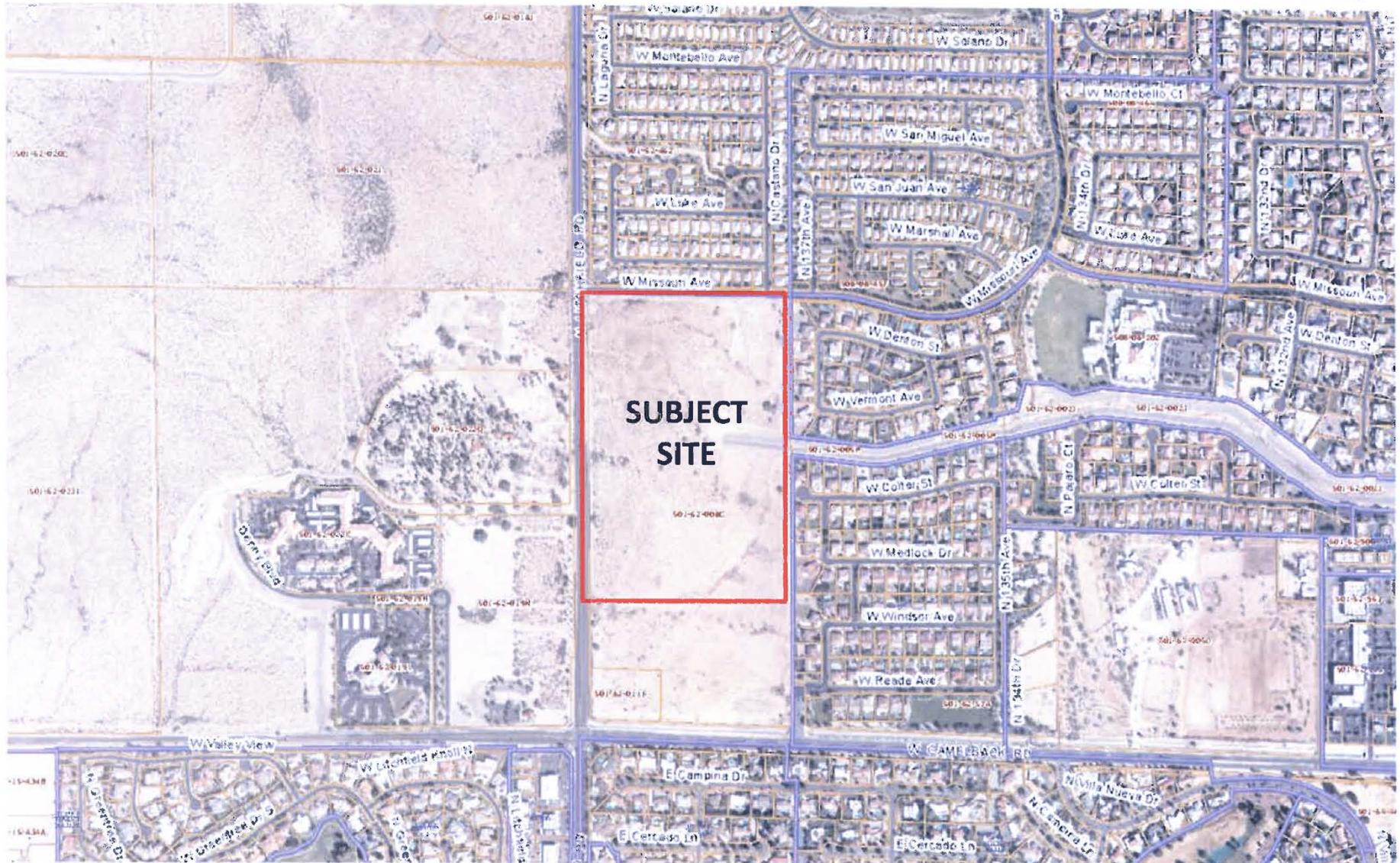
- 121 lots, 2.3 DU/acre (70' wide and 90' wide proposed)
- Loss of significant commercial acreage for the proposed residential development on the north 2/3rds of this property.
- Staff has advised the applicant that it would be difficult to support residential on any more than half of the property while retaining approximately 40 acres of commercial with an integrated site plan.
- A pedestrian under (or over) pass to the northeast corner of Camelback and Litchfield Road is required by Development Agreement. Is this something still considered necessary with this development proposal?
- Pedestrian crossings on Litchfield and Camelback Roads will be an important means of connecting the nearby proposed Agritourism facility to this development.
- Development does not appear to work with topography on site
- Driveway access points will need to be aligned with the northwest corner of the same intersection.
- Design considerations or theming for the buildings to guide future Design Review applications.

