



Planning Staff Report

DATE: May 18, 2017

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director

PRESENTED BY: Paul Whalen, Senior Planner

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) GPA17-01 AND REZONING (ZON) APPLICATION ZON17-01: STONEHAVEN – 9050 WEST CAMELBACK ROAD**

REQUESTS:

- 1) Amend the General Plan Land Use Map to establish a 35.4-acre medium-high density residential site on the southeast corner of Bethany Home Road and 91st Avenue (Parcel #2), and a 28.6-acre medium-high density residential site (Parcels # 8 & 11) on the northeast corner of Camelback Road and 91st Avenue. The applicant proposes amending the General Plan to medium-high residential for 64 total acres of medium density residential.
- 2) Rezone 363.4 acres of the StoneHaven PAD residential parcels to allow for an additional 231 lots by increasing the number of residential planning parcels to 20 from 11. This modification would increase the proposed number of dwelling units to 1,392 units from the current 1,161. Furthermore, the proposal adds three new PAD zoning classifications (SHD-4 PAD, SHD-4.5 PAD and SHD-6 PAD) to the PAD for a total of five zone districts. The rezoning proposal retains zoning districts SHD-5 PAD and SHD-7 PAD but removes the SHD-8 PAD zone district. Also, the previously established 21.9-acre commercial Planning Parcel #12 shall increase to 23.1 acres from 21.9 acres per this request. The applicant proposes reducing lot sizes to create the additional 231 lots and increasing overall densities by twenty-one percent. Approximately 1,392 dwelling units are planned.

APPLICANT/OWNER: LVA Urban Design Studio / John F. Long Properties, LLLP.

<p>COMMISSION ACTION: Motion made by Commissioner Moreno to recommend DENIAL of GPA17-01. Motion seconded by Commissioner Lenox. The motion was APPROVED with a vote of 4 to 1 (Vice Chairperson Hirsch).</p> <p>COMMISSION ACTION: Motion made by Commissioner Moreno to recommend DENIAL of ZON17-01. Motion seconded by Commissioner Lenox. The motion was APPROVED with a vote of 4 to 1 (Vice Chairperson Hirsch).</p>

REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should recommend approval of GPA17-01, as filed, and ZON17-01, subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to recommend approval of GPA17-01, as filed, and ZON17-01, subject to the stipulations contained in the staff report.

PRIOR ACTION: The Planning Commission reviewed these applications at their workshop on February 16, 2017.

SUMMARY: These requests will amend the General Plan Land Use Map and rezone the StoneHaven PAD.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as the StoneHaven Planned Area Development (PAD), a Medium Density Residential (2.5-3.5 dwelling units per acre) master planned community. The General Plan amendment will reconfigure the existing land uses on Parcels 2, 8 and 11 (Parcels 2a & 2b and 17a & 17b per the rezoning request) to allow for increased residential densities (5.0 – 8.0) and smaller lots.

Property Location and Size:

The property is located at the northeast corner of Camelback Road and 91st Avenue and is 395.2 acres in size. The property is bounded by the Bethany Home Road alignment to the north, 83rd Avenue to the east, Camelback Road to the south and 91st Avenue to the west.

History:

The property annexed on December 27, 1983, was subsequently rezoned in 1984 to C-2, (General Commercial), C-O, (Commercial Office) and R1-8 PRD (Application No. Z-84-66). On April 26th 2016 the City Council approved an amendment (Application No. GPA13-06) to the General Plan Map allowing for a rezoning of the subject property (Application No. ZON13-09) to Planned Area Development (PAD). The approval included the StoneHaven Development Guidelines.

Design Review:

A design review (DR) application will be submitted for the future shopping center sites and house product.

Project Details:

1. The following PAD land uses were approved April 26, 2016:

Parcel 1:	Commercial (116,959 Square Feet (SF) of building area) on 10.83 acres.
Parcel 2:	Single Family Residential (5,500 SF lots) on 44.38 acres.
Parcel 3:	Single Family Residential (7,000 SF lots) on 37.58 acres.

Parcel 4: Single Family Residential (8,000 SF lots) on 43.67 acres.
Parcel 5: Single Family Residential (8,000 SF lots) on 31.19 acres.
Parcel 6: Single Family Residential (7,000 SF lots) on 44.38 acres.
Parcel 7A: Single Family Residential (5,500 SF lots) on 10.78 acres.
Parcel 7B: Single Family Residential (8,000 SF lots) on 23.08 acres.
Parcel 8: Single Family Residential (5,500 SF lots) on 23.78 acres.
Parcel 9: Single Family Residential (5,500 SF lots) on 35.18 acres.
Parcel 10: Single Family Residential (7,000 SF lots) on 44.38 acres.
Parcel 11: Single Family Residential (5,500 SF lots) on 12.13 acres.
Parcel 12: Commercial (217,800 SF of building area) on 21.94 acres.
Planned Open Space: Provided throughout the site at various locations.

Following PAD land uses are proposed per this rezoning request (ZON17-01):

Parcel 1: Commercial (116,959 SF of building area) on 9.9 acres.
Parcel 2A: Single Family Residential (4,000 SF lots) on 22.5 acres.
Parcel 2B: Single Family Residential (4,000 SF lots) on 12.9 acres.
Parcel 3: Single Family Residential (6,000 SF lots) on 21.8 acres.
Parcel 4: Single Family Residential (6,000 SF lots) on 13.7 acres.
Parcel 5: Single Family Residential (4,500 SF lots) on 19.8 acres.
Parcel 6: Single Family Residential (6,000 SF lots) on 14.8 acres.
Parcel 7: Single Family Residential (7,000 SF lots) on 9.4 acres.
Parcel 8: Single Family Residential (7,000 SF lots) on 15.5 acres.
Parcel 9: Single Family Residential (7,000 SF lots) on 10.4 acres.
Parcel 10: Single Family Residential (7,000 SF lots) on 18.0 acres.
Parcel 11: Single Family Residential (7,000 SF lots) on 9.9 acres.
Parcel 12: Single Family Residential (4,500 SF lots) on 23.4 acres.
Parcel 13: Single Family Residential (6,000 SF lots) on 26.2 acres.
Parcel 14: Single Family Residential (6,000 SF lots) on 10.5 acres.
Parcel 15: Park on 9.6 acres.
Parcel 16: Single Family Residential (6,000 SF lots) on 20.1 acres.
Parcel 17A: Single Family Residential (4,000 SF lots) on 9.8 acres.
Parcel 17B: Single Family Residential (4,000 SF lots) on 18.8 acres.
Parcel 18: Single Family Residential (6,000 SF lots) on 22.0 acres.
Parcel 19: Single Family Residential (6,000 SF lots) on 30.1 acres.
Parcel 20: Single Family Residential (5,000 SF lots) on 22.8 acres.
Parcel 21: Commercial (217,800 SF of building area) on 23.1 acres.
Planned Open Space: 59.28 acres provided throughout the site at various locations.

2. Overall a range of approximately 1,024 to 1,504 dwelling units are contemplated in StoneHaven. The gross project density is 3.53 DU/AC.
3. Vehicular access is provided on Bethany Home Road, 83rd Avenue, Camelback Road, 87th Avenue, 91st Avenue, Colter Street and Montebello Avenue. Bethany Home Road does not exist between 83rd Avenue and 91st Avenue. Through the development of StoneHaven, the south half of Bethany Home Road will be constructed by the developer with future participation in constructing the north half of the street by the City of Glendale. Since the Grand Canal Linear Park abuts the north property line, right-of-way will be acquired by

the city to provide a full width street construction of Bethany Home Road in the future. When constructed as a full street, this will complete the arterial street network in this portion of the city.

A portion of 87th Avenue exists between Camelback Road and Missouri Avenue. StoneHaven will complete the west half of 87th Avenue at the time of development. Two new collector streets are planned: Colter Street and Montebello Avenue. Both of these collector streets will provide access to 91st Avenue. Both are designed to align with existing street / driveways on the west side of 91st Avenue.

Additional street improvements will be made to Camelback Road and 91st Avenue at the time of development of the commercial parcel. Perimeter landscape setbacks will be provided adjacent to the arterial and collector street network including decorative perimeter theme walls and entry features.

4. Water and wastewater systems will be developed to accommodate each development parcel. Provisions for stormwater retention are provided throughout the PAD. Final design will be provided at the time of Preliminary Plat approval.
5. The StoneHaven PAD established design guidelines to ensure a cohesive and quality development for both the residential and commercial parcels. Individually developed parcels shall be required to comply with these guidelines during the Design Review process in order to create a unified and contemporary theme.
6. The PAD provides a list of permitted land uses that are suitable to the planned land use designations found in the general plan amendment.
7. StoneHaven will contain landscaped entry features strategically located to welcome visitors and residents to the development. Landscaping and planned open space will be provided to create an inviting environment for pedestrian users as they walk, run and bicycle throughout the neighborhood.
8. All relevant City of Glendale standards concerning drainage and utilities shall apply. The City of Glendale shall provide police and fire protection and sanitation collection to the residential properties and may provide sanitation collection to the commercial properties.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

StoneHaven is located within the Tolleson Union High School District and the Pendergast Elementary School District. Both the Pendergast and Tolleson School Districts confirmed adequate facilities will be provided to accommodate the projected number of new students.

Copper Canyon High School is located at the northwest corner of Camelback Road and 91st Avenue. Sunset Ridge Elementary school is located at the northeast corner of Missouri Avenue and 87th Avenue.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

The applicant held three neighborhood meetings. The first meeting was held on January 11, 2017. Notification letters were sent to 1,392 property owners and interested parties. Approximately 75 people were in attendance along with the applicant, City staff and Councilmember Clark. Questions and concerns comprised of existing infrastructure capacities and future traffic volumes and impacts, lot size and project density, quality of housing products, and the overall impacts of the project to the surrounding neighborhoods.

A second neighborhood meeting was held on February 1, 2017. Approximately 16 people were in attendance.

A third neighborhood meeting was held on February 8, 2017, with 4 persons in attendance.

The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on April 27, 2017. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 2, 2017. The applicant posted the property at three locations on May 3, 2017.

STAFF FINDINGS AND ANALYSIS:

General Plan Amendment

Findings:

- The amendment is consistent with the policies and objectives of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale by providing new housing opportunities and increasing densities.

Analysis:

- The proposed General Plan designations are appropriate for this site and consistent with the development plan for StoneHaven. The increased densities will allow more housing opportunities in close proximity to major transportation systems, with easy access to employment and entertainment centers.
- The StoneHaven amendment is consistent with several goals of the Land Use Element of the General Plan including the association of residential areas with work places, and promoting sound growth methods through the development of mixed-use projects.
- StoneHaven is within walking distance of the Sports & Entertainment District allowing future residents opportunities to enjoy nearby amenities and events.
- The project is consistent with the Economic Development Element to promote sound growth management methods through jobs, housing, shopping and open space.

Rezoning

Findings:

- The amendment is consistent with the policies and objectives of the General Plan and the Western Area Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the General Plan amendment is approved, the proposed rezone will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding is made that adequate school facilities are available to serve the increased densities, Section 3.812 (Adequate School Facilities).

Analysis:

- The PAD zoning classification is the most appropriate zoning district for implementing the proposed General Plan land use designations and developing a mixed-use project. The development plan will create a project unified by land use, architecture, landscaping, signage, and lighting with complementary land uses.
- The proposed development plan meets the intent of the PAD zoning district to create a mixed-use master planned development permitting selected land uses to provide a greater variety and intensity to ensure quality development.
- Street improvements and vehicular access to the existing SRP substation along 91st Avenue should be provided across the street frontage for this site.
- All applicable city departments have reviewed the application. Departments have included stipulations to address development requirements.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the Amended PAD document, date stamped December 22, 2016. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.
2. All stipulations, agreements and conditions of approval accompanying the original General Plan and PAD approvals (April 26, 2016) shall remain in effect unless otherwise noted.
 - a. *Right-of-way dedications and off-street improvements shall be completed in conjunction with Final Plat and Design Review approval.*
 - b. *There shall be a 30-foot landscaped triangle provided on the corner of Camelback Road and 91st Avenue and on the corner of Bethany Home Road and 91st Avenue.*
 - c. *Sidewalk improvements adjacent to and vehicular access to 91st Avenue along the existing SRP well site shall be provided by the applicant.*

- d. Construction of Camelback Road roadway improvements to the Planned Commercial roadway shall be designed so that the 69kV power poles shall not split the westbound through lanes from the right turn lane, and that the relocated 69kV poles shall be relocated at the ultimate buildout location.*
3. Adequate landscape buffering and screening shall be provided to buffer the existing Missouri Ranch residences.
 4. Traffic calming on 87th Avenue at Windsor Boulevard shall be designed and constructed by the applicant in conjunction with Preliminary Plat approval of the adjacent parcel.
 5. Planning Parcels 2A, 2B, 17A, and 17B as amended shall be limited to a gross density of 5.0 DU/AC.
 6. Planning Parcels 3 thru 16, 18, 19, and 20 shall be limited to gross densities of 3.5 DU/AC. Twenty-seven (27) lots shall be eliminated to provide a density that does not exceed 3.5 DU/AC.
 7. Lot coverage on all residential development parcels shall not exceed 55%.

- ATTACHMENTS:**
1. General Plan Amendment Narrative & PAD Booklet, date stamped April 19, 2017.
 2. Citizen Participation Final Report, date stamped April 19, 2017.
 3. Petitions received in Opposition.
 4. Emails received, dated May 3 through May 9, 2017.
 5. Vicinity General Plan Map.
 6. Vicinity Rezoning Map.
 7. Aerial Photograph, dated October 2014.

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REVIEWED BY:



Planning Director

PW/JMF/df



Development Services Director

PAD AMENDMENT
REQUEST
FOR
STONEHAVEN
PLANNED AREA DEVELOPMENT

9050 West Camelback Road
Approximately 395 acres located at the northeast corner of
91st Avenue and Camelback Road
Glendale, Arizona

GPA 17-01
ZON 17-01

Formal Application Date: December 22, 2016
Public Hearing Draft: April 21, 2017

LVA urban design studio
land planning • development entitlements • landscape architecture

 **Land Advisors**
ORGANIZATION


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Pulte
Homes
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 **CivTech**

Clouse Engineering Inc.
Engineering and Surveying

**GAMMAGE
&
BURNHAM**
Attorneys at Law

STONEHAVEN

Approximately 383 acres located at the northeast
corner of 91st Avenue and Camelback Road
Glendale, Arizona

PLANNED AREA DEVELOPMENT

Zoning Master Plan and Development Regulations

Case#: ZON17-01

An Application to Amend the Zoning Map and Text of the City of Glendale Zoning Ordinance

Original Submittal: December 22, 2016
Public Hearing Draft: April 21, 2017

STONEHAVEN

PLANNED AREA DEVELOPMENT

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EXECUTIVE SUMMARY

StoneHaven is situated at the eastern fringe of the City of Glendale Sports and Entertainment District. The subject property has been under agricultural production for nearly a century and has been under the ownership of John F. Long and under the management of John F. Long Properties for decades. Situated in the western portion of the City of Glendale jurisdictional limits, this property has been nearly surrounded by urban infill development over the years. The property generally lies between the Bethany Home Road alignment on the north, the Camelback Road alignment on the south, the 91st Avenue alignment on the west and the 83rd Avenue alignment on the east. The total land area is approximately 395 acres or .62 square miles.

The StoneHaven property is currently zoned Planned Area Development (PAD). It is the intent of this Zoning *Application* to seek an amendment to the PAD zoning for the subject property based on the General Development Plan provided in support of the request. To support the implementation of the General Development Plan, this PAD amendment also includes some revisions to the StoneHaven Development Standards. Further, this proposal for an amendment to zoning is supported by extensive analysis related to the property opportunities and constraints through evaluation of existing conditions, the careful consideration of the property context and access to urban infrastructure. The development plan responds to existing conditions, opportunities for additional urban infill, as well as responsiveness to housing and service market conditions that are expected to evolve towards stronger growth trends.

StoneHaven will provide for a broad range of single family housing types of various lot sizes, densities and product types. The projected population of approximately 3,898 residents will be served by the introduction of new neighborhoods and community commercial land uses within immediate proximity of residents. The development plan also contemplates the provision of community amenities and a project theme intended to attract a new affluent population and sustain a strong community over time. The community plan represents smart growth for the City of Glendale.

The primary ingress and egress points within StoneHaven will include 87th Avenue at Bethany Home Road from the north, Montebello Avenue at Camelback Road from the west, and 87th Avenue at Camelback Road from the south. Additional gated access to the eastern portion of the property will be provided at 83rd Avenue just south of Bethany Home Road. The internal collector road system, including 87th Avenue and Montebello Avenue, will provide localized access to the various development parcels within the community, which will promote local street connectivity and will evenly distribute the traffic to promote transportation efficiencies and community quality of life.

The following actions are requested of the Glendale *City Council* in association with the StoneHaven Planned Community *Applications*:

- An ordinance approving the amended Planned Area Development district for StoneHaven as supported by the Master Development Plan and Land Use Program;
- A Resolution approving the minor amendment to the Land Use Element of the *General Plan* to permit an additional residential land use category, Medium High Density Residential 8, to broaden the planned housing diversity in the community and support a new resident population;

1 PROJECT INTRODUCTION AND OVERVIEW

1.1 Property Description and Location

StoneHaven is a 395-acre property located in the Western Planning Area of the City of Glendale. The property is generally defined as being the majority of the northwest, northeast and southwest quarters of Section 15 within Township 2 North and Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The property subject to this *Application* to amend zoning is more precisely defined in Appendix A. **Figure 1, Regional Context Map**, provides the location of the subject property within the greater area context.

1.2 Statement of Purpose and Intent

The purpose for creating the StoneHaven Zoning *Application* and Planned Area Development District is to govern the development of the StoneHaven property. The StoneHaven Plan establishes policies and regulatory standards for the property related to land use, *Density*, intensity, public infrastructure, public facilities and signage.

This Plan has been designed to accommodate this large-scale development through comprehensive planning that is consistent with the Glendale *General Plan* within some consideration for a minor land use amendment. It is the intent of this narrative to promote a development plan and development standards that are tailored to the specific opportunities and constraints of the subject site that are not possible utilizing conventional zoning district standards. Therefore, the customization of standards is of particular importance to the phased development of StoneHaven. Given the property context, access to infrastructure, proximity to the Glendale Sports and Entertainment District, it is also the intent of the General Development Plan to promote a network of *open spaces* throughout this planned community. Further, it is the intent of the General Development Plan to define the individual zoning districts within the gross planning area. Specifically, this PAD request seeks the approval of the following:

Table 1 – PAD District Areas

District (PAD)	% of Land Area	Gross Area (Acres)
SHD-7 PAD	16.0%	63.2
SHD-6 PAD	17.9%	70.6
SHD-5 PAD	22.4%	88.7
SHD-4.5	16.8%	66.2
SHD-4	16.2%	63.9
SH-C PAD	8.3%	32.9
Park	2.4%	9.6
Total	100%	395.2

Note: Gross land area, and therefore the percent of land area, may be administratively modified by up to 5% of the defined land area with the administrative review and approval by the City of Glendale Planning Director.