Major General Plan Amendment Request

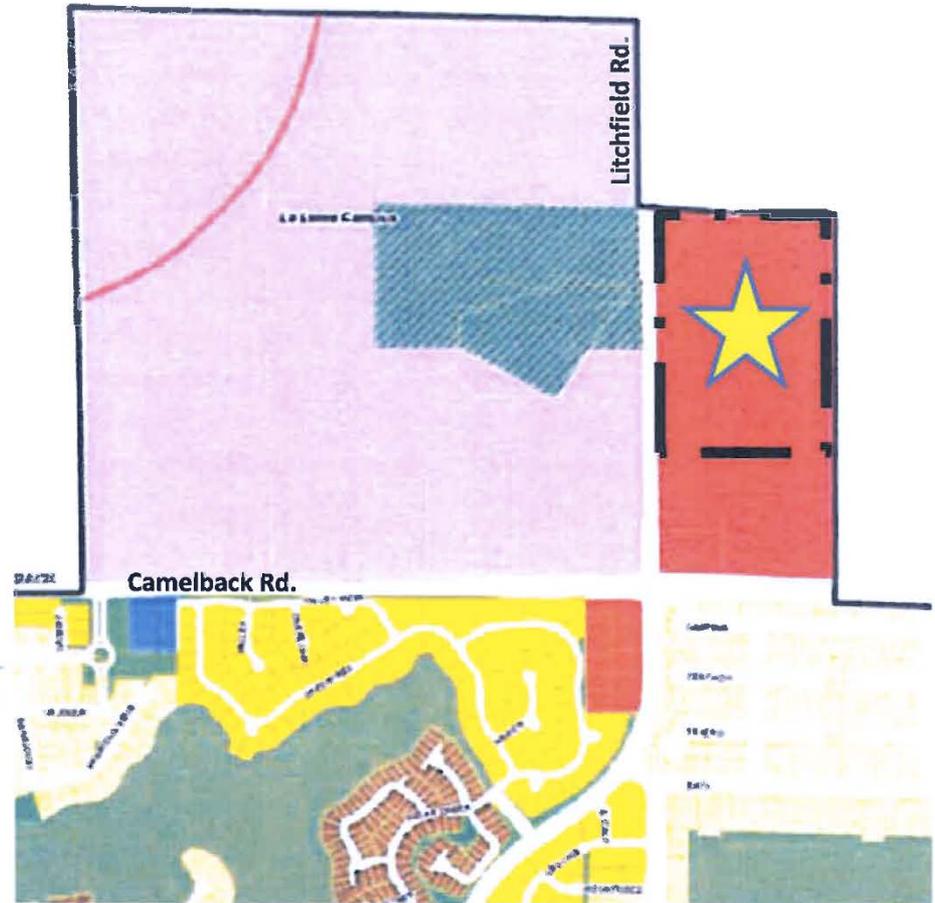
La Loma Community

NEC Litchfield Rd. & Camelback Rd.

(+/- 53 acres)



**Existing
General Plan Land Use Map**



NTS

Legend

- | | | | |
|--|--|--|--|
| | City Boundary | | Medium Density Residential (4.1 - 8 du/ac) |
| | Strip Annexation Area | | High Density Residential (8.1+ du/ac) |
| | Village Center | | Commercial |
| | Non-Annexed Areas within Planning Area | | Industrial |
| | Litchfield Park Parcels | | Single Central Business District |
| | Luce Air Force Base Munitions Blast Zone | | Public / Quasi-Public Facility |
| | | | Mixed Public / Open Space |
| | | | Parks / Open Space |
| | | | Golf Course |
| | | | Mixed Use (Residential / Public Facility) |
| | | | Resort |
| | Village Center Specific Plan | | |

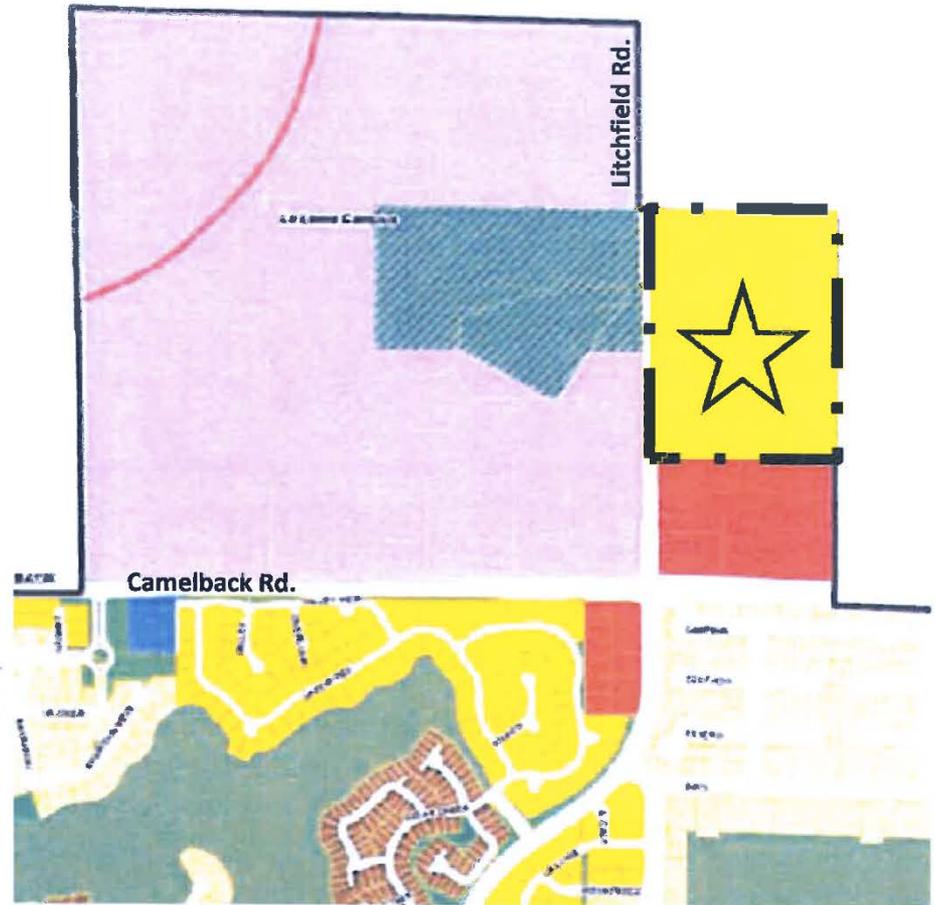
Land Use Designations

- | | |
|--|--|
| | Very Low Density Residential (0 - 2 du/ac) |
| | Low Density Residential (2.1 - 4 du/ac) |
| | Village Center Specific Plan |

Proposed

General Plan Land Use Map

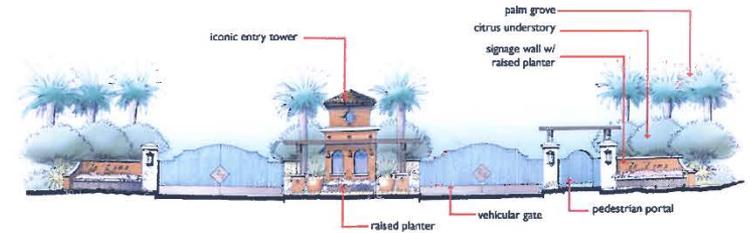
- From Community Commercial to Low Density Residential 2.1-4 du/ac.



Legend

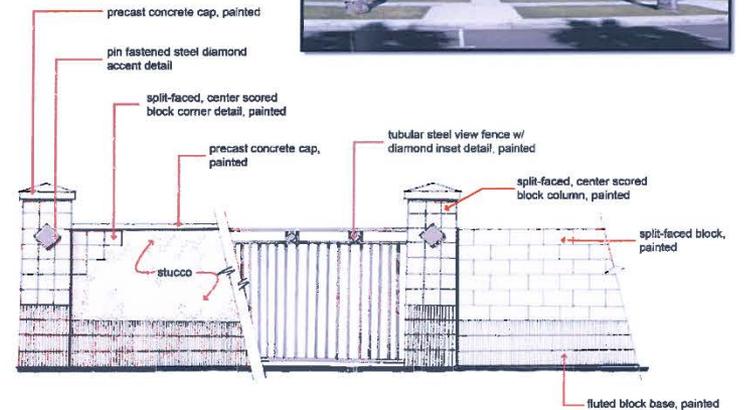
- | | | | |
|------------------------------|--|--|--|
| | City Boundary | | Medium Density Residential (4.1 - 8 du/ac) |
| | Strip Annexation Area | | High Density Residential (8.1+ du/ac) |
| | Village Center | | Commercial |
| | Non-Annexed Areas within Planning Area | | Industrial |
| | Litchfield Park Parcels | | Single Central Business District |
| | Luce Air Force Base Munitions Blast Zone | | Public / Quasi-Public Facility |
| | | | Mixed Public / Open Space |
| | | | Parks / Open Space |
| | | | Golf Course |
| Land Use Designations | | | Mixed Use (Residential / Public Facility) |
| | Very Low Density Residential (0 - 2 du/ac) | | Resort |
| | Low Density Residential (2.1 - 4 du/ac) | | |
| | Village Center Specific Plan | | |