While it is the intent of this request to establish the planning districts areas as defined by this Planned Area Development, and in Table 1 above, it is not the intent of the General Development Plan to set precise, legally defined lines between the intended planning parcels depicted on the General Development Plan and within the other Master Plans. Instead, it is the intent of this Plan,

and through formal adoption, to allow the future *subdivision plats* to set the precise final description of vested zoning under the directive of the Plan.

The StoneHaven Planned Area Development is intended to establish regulatory standards related to the proposed residential based districts to promote development standards consistent with the desired *lot* areas, *lot* widths, and planned *building* heights.

1.3 Organization of the Report

There are five primary components within this Zoning narrative intended to meet the requirements to establish this Planned Area Development. These elements consist of the following:

- Property Introduction and Overview
- Property Context
- Site Analysis
- Master Plans
- Regulatory Development Standards

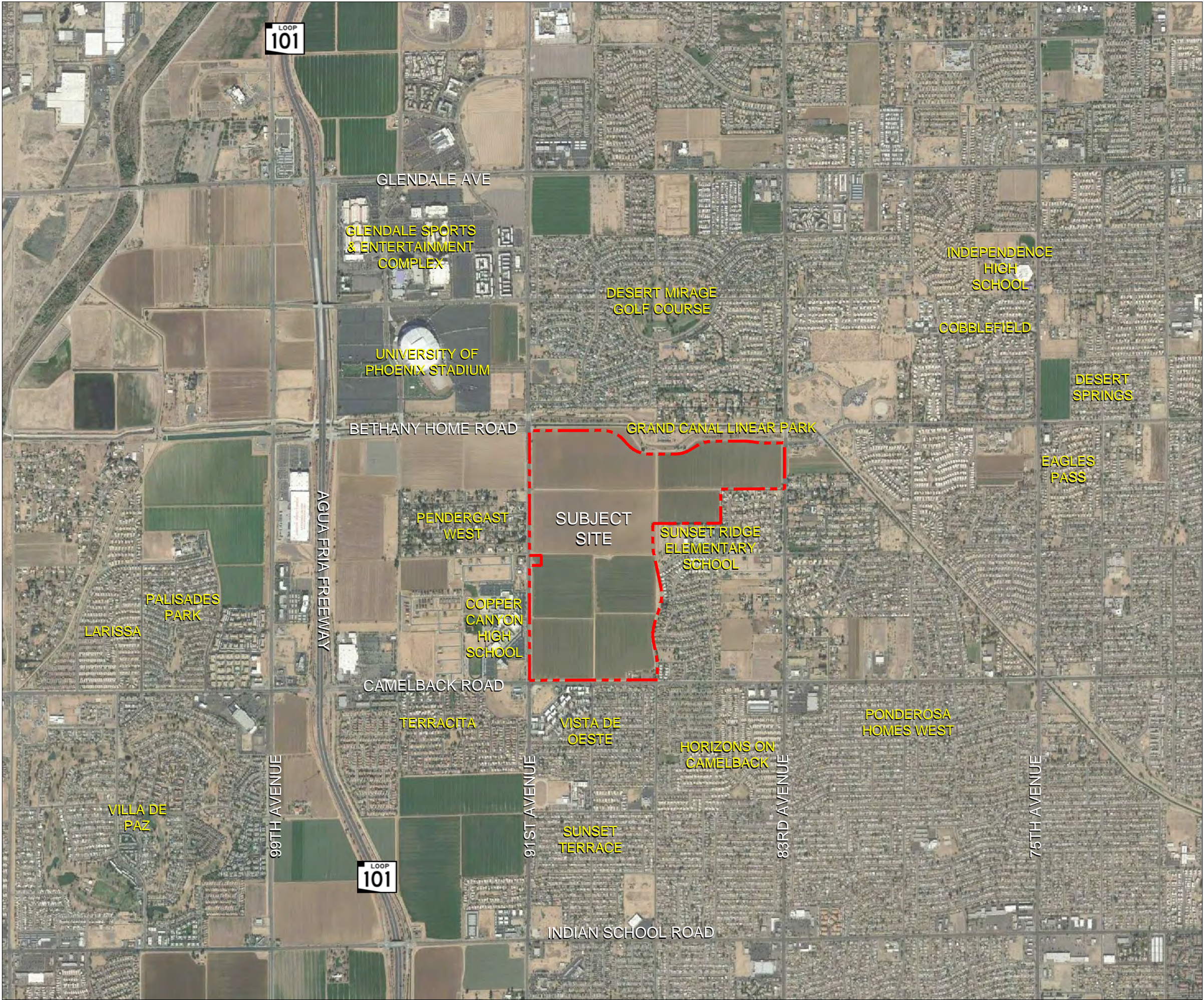
Each of these components contains several subcomponents listing information that represents property background and analysis, policy planning elements, and regulatory planning elements. All required information pertaining to the establishment of the Planned Area Development are contained within this report. However, it is organized into sections based on the logical development of the Plan, from the existing conditions (informational component) to its ultimate regulatory standards (regulatory component).

Sections 1 through 3 contain the project introduction and overview, regional context and site analysis. These sections establish the basis for the StoneHaven Plan. Section 4 promotes the General Development Plan, the intended Land Use Program and a series of Master Plans intended to guide this mixed use, multiple phase planned community. Section 5 equates most directly to the Development Plan with the provision of regulatory development standards intended to guide the development of the StoneHaven community. The report appendices contain other required information, such as the defined legal description of the planning area, and a signage master plan.

1.4 Ownership Verification and Authorization

The ownership of the StoneHaven property is held in trust by the John F Long Family Revocable Living Trust. This ownership is coincident with Maricopa County Assessor Parcel Numbers 102-11-010L and 102-12-003L. Authorization to process this request for amended zoning is provided to the *City of Glendale* on a separate form. **Figure 2, Property Boundary**, provides a depiction of the subject properties and the identification of the two Maricopa County Assessor parcels.

Figure 1 Regional Context Map



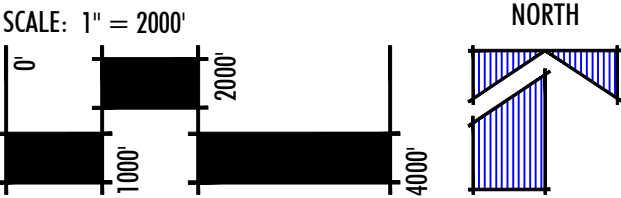
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 1
REGIONAL CONTEXT MAP

LEGEND:
- - - GROSS BOUNDARY

ZONING CASE #: ZON 17-01
Subject to engineering and City review and approval.

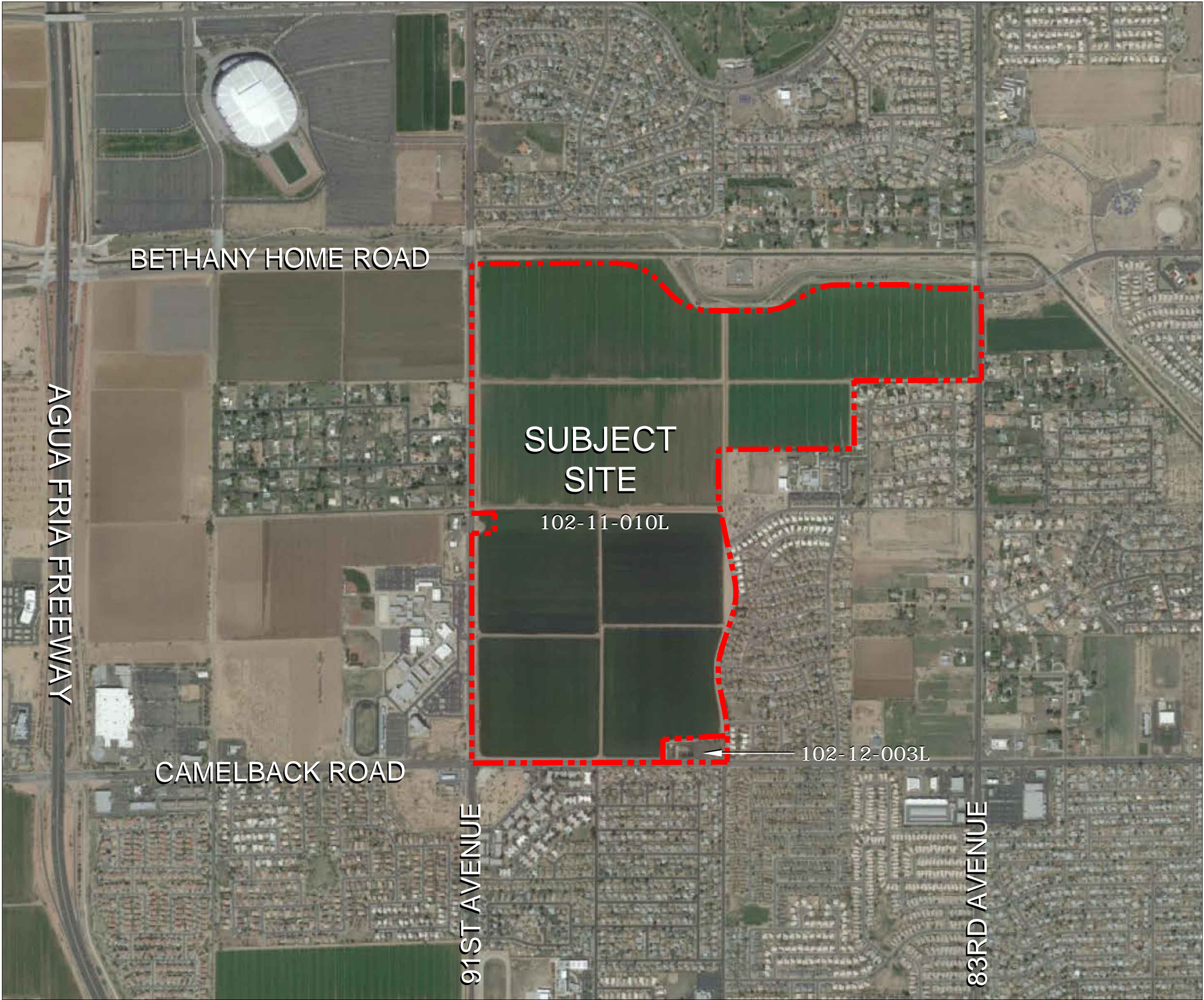


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Figure 2 Property Boundary



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 2

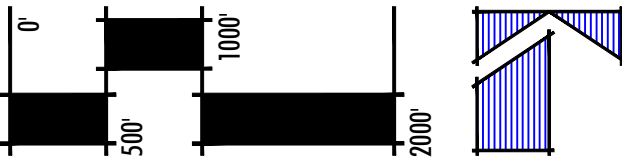
PROPERTY BOUNDARY

LEGEND:

--- GROSS BOUNDARY

ZONING CASE #: ZON 17-01
Subject to engineering and City review and approval.

SCALE: 1" = 1000'



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2. REGIONAL CONTEXT

A regional overview is provided below to give context to the StoneHaven property in relationship to the closest community facilities and surrounding properties. Many of the existing community facilities are within relatively close proximity with the subject property. The StoneHaven Development Plan proposes additional facilities to serve the future community resident population.

2.1 Property Ownership -Vicinity

The property ownership for the site and the surrounding area is provided on **Figure 3, Property Ownership, Site, and Vicinity**. In general, the property has adjacency with the following property ownership patterns:

- North: Land area is owned and managed by the *City* of Glendale and the Salt River Project in the form of the Grand Canal Linear Park and electrical substation / Grand Canal.
- East: Land area is owned by multiple owners as a part of the Missouri Ranch Community; by the Pendergast Elementary School District (No. 92); the *City* of Glendale Sunset Ridge Park; and the multiple owners as a part of the Camelback Park Community.
- South: Land area is owned by multiple owners as a part of the Sunrise Terrace Community; multiple owners as a part of the Vista de Oeste *Condominium* Community; and the 91st Avenue Retail Center / SAIA Family LP.
- West: Land area is owned by the City of Glendale; multiple owners as a part of the Pendergast West Community; Richard Boulais property; Tolleson Union High School District (No. 214); and the LDR-NWC 91st & Camelback LLC.

All adjacent property owners within 500 feet of the perimeter to the StoneHaven property have been noticed in accordance with the provisions of the *City* of Glendale notification provisions.

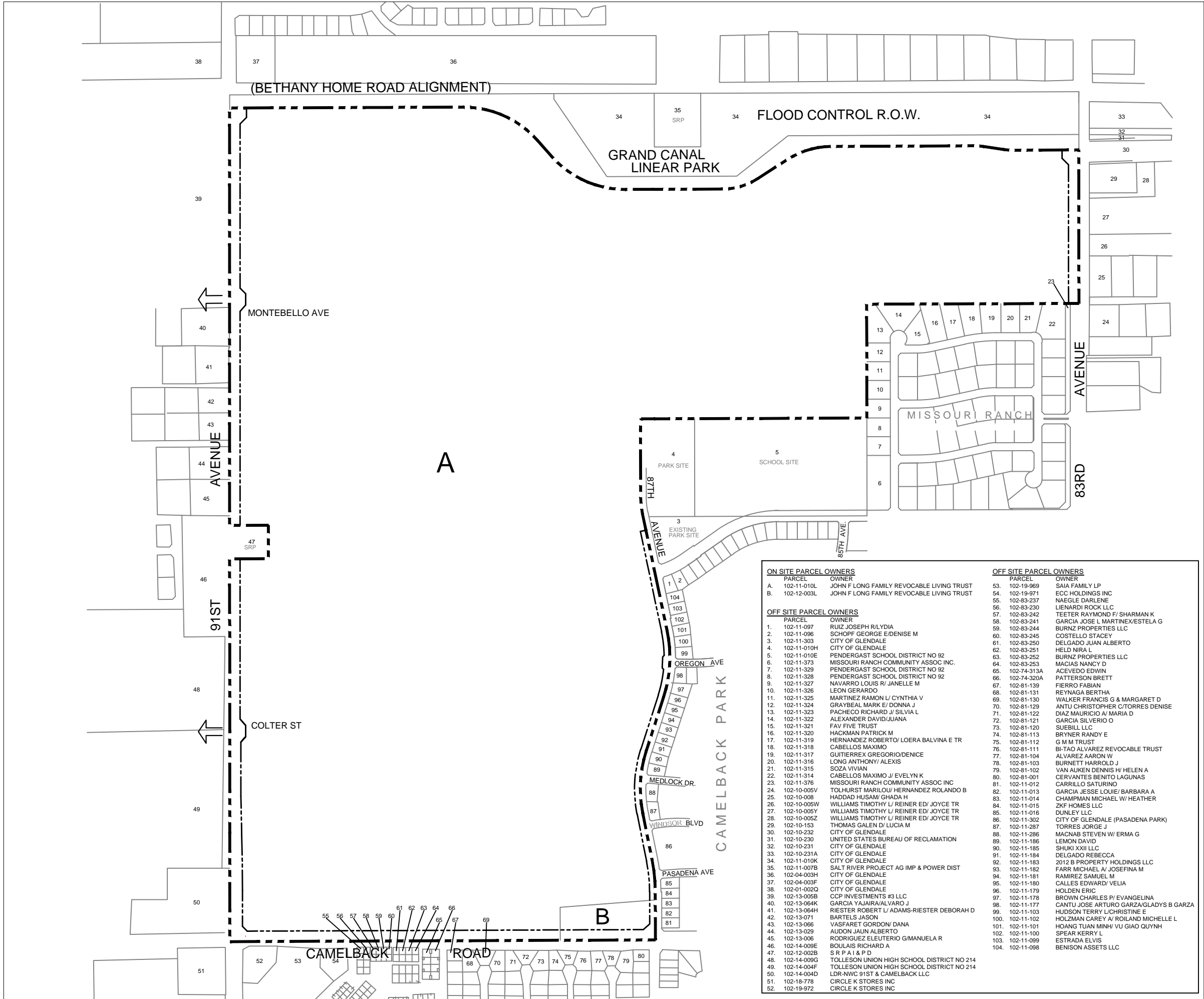
2.2 Municipal Boundaries

StoneHaven lies entirely within the Glendale *City* limits, with *City* of Phoenix jurisdiction to the south of the Camelback Road right-of-way. The *City* of Avondale is located approximately one mile to the southwest, while the *City* of Peoria is located approximately two miles due north. **Figure 4, Municipal Boundaries** depicts the jurisdictional limits within a close proximity with the subject property.

2.3 Relationship with Other Planning Efforts within Proximity to the Site

The StoneHaven Development Plan is intended to work in unison with past and future development activities planned within the vicinity of the subject property and the *City* of Glendale Sports and Entertainment District. The residents within the StoneHaven community will have immediate and future access to retail services, employment centers, major sport and concert venues and will enjoy the significant investment in the various public facilities within the immediate context to the subject property. The Grand Canal Linear Park provides a very good linkage between the various land uses within the area and will allow for direct connectivity between the StoneHaven Community and the existing and planned uses / venues. **Figure 5, Land Use Planning within Context Area**, provides a depiction of the extensive planning within the Glendale Sports and Entertainment District and the potential direct relationship and connectivity between the StoneHaven property and the various plans.

Figure 3 Property Ownership, Site and Vicinity



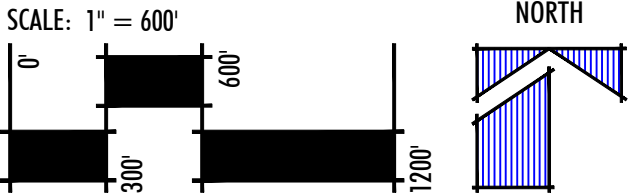
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 3 PROPERTY OWNERSHIP, SITE AND VICINITY

LEGEND:
----- PROPERTY BOUNDARY

ZONING CASE #: ZON 17-01
Subject to engineering and City review and approval.