NTS



MAIN COMMUNITY ENTRY ELEVATION

NTS



ACCENT THEME WALLS

NTS

La Loma
Litchfield Park, Arizona

Figure 3

PRELIMINARY COMMUNITY ENTRY AND WALLS





(A)



(E)

- Conceptual Amenity Legend**
- (A) Historical Marker
 - (B) Main Community Entry (at Professional Community Entry and Wash Basin)
 - (C) Secondary Community Entry
 - (D) Gateway Monument
 - (E) Ramada
 - (F) Tot Lot
 - (G) Formal Tree Groves
 - (H) Parkway
 - (I) Game Lawn



(E)



(F)



(I)



**Preliminary Amenities
And Open Space Plan
Figure 4A**

La Loma
Litchfield Park, Arizona

PRELIMINARY AMENITY PLAN

N
1"=200'

Collaborative V Design Studio
11111 N. 111th Ave., Suite 100
Litchfield Park, AZ 85110

AUGUST 14, 2011



**PRELIMINARY
PLANT PALETTE**

FOR THE LIGHT COMMON HOME

Plant Name	Common Name
Acacia	Acacia
Adiantum	Adiantum
Azalea	Azalea
Banksia	Banksia
Berberis	Berberis
Bougainvillea	Bougainvillea
Calliandra	Calliandra
Cholla	Cholla
Cycas	Cycas
Delonix	Delonix
Eucalyptus	Eucalyptus
Ficus	Ficus
Ginkgo	Ginkgo
Juniper	Juniper
Lantana	Lantana
Leucaena	Leucaena
Lygodium	Lygodium
Melaleuca	Melaleuca
Mimosa	Mimosa
Myrsine	Myrsine
Nerium	Nerium
Opuntia	Opuntia
Palmetto	Palmetto
Pithecellobium	Pithecellobium
Podocarpus	Podocarpus
Portulaca	Portulaca
Quercus	Quercus
Scaevola	Scaevola
Sida	Sida
Styphelia	Styphelia
Tillandsia	Tillandsia
Yucca	Yucca
Zinnia	Zinnia
Calliandra	Calliandra
Delonix	Delonix
Eucalyptus	Eucalyptus
Ficus	Ficus
Ginkgo	Ginkgo
Juniper	Juniper
Lantana	Lantana
Leucaena	Leucaena
Lygodium	Lygodium
Melaleuca	Melaleuca
Mimosa	Mimosa
Myrsine	Myrsine
Nerium	Nerium
Opuntia	Opuntia
Palmetto	Palmetto
Pithecellobium	Pithecellobium
Podocarpus	Podocarpus
Portulaca	Portulaca
Quercus	Quercus
Scaevola	Scaevola
Sida	Sida
Styphelia	Styphelia
Tillandsia	Tillandsia
Yucca	Yucca
Zinnia	Zinnia



La Loma
Litchfield Park, Arizona

PRELIMINARY LANDSCAPE PLAN



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

1"=200'

Scale	1"=200'	1"=100'	1"=50'	1"=25'	1"=12.5'
0'	0'	0'	0'	0'	0'
20'	1"	2"	4"	8"	16"
40'	2"	4"	8"	16"	32"
60'	3"	6"	12"	24"	48"
80'	4"	8"	16"	32"	64"
100'	5"	10"	20"	40"	80"
120'	6"	12"	24"	48"	96"
140'	7"	14"	28"	56"	112"
160'	8"	16"	32"	64"	128"
180'	9"	18"	36"	72"	144"
200'	10"	20"	40"	80"	160"

N
1"=200'

Collaborative V Design Studio
11111 N. 111th Ave., Suite 100
Litchfield Park, AZ 85110

AUGUST 14, 2011

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)



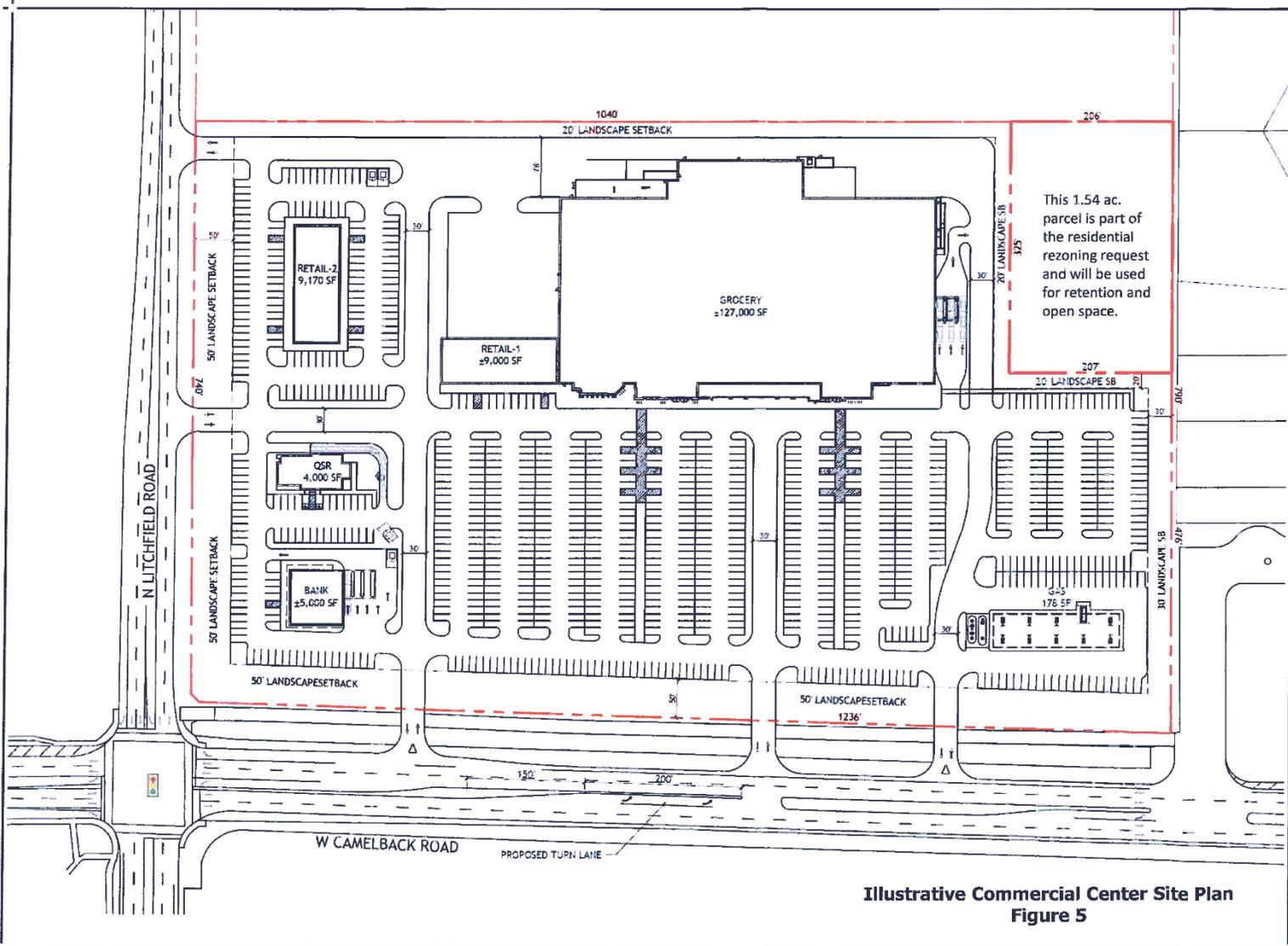
RANCH TERRITORIAL

SPANISH COLONIAL

WESTERN RANCH

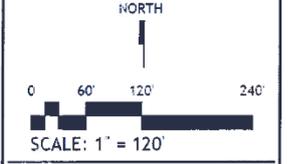
MID-CENTURY MODERN

LA LOMA 70'S | STREETScape
(90' WIDE LOTS)



SITE DATA	
SITE AREA:	±892,816 SF, ±20.59 ACRES
BUILDING:	127,000 SF - GROCERY 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% (89,282 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	



Evergreen
 Development | Services | Investments
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 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**

**Illustrative Commercial Center Site Plan
 Figure 5**