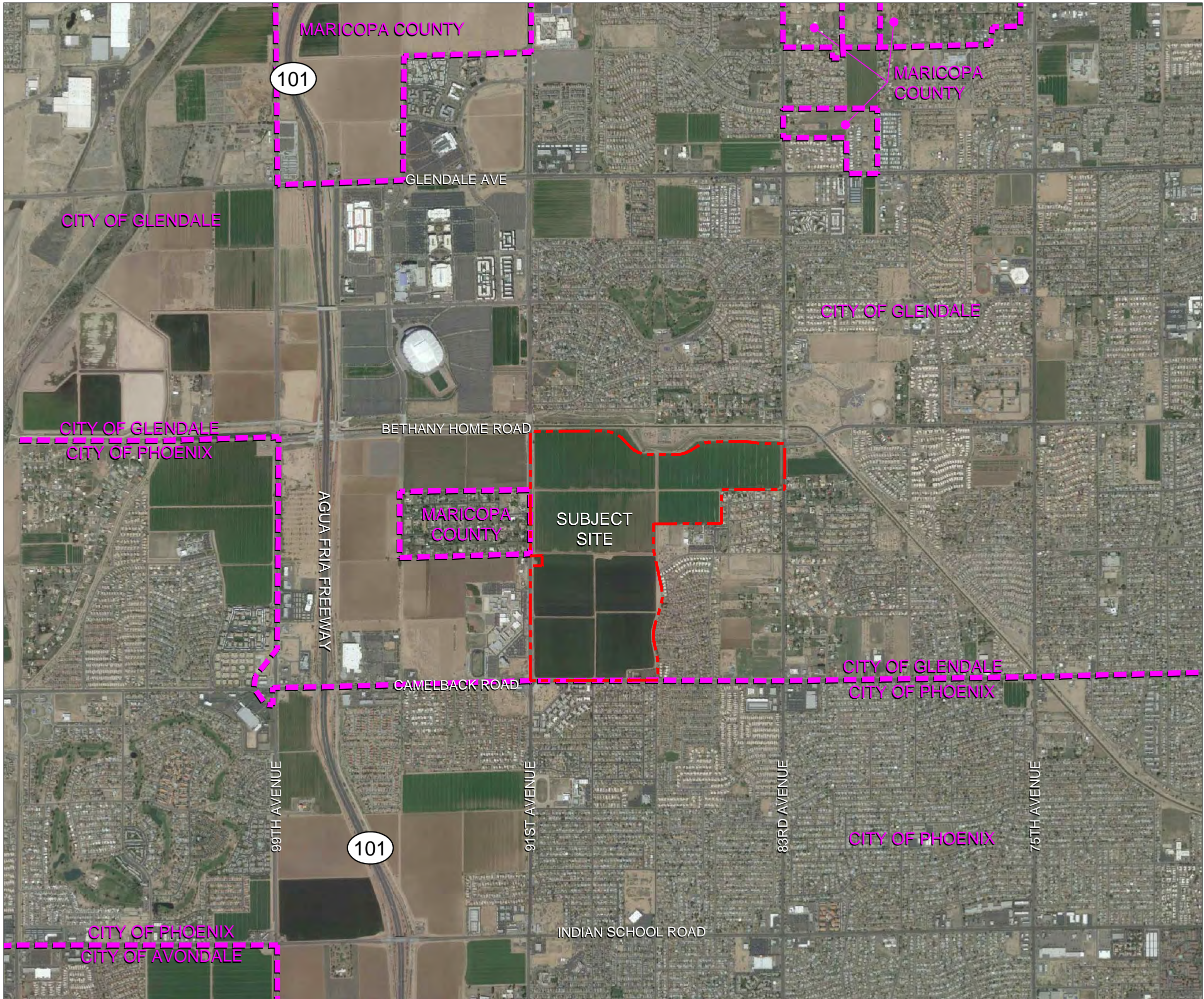


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Figure 4 Municipal Boundaries



STONEHAVEN

PLANNED AREA DEVELOPMENT

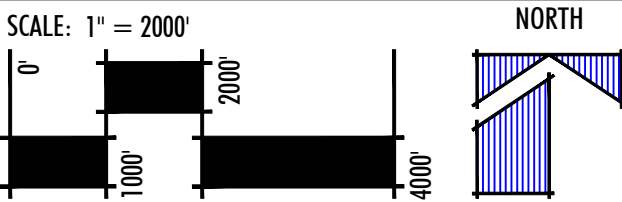
FIGURE 4

MUNICIPAL BOUNDARIES

LEGEND:

-  GROSS BOUNDARY
-  MUNICIPAL BOUNDARY LINES

ZONING CASE #: ZON 17-01
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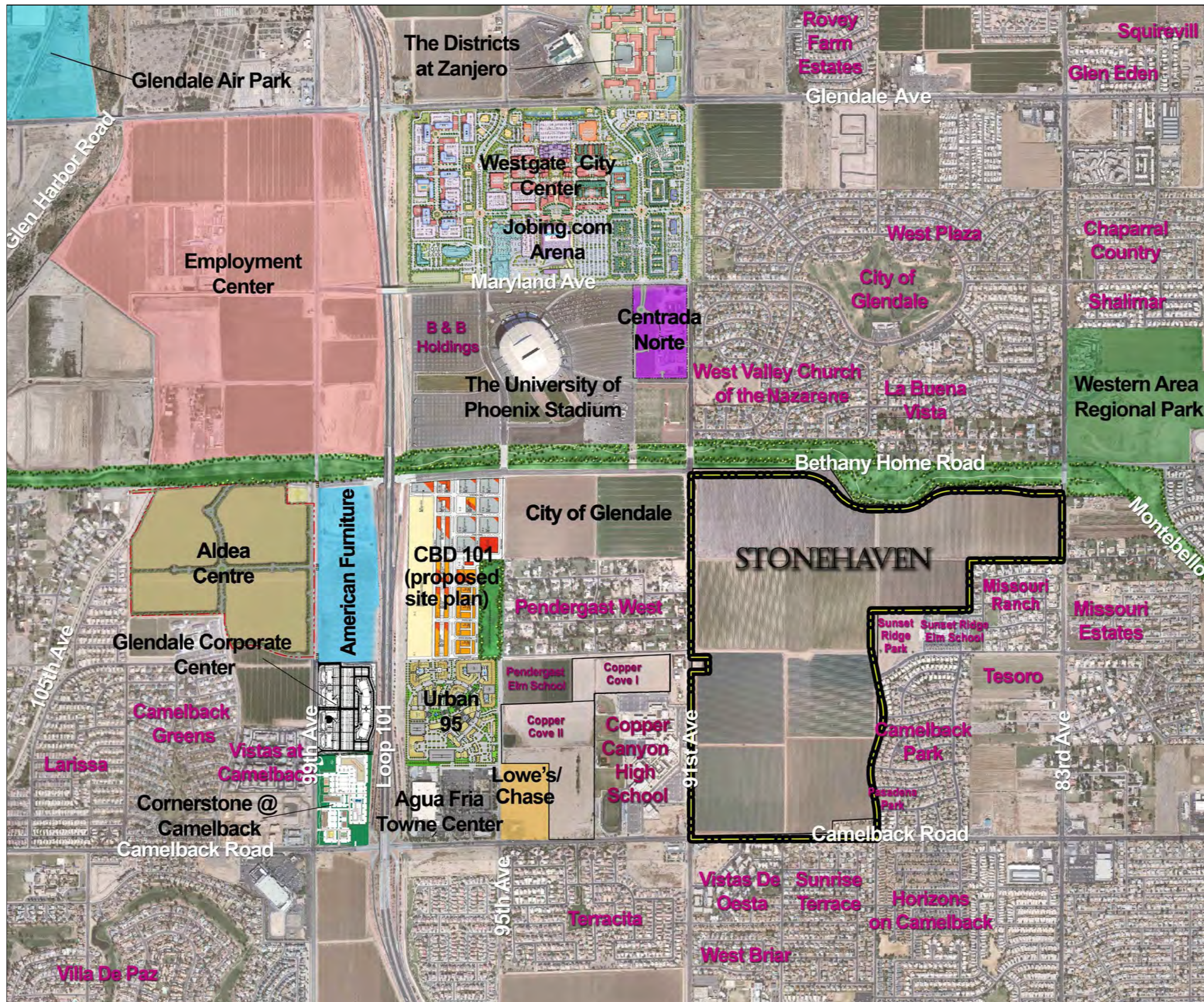


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Figure 5 Land Use Planning within Context Area



STONEHAVEN

PLANNED AREA DEVELOPMENT

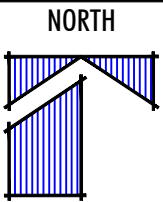
FIGURE 5

LAND USE PLANNING WITHIN CONTEXT AREA

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3 SITE ANALYSIS

3.1 Existing Land Use

The StoneHaven property has historically been, and remains currently in agricultural land use. In support of this land use, both private irrigation facilities and irrigation facilities constructed and managed by the Salt River Project are located within and adjacent to the subject property. A small well site, located at a mid-mile location and on the east side of 91st Avenue is owned by the Salt River Project and is an exception to the subject property.

Water resource to promote the flow within the structures, is provided by water within the Grand Canal to the immediate north of the subject property. The intended development plan proposes the phasing out of agricultural land use and the phasing in of urban infill development generally consistent with the *General Plan* Land Use Element. The *General Plan* Land Use Map, as represented by **Figure 6, General Plan Land Use**, depicts Low Density Residential 2.5 (1.0 – 2.5 *Dwelling* units per acre), Medium *Density* Residential 3.5 (2.5 – 3.5 *Dwelling* units per acre), Medium High Residential 8 (5.0 – 8.0 *Dwelling* units per acre), and some Planned Commercial uses located at the immediate northeast corner of 91st Avenue and Camelback Road.

The proposed StoneHaven PAD is requesting a minor amendment to the *General Plan* land use designation in order to accommodate the Medium High Residential 8 (5.0 – 8.0 *Dwelling* unit per acre) land use category. The PAD designation will not only be consistent with recent approvals in the area, but also offer the flexibility to design the site in a manner that will accommodate necessary land use transitions between existing residential to the north, east, and south, as well as commercial uses located on the northwest, and southwest corners of the adjacent properties. The addition and combination of uses provided by this designation will facilitate a greater transition of development within the community, and assist the *City* in achieving its vision of providing diverse residential and commercial opportunities in the *City's* Western Area.

3.2 Former Zoning

The StoneHaven property was formerly zoned with a mixture of R1-8 (single family detached housing), C-2 (General Commercial) and C-O (Commercial *Office*) as a part of a 1984 Zoning *Application* (Z-84-66) and affiliated with a much larger geographic area well beyond the subject property. **Figure 7, Existing Zoning**, provides a depiction of the current zoning configuration on the subject property. Based on information obtained within the public records, it is believed that the former zoning encompassed the following area for each of the three districts and the current zoning encompasses the following areas:

Table 2 – Former Zoning District Areas

Former Zoning	Gross Area
R1-8 (PRD)	366 Acres
C-2	13 Acres
C-O	4 Acres
Overlay Zoning	Gross Area
PAD	383 Acres

In May of 2016, the subject property was rezoned to Planned Area Development as the StoneHaven Planned Community.

3.3 Topography and Drainage

The physical terrain affiliated with the property is relatively flat with a gentle slope towards the southwest corner of the site. The property contains no major washes but does maintain gravity fed irrigation structures and channels. The lower elevations of the project at the southwest corner are at approximately 1,061 feet above sea level with the upper, northeast corner, having the highest elevation at 1,085 feet above sea level. This represents a total topographic differential of 24 feet. The natural on-site drainage flows toward the west boundary and southwest corner of the property. The Grand Canal to the north of the site is also utilized for regional drainage, though will not be utilized for drainage for the proposed project.

Upon reviewing mapping provided by the Flood Control District of Maricopa County, the project team has determined that the subject property is outside of any mapped floodplain.

3.4 Roads and Rights-of-Way

The site is bounded by the Bethany Home Road alignment to the north, 83rd & 87th Avenues to the east, Camelback Road to the south, and 91st Avenue to the west. Two primary east/ west major arterial roadways serving the project are connected to the Loop 101 freeway to the west with interchanges at Bethany Home Road and Camelback Road. The project proposes to continue the construction of existing 87th Avenue which travels north through the site and adjacent to neighboring properties.

3.5 Utilities

Water: The subject property is within the *City* of Glendale jurisdictional area and therefore is presumed to be served by the *City* of Glendale. System extensions and connections will be made as necessary to service the proposed land use and to meet city master plans.

Wastewater: The subject property is within the *City* of Glendale jurisdictional area and therefore is presumed to be served by the *City* of Glendale. System extensions and connections will be made as necessary to service the proposed land use and to meet city master plans.

Power: The subject property is within the Salt River Project Power Service Area. The project team anticipates coordination with SRP as necessary to provide services to meet the demand affiliated with the intended land development plan.

3.6 Local Airports

The Glendale Municipal Airport is not within a zone of influence to the proposed site, though it is located within close traveling proximity to the west side of the site across the Loop 101 freeway for future residents.

3.7 Site Opportunities and Constraints

Constraints: The subject property is currently encumbered by 69kv overhead power transmission lines along the bounding Camelback Road corridor to the south, the 91st Avenue corridor to the east, and the Bethany Home Road corridor on the north adjacent to the Grand Canal. The project team anticipates these overhead facilities and associated easements will remain in the current location to maintain existing services in the project build out condition.

Portions of the subject site also contain existing SRP irrigation structures/facilities which are anticipated to remain in place. Preliminary investigations and coordination with SRP regarding the nature of the existing facilities and related easements has occurred during preparation of the proposed development plan.

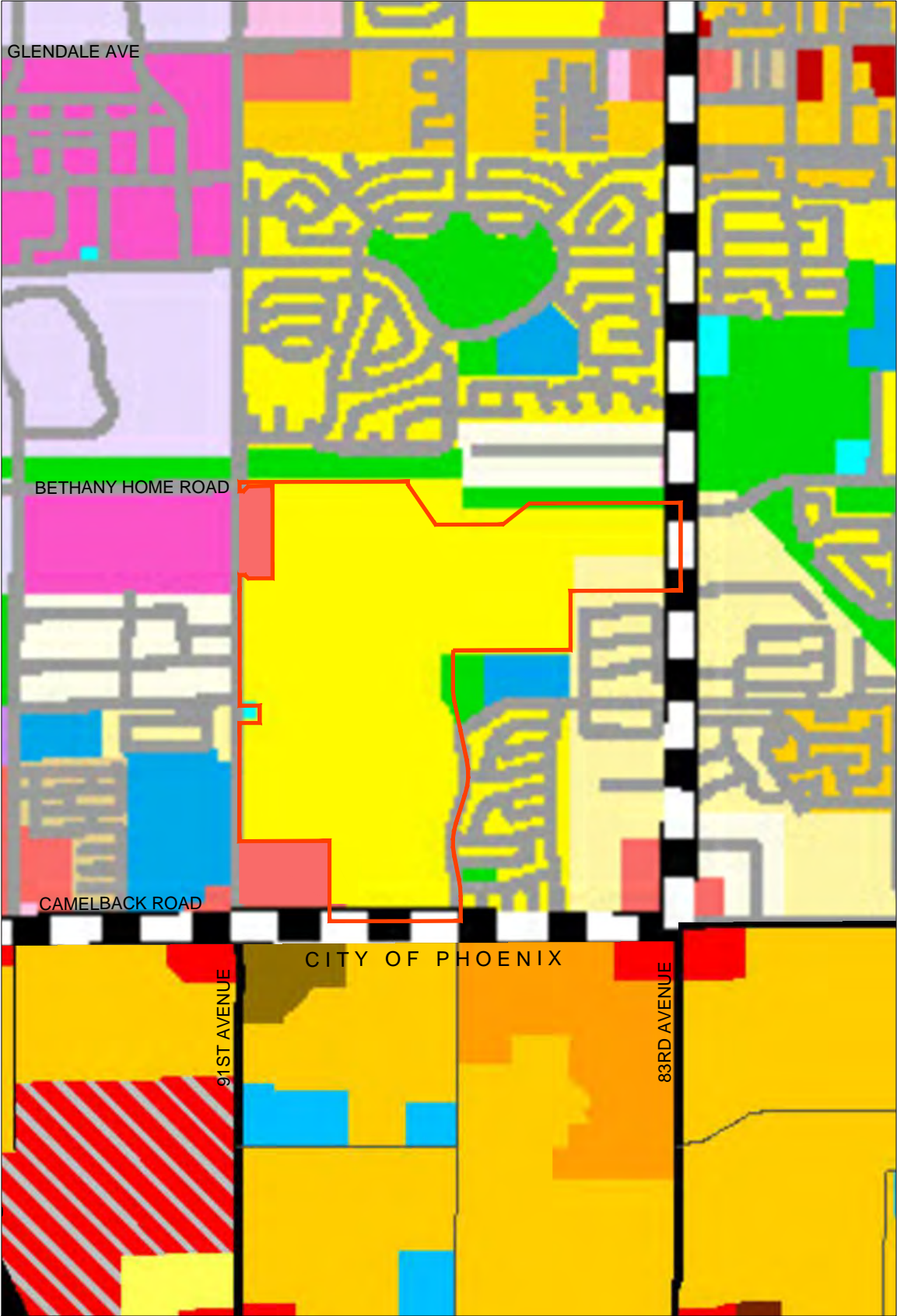
The project team anticipates a requirement to dedicate and construct the remaining segment of 87th Avenue north to the Bethany Home Road alignment. The team also anticipates providing right-of-way for the future Bethany Home Road alignment and construction of the south half of Bethany Home Road adjacent to the Grand Canal Linear Park which stretches the full length, within the northern portion of the project site.

Opportunities: The proposed project has the opportunity to utilize four bordering public parks: the Grand Canal Linear Park to the north, Sunset Ridge Park to the immediate east, Heroes Regional Park to the northeast, and Pasadena Park to the southeast all providing nearby recreational opportunities to future residents. The Grand Canal Linear Park's large size and length, in addition to the project's proposed *open space* and pedestrian trail network, allows for increased pedestrian connectivity for on-site and surrounding residents to connect to nearby commercial and entertainment areas. The site location borders Copper Canyon High School as well as Sunset Ridge Elementary School giving future residents close proximity to established educational facilities.

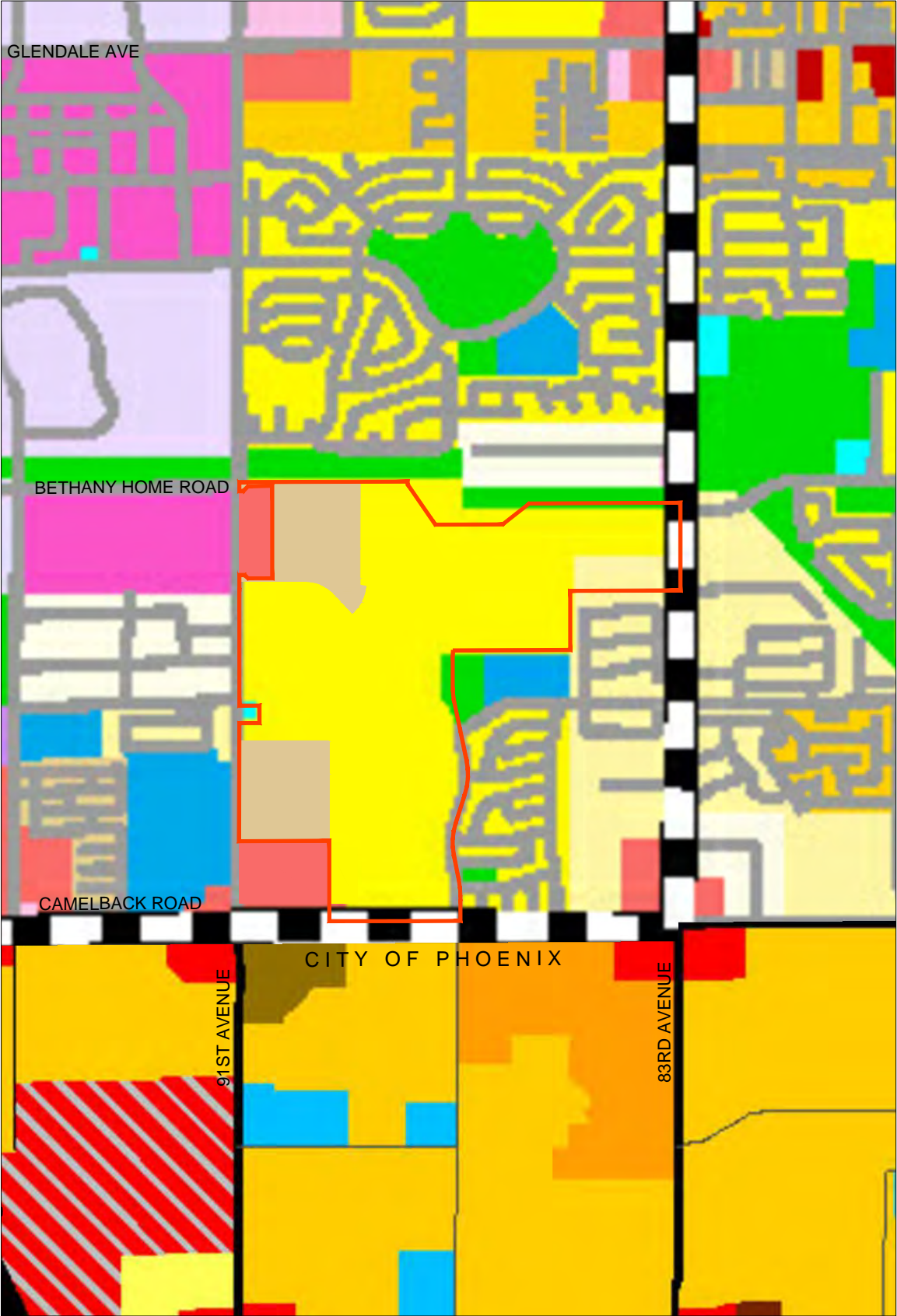
The Glendale sports and entertainment district sits immediately northwest of the site, and offers an array of services and destination activities.

Please refer to **Figure 8, Site Analysis** for depiction of opportunities and constraints associated with the StoneHaven property.

Figure 6 *General Plan* Land Use



EXISTING GENERAL PLAN LAND USE



PROPOSED GENERAL PLAN LAND USE

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 6

GENERAL PLAN LAND USE - EXISTING AND PROPOSED

LAND USE DESIGNATIONS

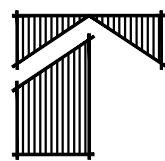
	LDR-1		BP
	LDR-2.5		LI
	MDR-3.5		HI
	MHDR-5		INST
	MHDR-8		EDU
	MHDR-12		PF
	HDR-20		
	HDR-30		
	OFC		
	GC		
	PC		
	EMU		
	CCC		
	POS		

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NORTH

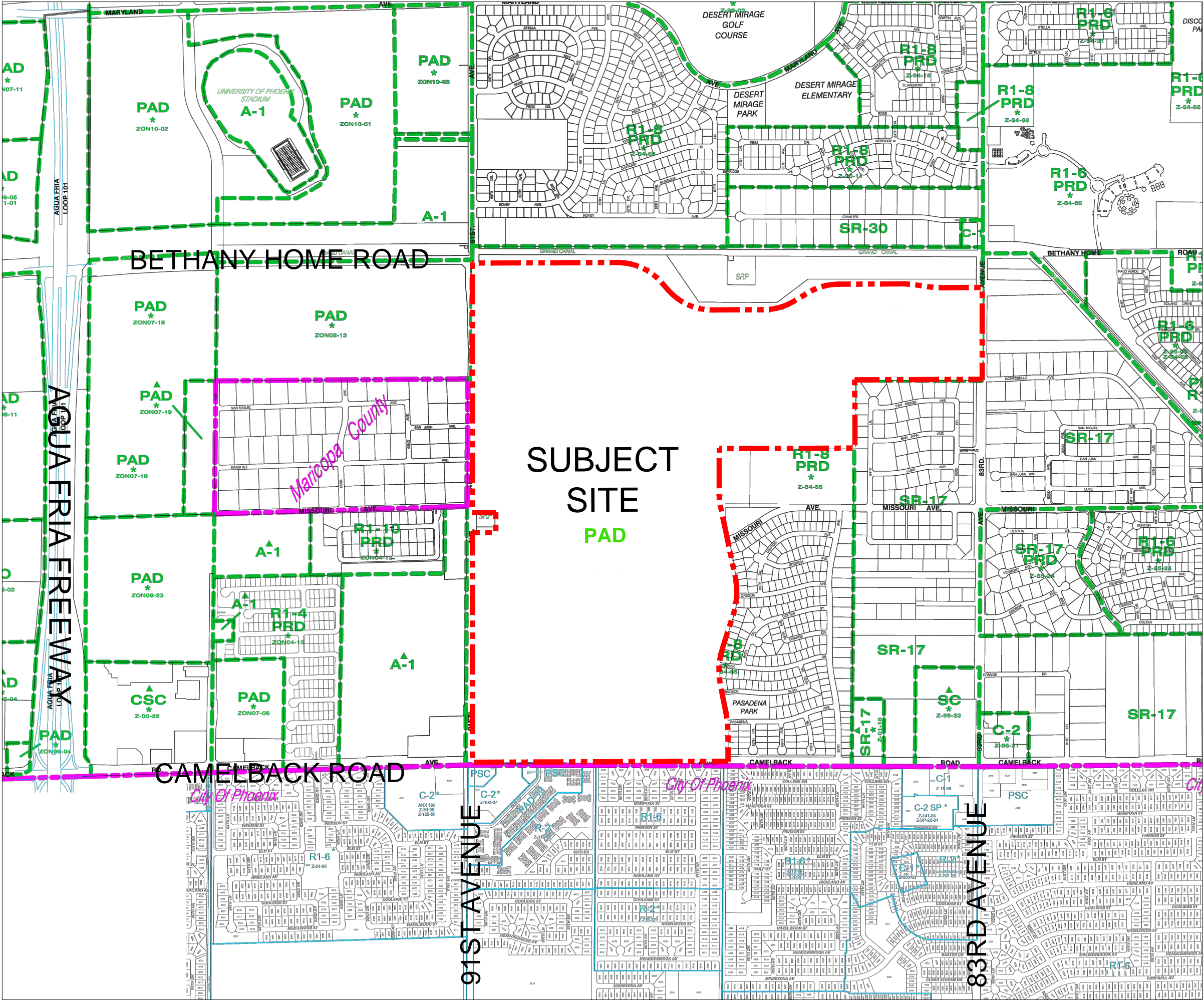


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Figure 7 Existing Zoning



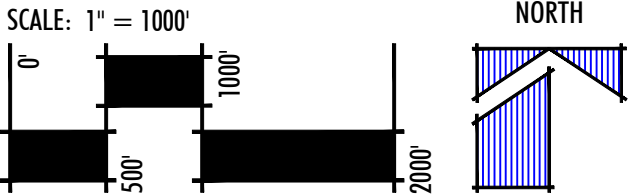
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 7
EXISTING ZONING

- LEGEND:
- GROSS BOUNDARY
 - ZONING PARCEL LINES

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Figure 8 Site Analysis



STONEHAVEN

PLANNED AREA DEVELOPMENT

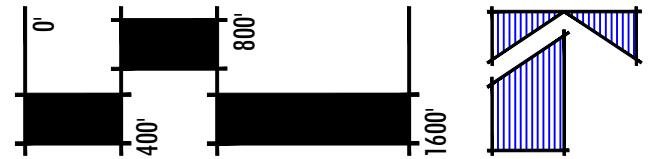
FIGURE 8
SITE ANALYSIS/ OPPORTUNITIES
AND CONSTRAINTS

LEGEND:

- GROSS BOUNDARY
- EXISTING POWER POLES
- VIEW SHEDS

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SCALE: 1" = 800'



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4. MASTER PLANS

4.1 Project Identity Overview

StoneHaven is a proposed 395-acre master planned development located in west Glendale, just southeast of the University of Phoenix Stadium and Westgate City Center. Seen from an aerial view, the StoneHaven property resembles a large green jigsaw puzzle piece, quite distinct from everything around it. Amidst the sporting arenas, bustling hubs of retail and entertainment activity, gridded streets, greenbelts, and the intricate patterns of established residential neighborhoods stands one open green field, looking as though it has been saved for a special purpose. Undoubtedly it is a unique parcel which presents the opportunity to build a new community that will instantly benefit from the plentiful amenities and energy all around it. But, it is also a large enough reserve of land to create a community all its own - a refuge from the rest of the world. Just like the last piece of a puzzle being set easily into place, this parcel reveals itself as a perfect place to settle in, once and for all. Through the use of prized natural materials, elegant craftsmanship, enduring style, and timeless forms, the site design and landscape architecture will artfully tie StoneHaven into its unique location.

The overall vision for the StoneHaven community is to: provide a mix of single-family residential product types and densities to serve the growing population in the area; provide support commercial services at the two primary arterial intersections within the community, increase the *City's* tax base and provide needed commercial services to local area residents; create an interconnected parks, trails and open space system to encourage active and healthy lifestyles and promote alternative modes of transportation for StoneHaven residents.

The development plan envisions a minimum of five different residential lot sizes, with a variety of housing product types, within each lot size, to meet the diverse needs of the anticipated community. At build-out, it is anticipated that StoneHaven will contain up to 1,392 residential units with a projected population of 3,898 residents. Development Parcels within the community may include gated entries, providing more exclusive neighborhoods within the overall StoneHaven community. In addition to the residential development, two important commercial Development Parcels are provided at the primary arterial intersections within the community, providing needed local and community-based retail and commercial services to residents within and surrounding StoneHaven. It is anticipated that up to 345,800 square feet of commercial and retail uses will be provided within these two commercial centers, providing an appropriate balance between residential and commercial uses. See **Figure 9, Land Use Master Plan**, and **Figure 10, General Development Plan** for a graphic illustration of the land use parcels and general layout of the community.

An efficient transportation network has been developed to ensure appropriate access to all development parcels, while providing a variety of access options for residents and visitors. The property is bounded entirely, or partially, on all four sides by arterial roads, including Camelback Road on the south, 91st Avenue on the west, Bethany Home Road on the north, and 83rd Avenue on the east. These roads will be improved on a phased basis to serve the community, as well as, traffic in the vicinity. In addition, two new collector roads will be provided to facilitate internal circulation to the individual development parcels within the community. 87th Avenue is a north/south collector road that provides access between Camelback Road and Bethany Home Road, while Montebello Road is a collector road that provides east/west access from 91st Avenue, connecting to 87th Avenue at a round-about within the center of the community. This round-about creates a dynamic focal point while calming traffic within the heart of the community. The local street network will feed off the collector roads to provide localized access to each individual development

parcel within the Community. See **Figure 14, Circulation Plan** for the primary transportation network within and adjacent to the community.

In order to create a dynamic and active community with a high quality of life for residents, StoneHaven will include interconnected parks within an open space system, providing residents with active and passive recreational opportunities and non-motorized transportation choices through the pedestrian path, sidewalk and bicycle network. A community central open space/park will anchor the open space system in the center of the community, providing a central gathering place for all residents within StoneHaven. An abundance of trails, sidewalks and bicycle lanes will provide pedestrian and other non-motorized connectivity to a variety of parks and open spaces for active and passive recreation. Open space amenities will include numerous tot lots, sport courts, multi-purpose fields, ramadas, picnic areas, plazas, informal play areas, retention areas, and pedestrian paths connecting the entire community together. In addition, the pedestrian path system will provide connections to the Grand Canal Linear Park, creating opportunities to use the regional trail system throughout the City. In all, the StoneHaven community will provide over 60-acres of active and passive open space, which translates to well over 15% of the overall residential land area. Where a modified General Development Plan is proposed, it shall maintain a minimum of 15% open space for the overall residential land area. See **Figure 11, Open Space Master Plan** for the general layout and design of the open space system throughout the community.

The identity of StoneHaven, as a peaceful refuge within the bustling city, will be reinforced through the use of thematic hardscape and landscape components. Entry monuments and theme walls will appear substantial and well made – utilizing modern lines, bold forms, and natural materials organized into pleasant and harmonic compositions. Using authentic materials composed in crisp, broadly scaled geometric forms will be the dominant design elements. Warm, neutral earth tones will dominate the palette, with accent materials used for contrast. Sweeping forms will articulate each project entrance, and convey a sense of permanence, while back-lit or other lettering types will reinforce StoneHaven's identity. The landscape style will reflect the agricultural heritage of the site, with verdant traditional style trees, and large sweeping masses of lush shrubs and accent plants. Ornamental grasses will be planted in large drifts, exaggerating their fluid motion as they move in harmony with the breeze. Bright pockets of seasonal color at nodes and focal points will provide a cheerful energy, while sturdy and dependable streetscape palettes will create a reliable backbone of vegetation that will knit the new landscape into the existing context surrounding it. The open space and amenity improvements will fall under the responsibility of the Developer, while the maintenance will be the responsibility of the future HOA. See **Figures 12a, Community Entry Concept, Figure 12b Amenities Concept** and **Figure 13, Landscape Character Images** for a general concept of project monuments and amenity examples.

4.2 Land Use Master Plan

The StoneHaven Planned Area Development zoning request designates residential and commercial land uses specifically drafted in accordance with the City of Glendale Planned Area Development zoning district (Section 5.900 of the City of Glendale Zoning Ordinance). As such, the StoneHaven PAD will supplement and supersede the standard zoning districts as described in the Glendale Zoning Ordinance. The Land Use Master Plan is intended to identify and define the specific land uses and general densities proposed for the StoneHaven community, and will strive to achieve the following objectives:

- Provide a mix of single-family residential lot sizes and product types to meet the diverse needs of the growing residential population in the area;
- Promote an appropriate distribution of residential units and densities on a phased basis, to ensure project diversity and compatibility with adjacent uses;

- Promote a framework for the balanced distribution of open space amenities within the residential parcels;
- Provide pedestrian, bicycle and other non-motorized circulation and connectivity between uses and amenities within the property, with connectivity to adjacent properties;
- Provide an efficient internal and perimeter vehicular circulation system for local and regional access to the property;
- Provide a site plan that meets the general design guidelines of the City of Glendale, with modifications as proposed within this PAD;
- Provide a unified design theme and landscape program for the entire development to ensure a high-quality community;
- Provide design flexibility through the PAD District that will allow for a creative and high quality project that can adapt to market conditions.

The proposed **Land Use Master Plan** represented as **Figure 9**, has been created with development uses and residential densities designed to respond to projected market demands, development phasing, logical extensions of infrastructure, the phasing out of agricultural uses, the consideration of adjacent land uses, consideration for planned roadway and circulation networks, and the distribution of an interconnected *open space* system. The overall residential *Density* for StoneHaven is planned at 3.52 *Dwelling* units for the project as a whole, and 3.84 *Dwelling* units per acre for the residential uses. These planned residential densities are consistent with the Glendale *General Plan*.

The StoneHaven land use plan includes 21 development parcels as defined within **Table 3, Land Use Program**. Table 3 identifies the gross and net parcel acreage, the land use designation, minimum lot area for residential uses, maximum residential units for residential parcels, and maximum building square footage for commercial parcels. The table is supported by the Land Use Master Plan and the General Development Plan, and provides detailed information related to the maximum development potential for each parcel.

Table 3, Land Use Program

StoneHaven Land Use Program						
Parcel #	Gross Area (Acres)	Net Area (Acres)	Land Use Designation	Minimum Lot Area (Sq. Ft.)	Maximum Res. Units	Maximum Comm. Sq. Ft.
1	9.9	8.4	SH-C PAD			116,959
2A	22.5	18.1	SHD-4 PAD	4,000	114	
2B	12.9	11.6	SHD-4 PAD	4,000	58	
3	21.8	17.2	SHD-6 PAD	6,000	74	
4	13.7	11.2	SHD-6 PAD	6,000	41	
5	19.8	18.1	SHD-4.5 PAD	4,500	83	
6	14.8	12.7	SHD-6 PAD	6,000	34	
7	9.4	9.0	SHD-7 PAD	7,000	29	
8	15.5	12.6	SHD-7 PAD	7,000	53	
9	10.4	10.4	SHD-7 PAD	7,000	29	
10	18.0	14.1	SHD-7 PAD	7,000	52	

11	9.9	9.5	SHD-7 PAD	7,000	38	
12	23.4	20.9	SHD-4.5 PAD	4,500	110	
13	26.2	25.0	SHD-6 PAD	6,000	113	
14	10.5	10.0	SHD-6 PAD	6,000	26	
15	9.6	8.1	PAD	Park	0	
16	20.1	19.7	SHD-6 PAD	6,000	71	
17A	9.8	9.3	SHD-4 PAD	4,000	55	
17B	18.8	17.8	SHD-4 PAD	4,000	95	
18	22.0	21.5	SHD-6 PAD	6,000	85	
19	30.1	29.4	SHD-6 PAD	6,000	131	
20	22.8	19.9	SHD-5 PAD	5,000	101	
21	23.1	19.9	SH-C PAD			217,800

Totals	395.2	354.3			1,392	334,800
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Note: Due to rounding to the nearest 10th of a decimal point, numbers may not appear to add up exactly.

Note: Gross and net land area may be administratively modified by up to 5% of the identified land area with the administrative review and approval of the City of Glendale Planning Director.

Project Projections	
Gross Land Area:	395.2
Projected Population (2.8 pph):	3,937
Projected Residential Units:	1,406
Projected Commercial Square Feet	334,800
Gross Project Density:	3.52
General Plan Units Range:	1,024 - 1,504

4.2.1 Residential Uses and District

The StoneHaven PAD provides for five distinct residential land use designations that are distributed throughout the community. Each of the five land use designations will be provided within each of the residential phases of the project, ensuring diversity, efficient absorption, and a variety of product and lifestyle choices for residents as the community is built out over time. In all, the residential development parcels will provide an overall gross *density* of up to 3.84 dwelling units per acre. Single family residential development will conform to City of Glendale Residential Design & Development Manual as amended within this PAD. Below is a summary of the five residential land use designations.

4.2.1.1 SHD-4 PAD (StoneHaven District 4,000 Square Foot Lots)

The SHD-4 PAD designation is a single family detached residential district with a minimum of 4,000 square foot lots. There are two development parcels within this designation (which are further divided for phasing purposes), representing 16.2% of the total site area, or 63.9 acres within the community (including the model home complex). At build out, it is estimated that up to 343 residential units will be provided within this designation.

4.2.1.2 SHD-4.5 PAD (StoneHaven District 4,500 Square Foot Lots)

The SHD-4.5 PAD designation is a single family detached residential district with a minimum of 4,500 square foot lots. There are three development parcels within this designation, representing 16.8% of the total site area, or 66.2 acres within the

community (including the model home complex). At build out, it is estimated that up to 276 residential units will be provided within this designation.

4.2.1.3 SHD-5 PAD (StoneHaven District 5,000 Square Foot Lots)

The SHD-5 PAD designation is a single family detached residential district with a minimum of 5,000 square foot lots. There are three development parcels within this designation, representing 19.8% of the total site area, or 78.2 acres within the community (including the model home complex, which provides a variety of lot sizes). At build out, it is estimated that up to 264 residential units will be provided within this designation.

4.2.1.4 SHD-6 PAD (StoneHaven District 6,000 Square Foot Lots)

The SHD-6 PAD designation is a single family detached residential district with a minimum of 6,000 square foot lots. There are three development parcels within this designation, representing 20.5% of the total site area, or 81.1 acres within the community. At build out, it is estimated that up to 294 residential units will be provided within this designation.

4.2.1.5 SHD-7 PAD (StoneHaven District 7,000 Square Foot Lots)

The SHD-7 PAD designation is a single family detached residential district with a minimum of 7,000 square foot lots. There are three development parcels within this designation, representing 16.0% of the total site area, or 63.2 acres within the community. At build out, it is estimated that up to 216 residential units will be provided within this designation.

Table 9, Development Standards, located within Section 5 of this PAD, provides regulatory development standards for the various land use designations within the StoneHaven Planned Area Development. These standards are intended to provide design and development regulations to promote property and community protections, development predictability, flexibility and variety within the community.

4.2.2 Commercial Uses

Approximately 32.9 acres of commercial land use is proposed within StoneHaven. Retail opportunities within the project will be oriented to attract businesses that complement the residential environment within and surrounding the StoneHaven community. Retail uses will be provided to promote access to services and amenities within the project via a pedestrian network that promotes walkability and reduced dependence on the automobile for basic retail, dining and service needs for residents within the community.

StoneHaven will strive to attract businesses that are suitable for the residential environment and will be generally limited to community and neighborhood-scaled commercial uses. The focus of the commercial centers are to provide residents with day to day retail uses including, but not limited to, *Grocery* markets, drug stores, dry cleaning, banking and dining establishments. At full build-out, a maximum of 334,800 square feet of commercial can be provided within the two commercial parcels.

4.3 General Development Plan

In addition to the Land Use Master Plan described above and depicted in **Figure 9**, a more detailed **General Development Plan**, depicted in **Figure 10**, has been prepared for the residential components of the property. The General Development Plan identifies the conceptual layout for Development Parcels 2-20, including the local street design, lot size and configuration, and the interconnected open space network designed throughout the community. While the General Development Plan is relatively

detailed in nature, it is intended to provide a general design concept of the single-family residential components of the StoneHaven community. Adjustments and revisions to the General Development Plan can be provided through the subdivision platting and permitting process to address engineering requirements, regulatory and/or code requirements, and minor design changes to the overall layout, without triggering an amendment to this PAD so long as the general configuration and open space connectivity is not substantially altered.

4.4 Open Space Master Plan

A major component of the overall planning and design effort for the StoneHaven community is the integration of an interconnected open space and trails plan. The open space plan includes active and passive parks and open spaces, trails and pedestrian connectivity, and an overall landscape theme and amenities plan that ties the entire community together. Each of these elements is discussed in further detail below. In all, the StoneHaven community will provide over 60-acres of open space, representing over 15% of the residential land area of the project. The overall open space program is illustrated in **Figure 11, Open Space Master Plan**.

4.4.1 Active and Passive Open Space

StoneHaven will provide an abundance of active and passive open spaces, as depicted on **Figure 11, Open Space Master Plan**. Active open spaces will be evenly distributed throughout the community, providing a variety of recreational opportunities within close proximity to all residents. Amenities will include numerous tot lots, sport courts, soccer fields, ramadas, picnic areas, informal play areas coupled with retention, and trails connecting the overall open space system throughout the community. The project will also include a community open space in the center of the community, providing a community-wide amenity for the use and enjoyment of all residents. Additional passive open spaces will be provided throughout the community along primary entry features, along primary roadways, and between active open space areas connecting the community-wide open space system and providing an open, attractive environment. Retention basins will be integrated into the active and passive open space system, while the primary active amenities such as tot lots and sport courts will remain dry during normal rainfall events.

4.4.2 Trails and Pedestrian Connectivity

StoneHaven will provide a comprehensive trail and pedestrian circulation system, providing non-motorized access throughout the community. A primary pedestrian path, six-feet in width, will be provided through the major linear open space corridor within the center of the community, providing additional connections to each development parcel and the major amenities within StoneHaven. The pedestrian path system will also provide connectivity to the Grand Canal Linear Park via the signalized intersections along Bethany Home Road at 91st Avenue, 83rd Avenue and 87th Avenue, providing opportunities to connect to the larger regional trail system throughout the City of Glendale. In addition, many of the sidewalks will be set back from the curb, providing additional opportunities for a comfortable pedestrian environment within individual neighborhoods.

4.4.3 Amenities Plan

A series of neighborhood parks will be connected to the overall open space meandering throughout the community. A variety of gathering spaces will be provided, designed for use by different sized groups. Turf for open play will be punctuated with wide bands of mass plantings providing serenity and contact with nature. Meandering trails suitable for many uses will wind their way through the community, characterized by interesting intersection points where multiple pathways meet. Multiple small pocket parks will serve as compact, densely shaded multiuse plazas. Distributed throughout the whole neighborhood, they will allow convenient use for all residents. Shade structures will serve as beautiful and functional focal points that

program the recreational space, and repeat the forms and materials used in the entry monument and walls. Open space and amenity maintenance will be the responsibility of the HOA.

4.4.4 **Thematic Plant Palette**

The overall plant palette will reference the agricultural heritage of the site, while also including appropriately selected transitional plants that offer seasonal interest and practical durability. Theme tree selection for different applications will be driven by scale – matching trees of corresponding stature appropriate to the relative size of the corridor. A mix of evergreen trees for shade and deciduous trees for seasonal interest will be especially concentrated in pedestrian areas to provide comfortable microclimates within paseos and recreational areas. The palette will be rounded out with a wide variety of shrubs, accents, groundcovers and vines. These will be carefully selected for each application within the project to balance aesthetic qualities with water and maintenance requirements. The palette may include, but is not limited to:

Table 4, Thematic Plant Palette

Large Trees:	Red Push Pistache	Vines:	Bougainvillea
	Arizona Cypress		Yellow Orchid Vine
	Palm Trees		Trumpet Creeper
	Mondel Pine		Creeping Fig
	Ash		Carolina Jessamine
	Heritage Live Oak		Lilac Vine
	Evergreen Elm		Honeysuckle
			Hacienda Creeper
			Lady Banks' Rose
			Star Jasmine
Medium Trees:	Cascalote	Shrubs/ Accents:	Bougainvillea
	Desert Willow		Japanese Boxwood
	Chitalpa		Baja Fairy Duster
	Standard Oleander		Dwarf Bottlebrush
	Swan Hill Olive		Yellow Bird of Paradise
	Desert Museum Palo Verde		Desert Spoon
			Emu Bush
			Damianita
			Mexican Honeysuckle
Small Trees:	Purple Orchid Tree		Hesperaloe
	Purple Leaf Plum		Texas Ranger
			Ornamental Grasses
Ground Cover:	Turf (not in right of way)		Compact Myrtle
	Damianita		Bear Grass
	Dalea		Penstemon
	Lantana		Baja Ruellia
	Bush Morning Glory		Sage
	Rosemary		Jojoba
	Verbena		Yellow Bells
	Yellow Dot		Cape Honeysuckle

	Annual Flowers		Yucca
			Agave
Inerts:	Decomposed Granite		
	(1/2" screened, brown)		

4.5 **Community Facilities and Services**

4.5.1 **Fire and Emergency Response**

The StoneHaven community will be served by the City of Glendale Fire Department for fire and emergency response services. The StoneHaven property is within close proximity to two Glendale Fire Stations, as identified below:

- Glendale Fire Station #158, located approximately one quarter-mile to the north on 83rd Avenue;
- Glendale Fire Station #152, located approximately two-miles to the east of the planned community;

In addition to the two City of Glendale Fire Department locations listed above, through standard service agreements between local jurisdiction, there are two City of Phoenix Fire Stations that are in close proximity to the StoneHaven community, as identified below:

- Phoenix Fire Station #25 located approximately four-miles to the southeast of the planned community; and
- Phoenix Fire Station #54 located approximately one and one half miles to the southwest of the planned community.

4.5.2 **Police**

The StoneHaven community will be served by the City of Glendale Police Department for law enforcement services.

4.5.3 **Refuse Collection**

The StoneHaven community will be served by the City of Glendale for residential and commercial solid waste services.

4.6 **Circulation Plan**

The proposed circulation system for StoneHaven is designed to offer multiple choices for mobility, including vehicular, bicycle, and pedestrian facilities. The design principles and facilities for each mobility type are discussed below.

4.6.1 **Vehicular**

A Traffic Impact Analysis for StoneHaven has been prepared by CivTech. The specific objective of the Traffic Impact Analysis was to evaluate land use assumptions with roadway intersection conditions for all existing and proposed roadways, determine future level of service for all major intersections affected and evaluate the need for future traffic control changes.

The existing site currently has no developed roadways or formal trail systems. There are multiple maintenance vehicle and access way points associated with the current agricultural uses of the property. The proposed roadway network for StoneHaven includes a combination of arterial roads to address regional access to the property, collector roads to distribute traffic within the community, and local streets to provide direct access to individual residential properties. Private streets and gated entries may be provided within the community. Although,

local street cross sections, will remain the same as the remainder of the community. A brief description of each roadway type and locations is provided below.

Arterial Streets:

The StoneHaven community is adjacent to four arterial streets, including Camelback Road along the southern boundary, 91st Avenue along the western boundary, Bethany Home Road extension along the northern boundary, and 83rd Avenue along the eastern boundary. Camelback Road, 91st Avenue and 83rd Avenue will be completed in accordance with the City of Glendale Standards for arterial streets as defined in the narrative below. Bethany Home Road will be designed to a slightly modified standard with a striped center median (to maintain good sight distance in the curve), except at the primary intersection at 87th Avenue will include a center turn lane for movements and access into, and out of, the property as agreed to by the City of Glendale. Refer to **Figure 14, Circulation Plan** for the location and configuration of the arterial streets, and **Figure 15a, Figure 15b and Figure 15c, Street Cross Sections** for the planned roadway cross sections for Bethany Home Road, 91st Avenue and for Camelback Road adjacent to the subject property.

To promote understanding and predictability between the Applicant of StoneHaven and the City of Glendale related to appropriate and proportional arterial roadway improvements affiliated with the land use and traffic impacts generated by StoneHaven, with consideration of regional traffic patterns, the descriptions below affiliated with adjacent arterial roadways (Camelback Road, 91st Avenue, 83rd Avenue and Bethany Home Road) are provided to define right-of-way dedication and roadway improvement expectations. These descriptions are provided in lieu of the standard application of zoning stipulations (conditions of zoning approval). The descriptions defined below, supported by the roadway cross-sections provided on Figure 15, define the right-of-way and roadway improvement conditions applicable to StoneHaven with implementation over time in accordance with the Planned Area Development Phasing Plan (Figure 19). A Development Agreement between the Developer and City addresses the design and development of Bethany Home Road.

Camelback Road

Right-of-way Dedication:

- Development Parcel 20 – A 40 foot north half street exist; a 65 foot north half street will be defined by the future Final Plat.
- Development Parcel 21 – A 50 foot north half street exist; a 65 foot north half street plus a right-of-way flare to 75 feet as necessary to support the development of a right-turn lane onto north 91st Avenue will be defined by the future Site Plan.

Roadway Improvements:

- Development Parcel 20 – Construct the north half street with curb, gutter, a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way.
- Development Parcel 21 – Construct the north half street with curb, gutter, a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way. Construct a right-turn to northbound 91st Avenue.

Right-Turn / Deceleration Lanes:

- Development Parcel 20 – The developer of StoneHaven will construct a new right-turn lane at westbound Camelback Road at 87th Avenue at the time of platting and construction of Development Parcel 20. The right-turn lane will be constructed with lengths and a taper as

required by the City of Glendale but in no way will the improvements require the movement of a power pole to the east of the 87th Avenue intersection and within proximity with the intended right-turn lane unless required by SRP per SRP design standards. Development Parcel 21 – The developer of the StoneHaven commercial center on Camelback Road will construct a new right-turn lane at westbound 91st Avenue. The right-turn lane will be constructed with lengths and a taper as required by the City of Glendale but in no way will the improvements require the movement of a power pole.

Traffic Signals:

- The developer of StoneHaven is responsible to contribute 75% of the cost of a new traffic signal at 87th Avenue.

Other:

- Development Parcel 20 - SRP irrigation facilities are to be located outside of the right-of-way within a 20 foot wide easement that will parallel the Camelback Road right-of-way.
- Development Parcels 20 and 21 - North half street drainage for Camelback Road will be conveyed to on-site retention basins. Development Parcel 10 will be designed and constructed to accept the volume. Note: Areas for retention will be encumbered by both an SRP power corridor easement and an SRP irrigation fee simple strip. The SRP Power and Water Service functions will need to be in agreement with water retention within these areas.
- Development Parcel 21 - Driveway spacing for commercial development on Development Parcel 12 shall follow Glendale Standard G-454 requiring 150-foot minimum spacing.
- Development Parcel 21 - Driveways for commercial development on Parcel 21 within 500 feet of the centerline of Camelback Road or of 91st Avenue will restrict left turning movements into and out of the commercial center.
- Development Parcels 20 and 21 – Relocate all 12 kilovolt power overhead lines below grade.

91st Avenue

Right-of-way Dedication:

- Development Parcels 17 – 70 foot east half street defined by the future Final Plat.
- Development Parcels 1, 12, 13 and 21 – 70 foot east half street plus right-of-way flares necessary to support the development of deceleration lanes and/or right-turn lanes.

Roadway Improvements:

- Development Parcels 12, 13 and 21 – Construct 6-foot wide detached sidewalk and LED street lighting, per Glendale spacing standards, for length of these development parcels and phased improvements with each Final Plat. Construct 6-foot wide detached sidewalk, LED street lighting (per Glendale spacing standards) and place overhead 12 kilovolt power underground for the length of the SRP well site property.
- Development Parcels 1 and 21 – Construct 6-foot wide detached sidewalk and LED street lighting, per Glendale spacing standards, for the length of these development parcels with each Final Site Plan.

Right-Turn / Deceleration Lanes:

- Development Parcel 17 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Colter Street.

- Development Parcel 12 and 13 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Montebello Avenue.
- Development Parcel 1 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Bethany Home Road.
- Development Parcel 21 – Construct a right-turn/deceleration lane on 91st Avenue northbound in to commercial center if a future traffic impact analysis, responding to the proposed commercial square footage and mix of uses, demonstrates a warrant for a lane.

Bus-Bay:

- Development Parcel 21 – Construct a bus bay for northbound 91st Avenue service at Camelback Road.

Traffic Signals:

- Development Parcel 17 - Developer will modify the signal and ITS infrastructure as necessary to construct and operate the new local street connection of Colter Street to the east of 91st Avenue.
- Development Parcel 1 - Developer will be responsible to contribute 25% of the cost of a new traffic signal at 91st Avenue and Montebello Avenue.
- Development Parcel 12 and 13 –Developer will not be responsible to contribute to the cost of a new traffic signal at 91st Avenue and Montebello Avenue. All Development Parcels - Developer of StoneHaven will contribute to a modified traffic signal at the intersection of 91st Avenue and Bethany Home Road as specified in a Development Agreement.

Other:

- Development Parcels 1, 12, 13, 17, 20, and 21 – Remove overhead 12 kilovolt power and place lines underground.
- Development Parcels 1 and 21 – Driveway spacing for commercial development shall follow Glendale Standard G-454 requiring 150-foot minimum spacing.
- Development Parcels 1 and 21 – Driveways for commercial development within 500 feet of the centerline of Bethany Home Road or Camelback Road will restrict left turning movements into and out of the commercial center.
- Development Parcels 1, 12, 13, 17, 20, and 21 – East half street drainage for 91st Avenue will be conveyed to on-site retention basins.

83rd Avenue

Right-of-way Dedication:

Development Parcels 10 and 11 – 65 foot west half street exist.

Development Parcel 10 – Provide right-of-way for a future southbound bus bay and service transfer at Bethany Home Road.

Roadway Improvements:

Development Parcels 10 and 11 - Construct the 83rd Avenue west half street with curb, gutter, and a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way for the length of the property frontage. Construct southbound bus bay on southwest corner at 83rd Avenue and Bethany Home Road.

Bus Bay

Development parcel 10 and 11 – construct a bus bay for southbound 83rd Avenue service at Bethany Home Road.

Traffic Signals:

- All Development Parcels – Developer of StoneHaven will contribute to a modified traffic signal at the intersection of 83rd Avenue and Bethany Home Road as specified in a Development Agreement.

Other:

- Development Parcels 10 and 11 – SRP irrigation facilities shall be tiled and located outside of the right-of-way within a 20-foot wide easement that will parallel the 83rd Avenue right-of-way.

Bethany Home RoadRight-of-way Dedication:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 – Dedicate 50-foot south half street by Map of Dedication. Define the north half street by the same Map of Dedication and agree to sell to the City of Glendale the north half street right-of-way and the two remnant properties severed by the determined alignment for Bethany Home Road as defined by the PAD Application. Additional obligations and conditions may be defined by a Development Agreement.

Roadway Improvements:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 – Construct Bethany Home Road full street inclusive of four lanes of pavement, curb, gutter, a 6-foot wide detached sidewalk, landscaping, LED street lighting, and communications conduit within the public right-of-way for the length of the property. Construct intersection flares at 83rd Avenue, 87th Avenue and 91st Avenue as necessary to accommodate turn movements and align through lanes. Additional obligations and conditions are defined by a Development Agreement.

Traffic Signals:

- All Development Parcels – Developer of StoneHaven will install a new traffic signal at 87th Avenue as warranted and contribute 50% of the costs of the signal. Additional obligations and conditions may be defined by a Development Agreement.
- All Development Parcels – Developer of StoneHaven will contribute to the costs to retrofit the existing signals at 91st Avenue and at 83rd Avenue to add the additional leg of traffic movement at these intersections with responsibility for relocation of the signal pole at the southeast corner of 91st Avenue and the pole at the southwest corner of 83rd Avenue and Bethany Home Road. Additional obligations and conditions may be defined by a Development Agreement.

Right-Turn / Deceleration Lanes:

- Development Parcel 10 and 11 – Construct a right-turn/deceleration lane on eastbound Bethany Home Road to southbound 83rd Avenue.

Bus-Bay:

- Development Parcel 1 – Construct a bus bay for eastbound Bethany Home Road service at 91st Avenue.
- Grand Canal Linear Park – City will be responsible for construction of westbound bus bay service at 83rd Avenue and service transfer at Bethany Home Road.

Other:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 - SRP irrigation facilities are to be maintained in existing locations within proximity and alignment of Bethany Home Road.
- All Development Parcels - This mile segment of Bethany Home Road will be designed and constructed for a future roadway that has a posted speed of 35 miles per hour.
- All Development Parcels - Pedestrian movements on the north side of Bethany Home Road will be accommodated by the existing pedestrian circulation improvements within the Grand Canal Linear Park. A separate sidewalk adjacent to the roadway is not required and will not be constructed.
- Additional obligations and conditions may be defined by a Development Agreement.

Collector Streets:

Two collector roads will serve the StoneHaven community, including 87th Avenue connecting Camelback Road to Bethany Home Road through the central portion of the community in a north/south direction, and Montebello Avenue connecting 91st Avenue to 87th Avenue, terminating at a round-about intersection in the center of the community. The collector roads north of the round-about will be built with a landscaped center median to create a unique entry experience as people enter and drive through the community. As such, a new street cross section for these two streets will be provided, including a 70 foot right-of-way, one lane in each direction, center landscaped median, a bicycle lane, LED street lighting and a seven (7) foot landscape buffer strip. In addition, a ten (10) foot Public Utility and Sidewalk Easement (PUE/SWE) will be provided with a 6-foot sidewalk meandering within the landscape buffer strip and adjacent PUE/SWE. Periodic median breaks and turn lanes will also be provided to access individual subdivisions. Refer to **Figure 14, Circulation Plan** for the location and configuration of the collector streets, and **Figure 15d, Street Cross Sections** for the detailed collector street cross section. The street cross-section to the south of the round-about (traffic calming feature) will include a 70-foot full street right-of-way, detached sidewalks and a flare as necessary to address turn lanes at the intersection of 87th Avenue and Camelback Road.

Local Streets:

The final classification of streets within the community is the local street network. The primary cross section will include a twenty-eight (28) foot pavement section, two (2) foot roll curb, and a five (5) foot attached sidewalk and LED street lighting with the remaining right-of-way to be landscaped. A detail of the local street cross section is provided on **Figure 15d, Street Cross Sections**.

4.6.2 Bicycle

StoneHaven has been designed to accommodate recreational and multi-modal transportation opportunities, including the development of bicycle lanes along all collector streets, and the establishment of an interconnected pedestrian path network through the community. **Figure 14, Circulation Plan**, identifies the location of proposed pedestrian path and dedicated bicycle lanes that will allow residents to travel throughout the StoneHaven community and beyond to the greater Glendale bicycle trail system.

Six (6) foot bicycle lanes will be provided on all collector streets to facilitate safe and comfortable bicycle movement through the community. The pedestrian path system includes six-foot wide concrete surface pathways for use by pedestrians. As individual parcels within StoneHaven develop on a phased basis, the path system will provide continuous connectivity throughout the StoneHaven trail and *open space* network.

4.6.3 Pedestrian

The Circulation Plan and General Development Plan were designed with a notable emphasis on pedestrian circulation and access to *open space*, which connects the various development parcels within the community to the overall open space system. The pedestrian circulation plan provides various opportunities to connect residential neighborhoods, public trails and *open space* amenities throughout the community. The plan also provides connection opportunities to the regional Grand Canal Linear Park to the north at 87th Avenue/Bethany Home Road signalized intersections along Bethany Home Road.

Pedestrians will have access to six-foot wide detached sidewalks on the arterial streets and collector streets and five-foot wide attached sidewalks on local streets. The setback sidewalks on arterial and collector streets will create opportunities for shade and a more comfortable and attractive pedestrian environment throughout the community by providing a landscape buffer between the edge of the street and sidewalk alignment.

Both bicyclists and pedestrians will have access to *off-street* trails or paths located within the StoneHaven *open space* network. The primary unifying trail location lies within the central *open space* network and will promote pedestrian circulation within the planned community and enhance accessibility to a variety of users. This primary trail corridor will also connect the residents of StoneHaven to the greater surrounding pedestrian circulation network including a crossing to the Grand Canal Linear Park trail system at 87th Avenue and Bethany Home Road.

4.7 Drainage Plan

A Preliminary Drainage Plan is provided with this application as **Figure 16, Drainage Plan**. A summary of existing site conditions has been provided in Section 3.3. The Preliminary Drainage Plan has been prepared in accordance with the City of Glendale and the Flood Control District of Maricopa County requirements. The Preliminary Drainage Plan is based on the following drainage concepts and design criteria:

Drainage Concept & Criteria

According to the current FEMA Flood Insurance Rate Maps (October 16, 2013, 04013C1695L & 04013C1715L) StoneHaven is not located within any special flood hazard zones. The area surrounding the site generally falls to the southwest at a relatively mild slope. The Bethany Home/Grand Canal Flood Control Project, which was completed in 2010, serves as an outfall for the regional watershed located upstream from StoneHaven. There are no significant onsite drainage facilities currently present within StoneHaven, and the offsite drainage impacts are limited to minor runoff produced by the adjacent 83rd Avenue, 87th Avenue, 91st Avenue and Camelback Road half-street frontages.

The proposed drainage system will route onsite rainfall runoff, as well as the runoff produced by the adjacent half-streets, to retention facilities. These facilities will consist of surface basins for the residential portions of the project and potentially a combination of surface and underground basins/vaults for the commercial parcels within the site. These retention facilities will be sized to store the runoff produced by the 100-year, 2-hour design storm event in accordance with City of Glendale design standards. The following general standards shall also be applied as more detailed design is prepared:

- Basins will be designed as multipurpose facilities where practicable. Basins may be deeper than the normal three (3) foot standard and may be used as open space and recreational amenities. Special safety and visual considerations will be evaluated where basin depths

exceed three (3) feet. It is recommended that the side slopes not exceed 4 horizontal to 1 vertical (4:1) on basin slopes.

- All finished floor elevations will be set a minimum one foot above the 100-year high adjacent water surface elevation.
- Streets shall be designed to convey the respective 10-year peak design discharge within the curbs, and the 100-year peak discharges will be conveyed within the right-of-way limits.

The Preliminary Drainage Plan included with this application shows the general flow patterns in the vicinity of StoneHaven and conceptually how the onsite stormwater runoff will be directed to retention facilities. A Master Drainage Report shall be prepared to establish drainage parameters for the detailed site planning of the StoneHaven community.

A detailed, fully developed hydrologic analysis of street flows, retention facilities and the final design of improvements around them are beyond the scope of the Preliminary Drainage Plan and the Master Drainage Report. These design elements shall eventually be addressed and documented in accordance with City of Glendale standards via final drainage reports submitted alongside improvement plan sets.

4.8 Water and Wastewater Plan

Water

A Preliminary Water Plan is provided with this application as **Figure 17, Water Master Plan**. Water for StoneHaven will be provided by the City of Glendale water system. The site is located within pressure zone IV of the *City's* system.

Existing water infrastructure immediately adjacent to StoneHaven includes a 24-inch water main along the Grand Canal Linear Park north of the community, a 12-inch water main along 91st Avenue west of the community, an 8-inch water main that transitions to a 12-inch water main along Camelback Road at the south end of the community, a 12-inch water main along 83rd Avenue, a parallel 6-inch water main along 83rd Avenue, a 12-inch water main along 87th Avenue, and a 12-inch water main that transitions to an 8-inch water main along Missouri Avenue immediately east of the community.

The onsite water infrastructure for StoneHaven will consist of an internal network of looped 8-inch and 12-inch waterlines. The 8-inch waterlines will be located within each parcel, and the 12-inch waterlines will be located along the Bethany Home Road and 87th Avenue alignments within the community. The network of onsite waterlines will tie into the existing offsite water mains at several locations as shown in **Figure 17** to create a fully looped distribution system.

The Preliminary Water Plan included with this application shows the anticipated alignments and sizing for the onsite waterlines but does not include hydraulic modeling. To support the preparation of design and construction documents, a Master Water Report shall be prepared and shall include a hydraulic model of the proposed onsite system to verify that the proposed system will provide adequate water to meet the community's projected domestic and fire flow water demands.

Wastewater

A Preliminary Wastewater Plan is provided with this application as **Figure 18, Wastewater Master Plan**. Wastewater service for StoneHaven will be provided by the City of Glendale. The City's wastewater collection system contains several existing sewer mains immediately adjacent to the StoneHaven community, including an existing 24-inch sewer main along 91st Avenue west of the community, an existing 48-inch sewer main along Camelback Road south of the community, and an existing 10-inch main along 87th Avenue, which forms the southeast boundary of the community. The City's wastewater collection system also includes an existing 21-inch sewer main along 83rd Avenue, and an existing 8-inch sewer main along Missouri Avenue, just east of the community. The offsite sewers route wastewater flows south to Camelback Road and then west in Camelback to a diversion structure located at 98th Avenue. At this point a portion of the flows are directed southerly to a main in 99th Avenue which conveys flow to the 91st Avenue Wastewater Treatment Plant. The 99th Avenue sewer main and 91st Avenue WWTP are owned by the Sub-Regional Operating Group (SROG). The balance of the flow from the diversion structure are routed through a pump station to the City of Glendale's West Area Reclamation Facility. Wastewater flows generated from StoneHaven will be directed to the 98th Avenue diversion structure.

The proposed onsite wastewater system infrastructure for StoneHaven will consist of a network of 8-inch gravity sewer mains. Because the existing offsite sewer mains are relatively shallow and because the terrain within StoneHaven is generally flat, it is anticipated that a large portion of the community will need to be served by a network of 8-inch gravity sewer lines that will generally route wastewater from each of the units to an onsite lift station, which will then pump the wastewater flows to either the 24-inch offsite sewer main in 91st Avenue or the 48-inch offsite sewer main in Camelback Road. Alternatively, the City of Glendale Water Services Department Director, at his sole discretion, may review and allow adjustments to standard pipe slope requirements and allow a system of gravity sewer outfall during the Preliminary Plat Review for the Phase One Development.

If a lift station is incorporated into the design and development of the community, it is anticipated that the lift station and force main will generally be located in the southwestern area of StoneHaven in a location generally consistent with that depicted on **Figure 18, Wastewater Plan**. The exact location of these facilities will be determined through the preliminary platting and design stages of the project. Where feasible, wastewater flows from several areas within the development that are immediately adjacent to the offsite sewer mains will be routed by 8-inch onsite gravity sewer lines directly to the offsite mains. This will minimize the required lift station and force main sizing and will also minimize the associated power and maintenance requirements for these facilities. The wastewater lift station will be designed and built by the developer of StoneHaven, then operated and maintained by the City of Glendale in perpetuity.

Based on discussions with City staff, it is understood that the offsite sewer mains and wastewater treatment facilities downstream from StoneHaven have sufficient excess capacity to serve the anticipated wastewater flows from StoneHaven.

The Preliminary Wastewater Plan included with this application shows the alignments of the existing offsite sewer mains as well as the general alignments for the proposed 8-inch onsite sewer lines. As noted above, the lift station location and force main alignment will be determined through the preliminary platting and design stages.

A Master Wastewater Report shall be prepared, at the time of final design, to further establish the wastewater parameters, identify specific gravity alignments, and determine feasible locations for the lift station for the detailed site planning of the StoneHaven community.

4.9 Conceptual Phasing Plan

The StoneHaven PAD is being planned in three primary phases for the residential components of the community, to be developed over several years. The commercial components will be independent of the residential phasing, and will be developed based on market demand. With a combination of residential and commercial land uses proposed, the predictability of the rate of development is often difficult to forecast, in particular as it relates to market-driven commercial development. Ultimately, the rate of *Dwelling* unit production and absorption, as well as commercial development will depend on the housing and commercial demand exhibited within the Western Glendale region for desired residential product types, price points and the coordinated provision of infrastructure. **Figure 19, Conceptual Phasing Plan**, proposes a phasing pattern for the residential development parcels and adjacent roadway infrastructure which approaches the property development logically, allowing opportunity for the developer to bring multiple *Lot* sizes and product types to the market simultaneously, while creating strong marketing window opportunities and entry monuments into the community with the initial phase of development. Each residential phase includes a mix of five proposed lot sizes, ensuring a balance of residential densities, product types and price points are provided within each phase of development.

It is the intent of the Conceptual Phasing Plan to illustrate the current proposed strategy for the phased development of this community. With the many considerations that contribute to this development strategy, such as market conditions, access and extensions of infrastructure, the phasing out of the agricultural uses, and the arrival experience to the community, the Conceptual Phasing Plan defines one possible strategy for the development of the community. It is not the intent that this Conceptual Phasing Plan set a regulatory standard for phased development. Therefore, the developer(s) of StoneHaven may propose an alternative Conceptual Phasing Plan as necessary to address development priorities and/or market conditions over time. It is the intent of this provision to grant the Glendale Planning Director with the administrative authority to review and approve such phasing plan adjustments so long as appropriate proportional infrastructure requirements are available to serve each phase of development.

Phase 1:

As currently proposed, Phase 1 of the residential development within StoneHaven will include the development of Development Parcels 2b, 7, 9, 12, 13, 14, 15, 16 and 17A. In addition, roadway improvements associated with Phase 1 will include portions of the eastern half of 91st Avenue, Montebello from 91st Avenue to the proposed round-about, and 87th Avenue from Camelback Road to the proposed round-about.

Phase 2:

Phase 2 of the residential development will include the remaining portion of Development Parcel 17 (17b), and all of Development Parcels 10, 11, 18, 19 and 20. Roadway improvements associated with Phase 2 will include 83rd Avenue, Camelback Road from 87th Avenue to the western boundary of parcel 20, and 91st Avenue along the frontage of Development Parcel 17b.

Phase 3:

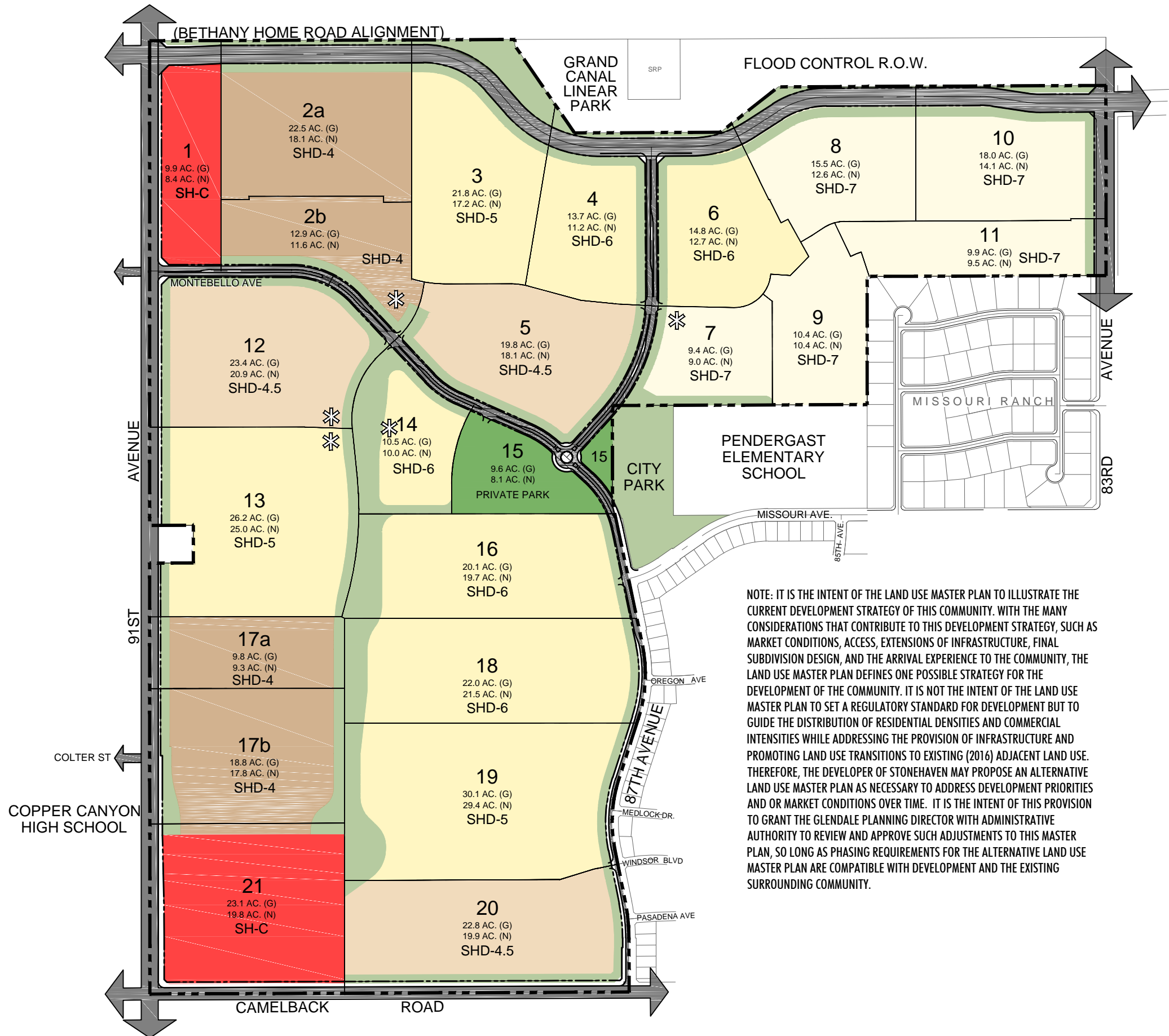
Phase 3 of the residential development will include Development Parcels 2a, 3, 4, 5, 6, and 8. Roadway improvements associated with Phase 3 will include the remaining segment of 87th Avenue for a connection with Bethany Home Road.

Commercial:

As discussed above, the commercial development parcels will be developed based on market conditions and are not associated with any specific residential phases. As each commercial parcel is developed, the associated roadway improvements adjacent to the property will be provided as shown on **Figure 19, Conceptual Phasing Plan**.

Bethany Home Road:

Bethany Home Road will be constructed in a single phase as a public/private partnership and as defined by the Companion Development Agreement.



NOTE: IT IS THE INTENT OF THE LAND USE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2016) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

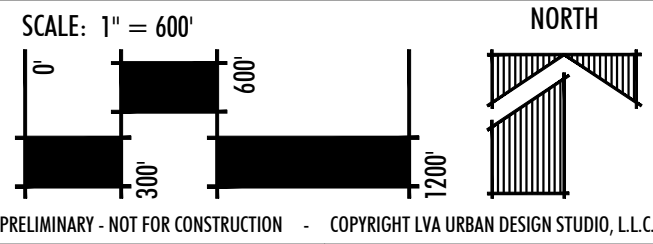
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 9 LAND USE MASTER PLAN

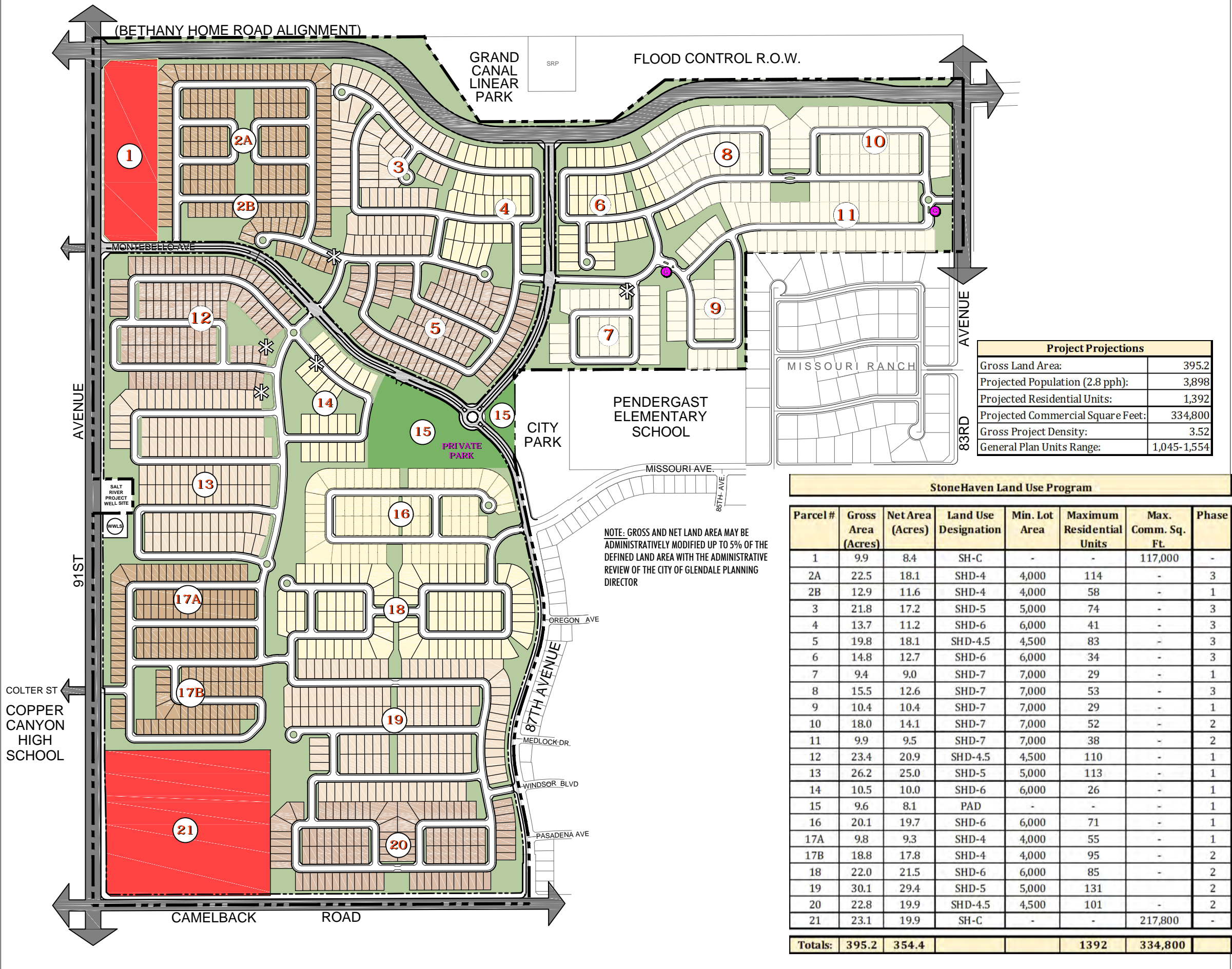
LAND USE LEGEND:	DISTRICT:
Courtyard Homes - Type 1	SHD-4 PAD
Single Family Homes - Type 2	SHD-4.5 PAD
Single Family Homes - Type 3	SHD-5 PAD
Single Family Homes - Type 4	SHD-6 PAD
Single Family Homes - Type 5	SHD-7 PAD
Commercial	SHC PAD
Private Park/Amenity Area	
Open Space	
TARGET SALES CENTER LOCATIONS	

ZONING CASE #: ZON 17-01
Subject to engineering and City review and approval.



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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 10

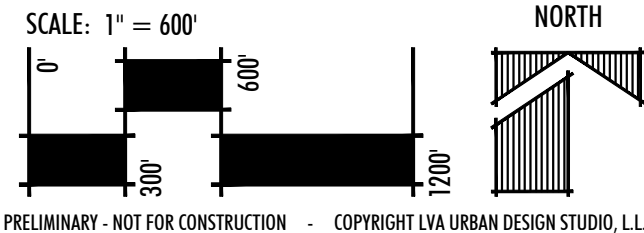
GENERAL DEVELOPMENT PLAN

LAND USE LEGEND:		DISTRICT:	
	Courtyard Homes - Type 1	SHD-4 PAD	PARCEL BOUNDARY POTENTIAL GATE LOCATIONS TARGET SALES CENTER LOCATIONS
	Single Family Homes - Type 2	SHD-4.5 PAD	
	Single Family Homes - Type 3	SHD-5 PAD	
	Single Family Homes - Type 4	SHD-6 PAD	
	Single Family Homes - Type 5	SHD-7 PAD	
	Commercial	SHC PAD	
	Private Park/Amenity Area		
	Open Space		

ZONING CASE #:
ZON 17-01

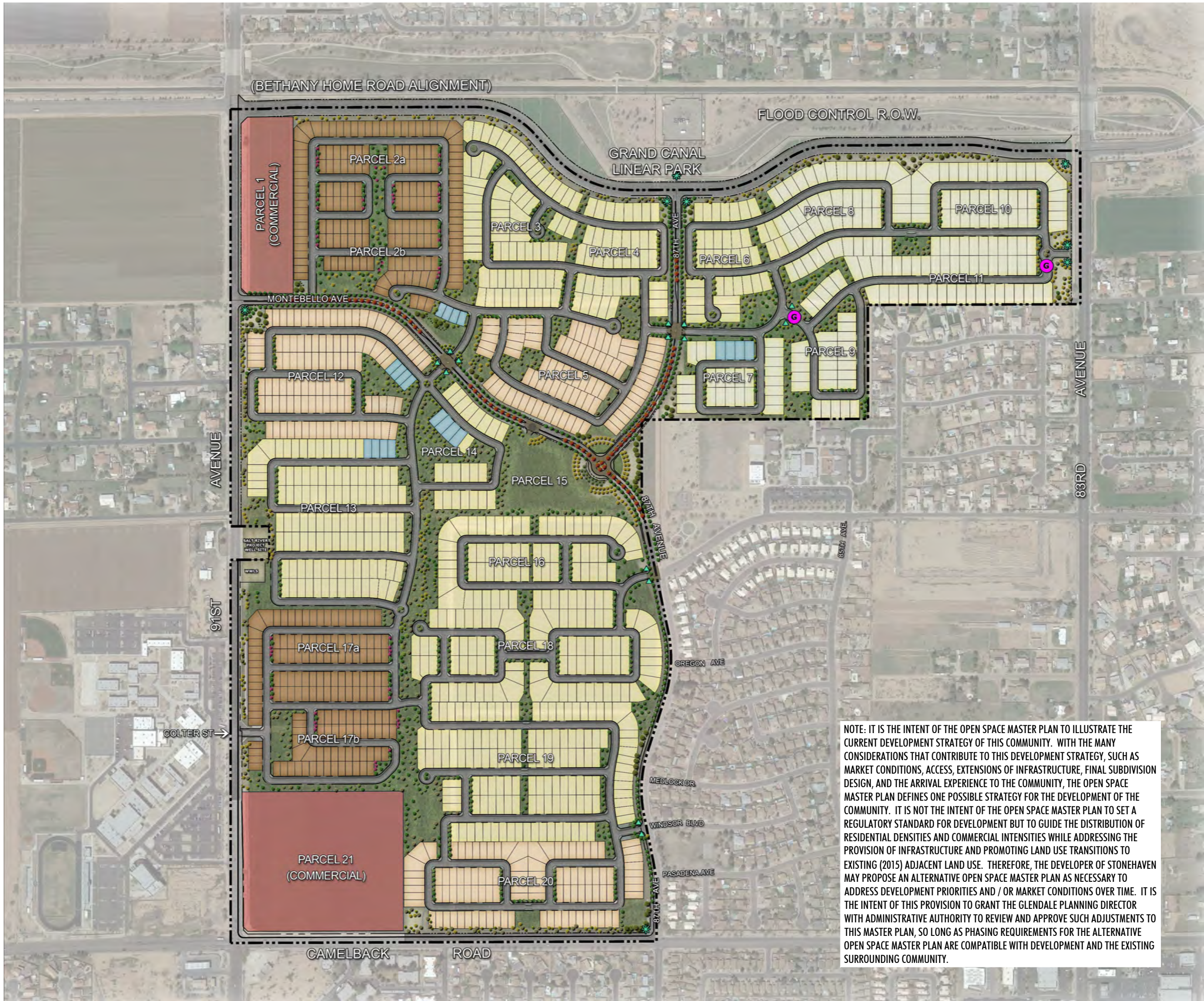
NOTE: IT IS THE INTENT OF THE GENERAL DEVELOPMENT PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2016) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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FIGURE 11 OPEN SPACE MASTER PLAN

LEGEND:

SHD-4	TYPICAL AMENITY AREA
SHD-4.5	TURF AREAS
SHD-5 & SHD-6	LANDSCAPE AREAS
SHD-7	COMMUNITY ENTRY MONUMENT
MODEL HOME LOT LOCATIONS	NEIGHBORHOOD ENTRY MONUMENT
COMMERCIAL	POTENTIAL GATED ENTRY

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SCALE: 1" = 600'

0 300' 600' 1200'

NORTH

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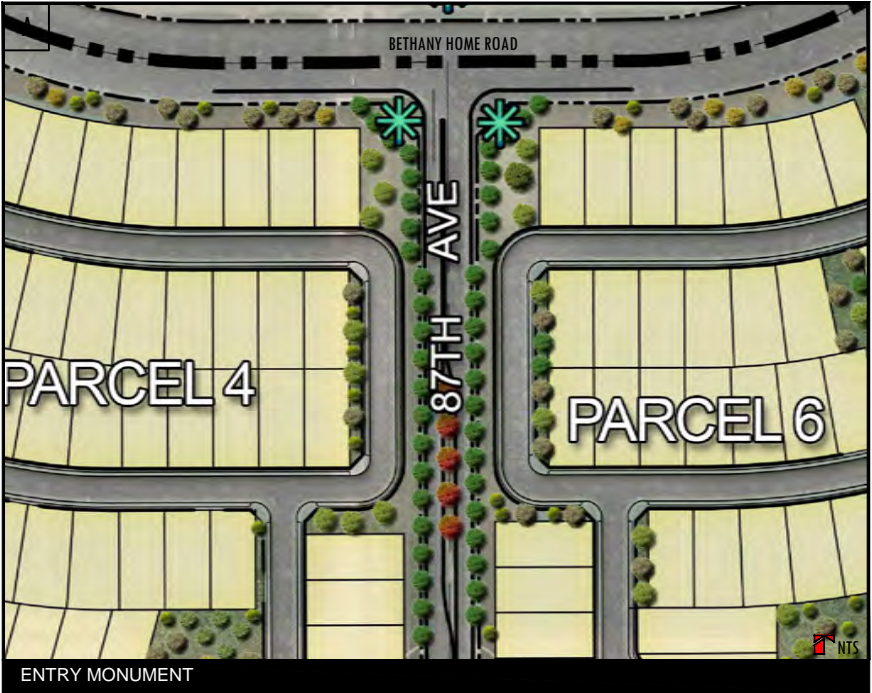
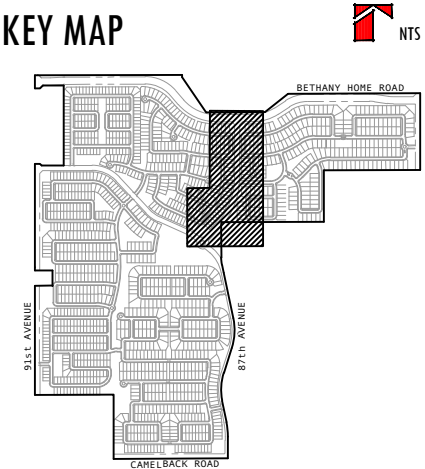
Date: 04/21/17 Project No. 1317.9

NOTE: IT IS THE INTENT OF THE OPEN SPACE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE OPEN SPACE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE OPEN SPACE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE OPEN SPACE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE OPEN SPACE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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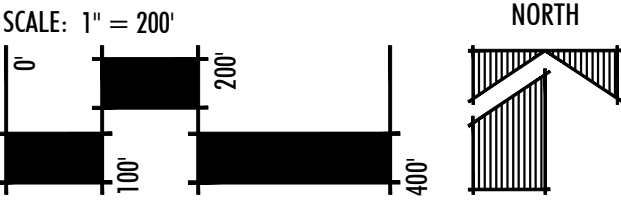


STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 12 a
ENTRY MONUMENT
AND AMENITIES CONCEPT

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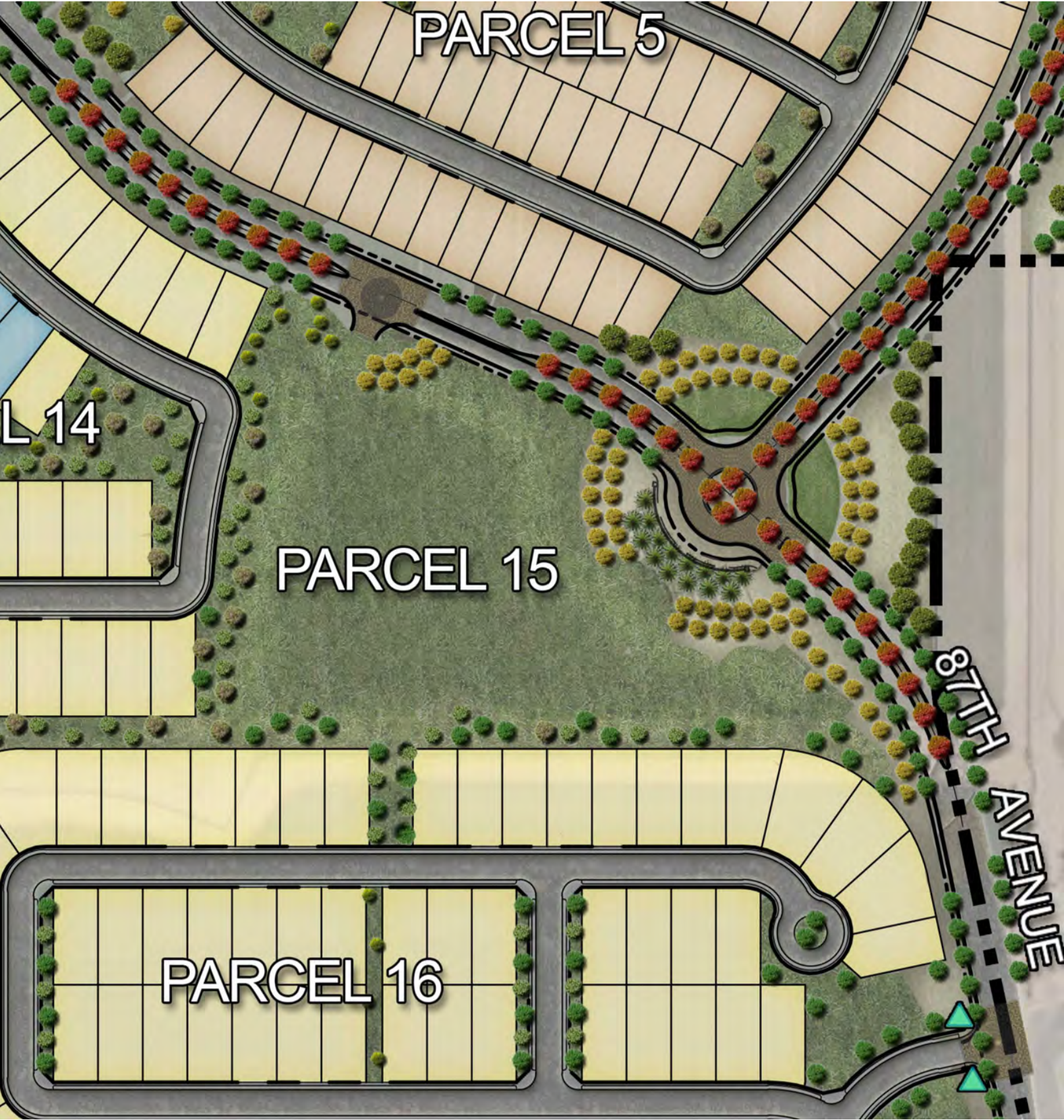


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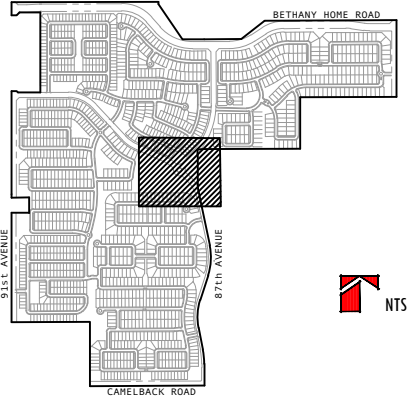
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KEY MAP



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 12 b
COMMUNITY OPEN SPACE
CONCEPTUAL PLAN



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SCALE: NTS

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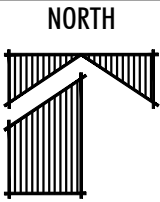
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FIGURE 13 LANDSCAPE CHARACTER IMAGES

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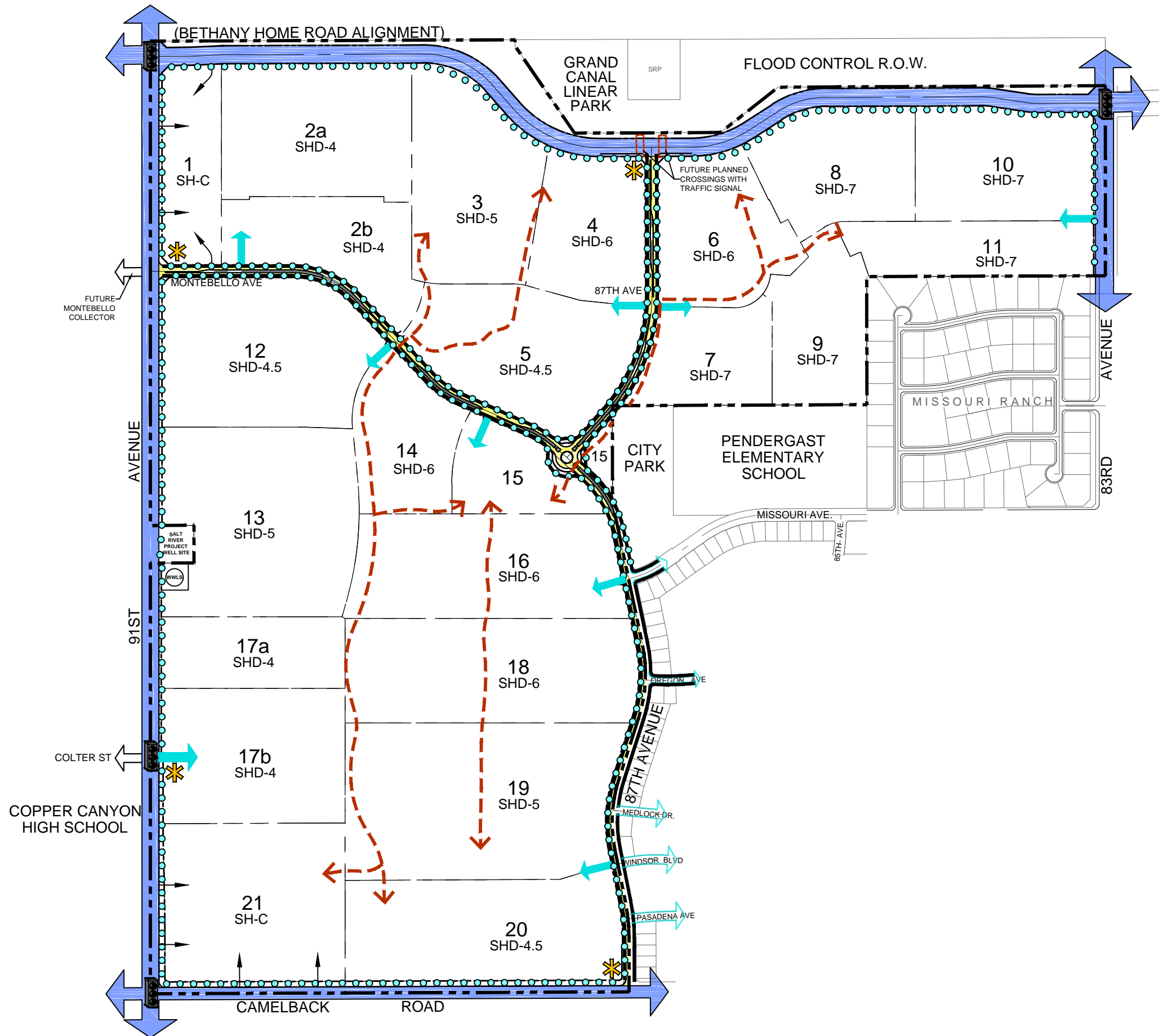
NOT TO SCALE



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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 14
CIRCULATION PLAN

LEGEND:

- PEDESTRIAN SIDEWALK
- PEDESTRIAN PATH
- ON STREET BIKE LANE
- ▬ ARTERIAL STREET
- ▬ COLLECTOR STREET
- LOCAL STREET (EXISTING)
- LOCAL STREET CONNECTION (FUTURE)
- COMMERCIAL DRIVEWAY
- ✱ STADIUM GAME DAY INTERSECTION MANAGEMENT
- ⬮ TRAFFIC LIGHT LOCATIONS

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SCALE: 1" = 600'



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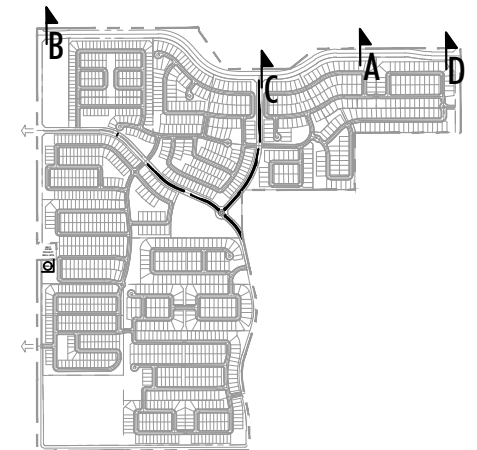
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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15a

STREET CROSS SECTIONS BETHANY HOME ROAD



NOTE:
ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

ZONING CASE #: ZON 17-01

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SCALE: NOT TO SCALE

NORTH

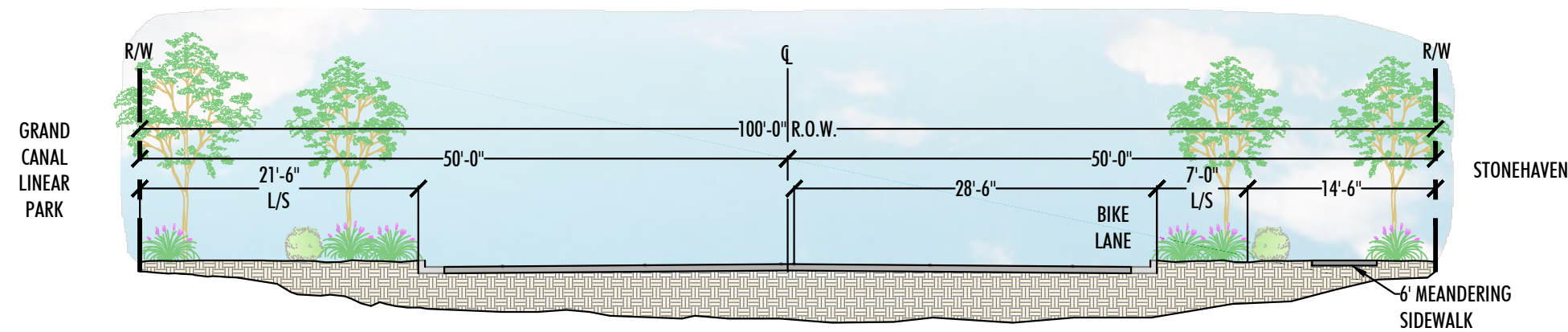


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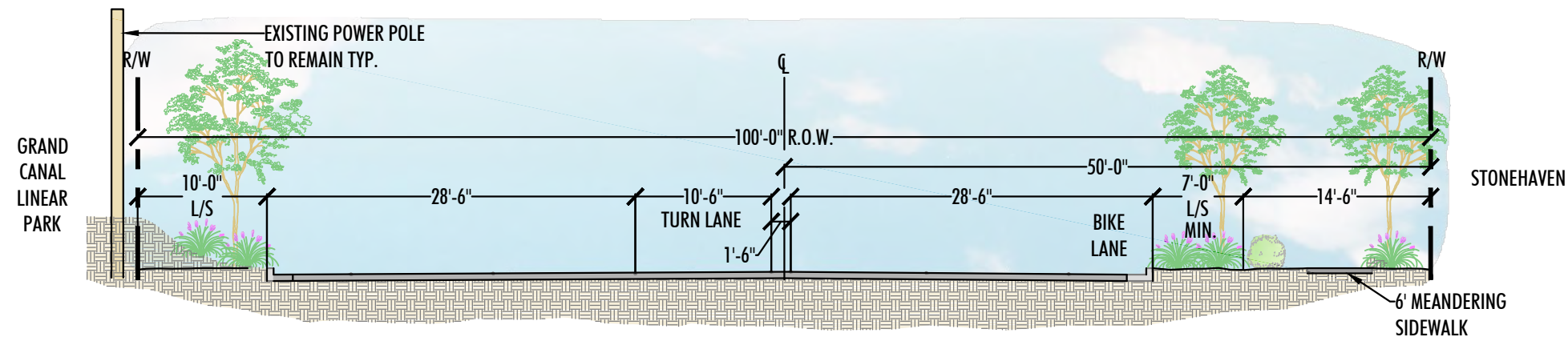
Date: 04/21/17

Project No. 1317.9

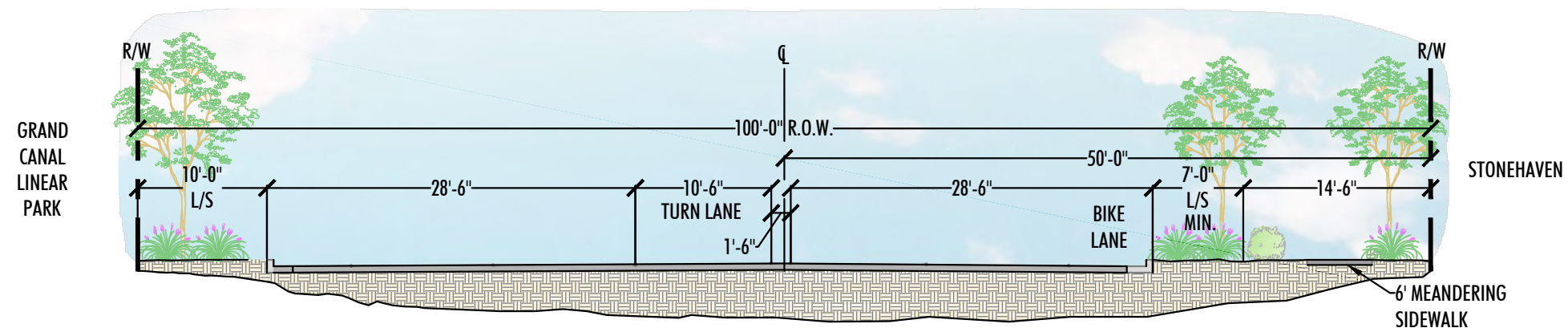
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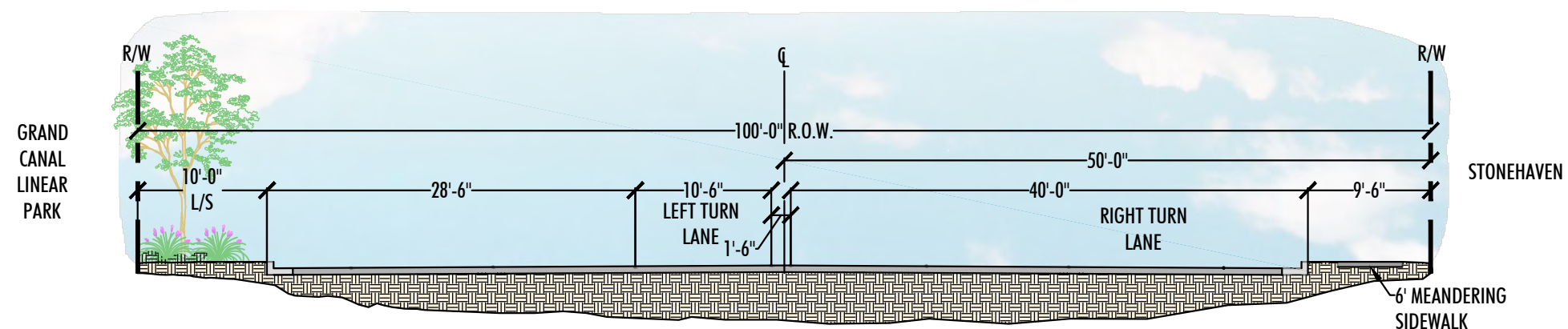
Ⓐ BETHANY HOME ROAD (Typical Section - Looking East)



Ⓑ BETHANY HOME ROAD (At Arterial Street Intersection Flare - Looking East)

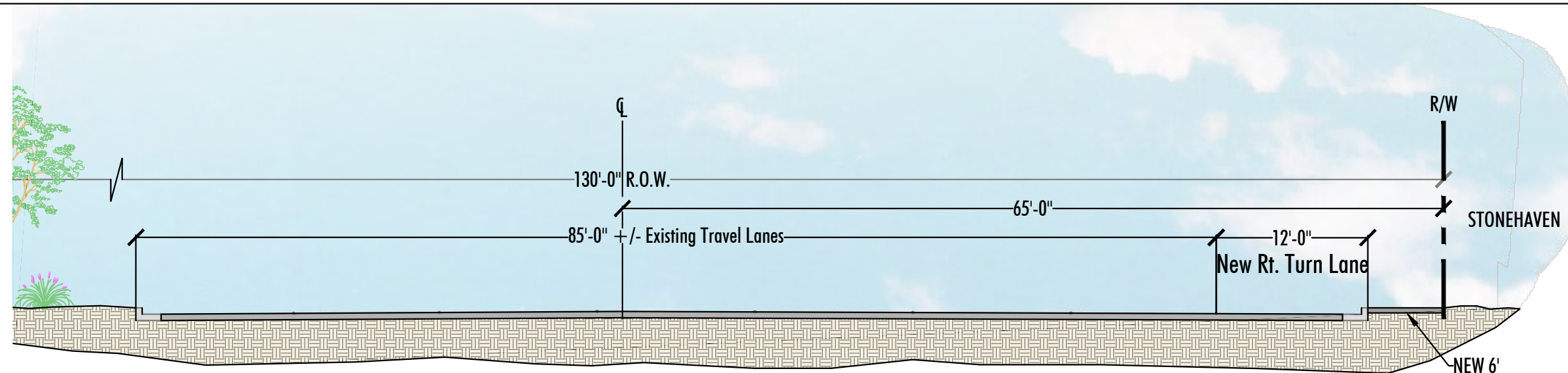


Ⓒ BETHANY HOME ROAD (At Collector Street Intersection Flare - Looking East)

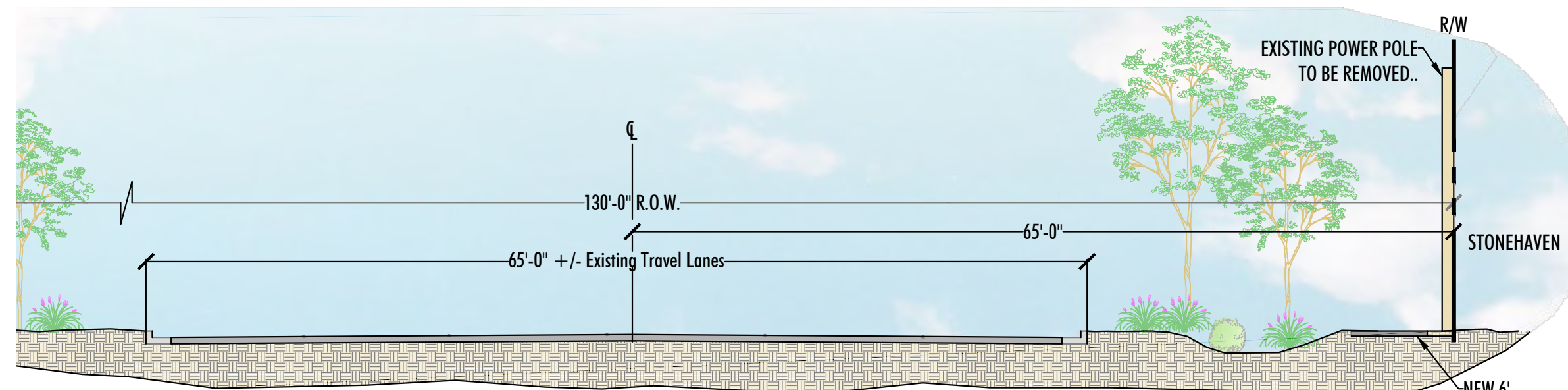


Ⓓ BETHANY HOME ROAD (At 83rd Avenue Intersection Flare - Looking East)

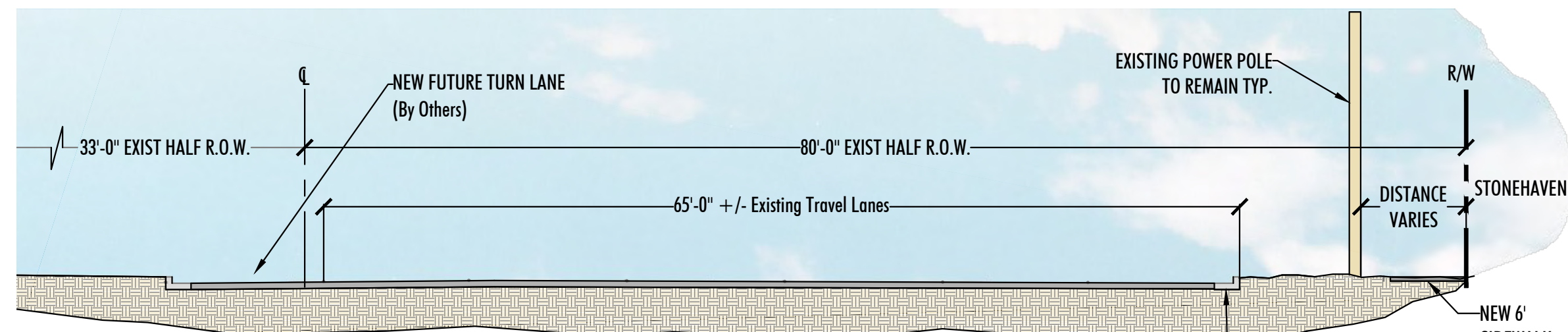




Ⓐ 91ST AVENUE - SOUTH OF BETHANY HOME ROAD (Section-Looking North)



Ⓑ 91ST AVENUE (Typical Existing Section-Looking North)



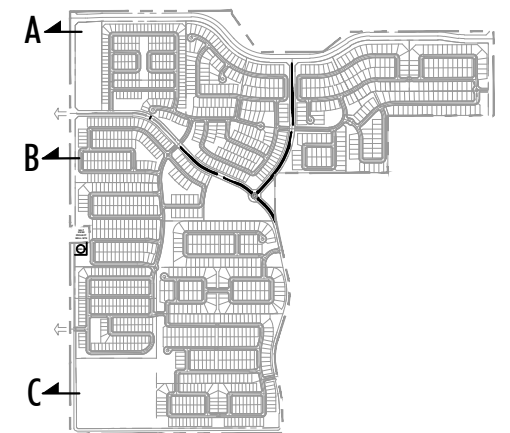
Ⓒ 91ST AVENUE - NORTH OF CAMELBACK ROAD (Looking North)

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15b

STREET CROSS SECTIONS 91ST AVENUE



NOTE:
ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

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SCALE: 1" = 10'

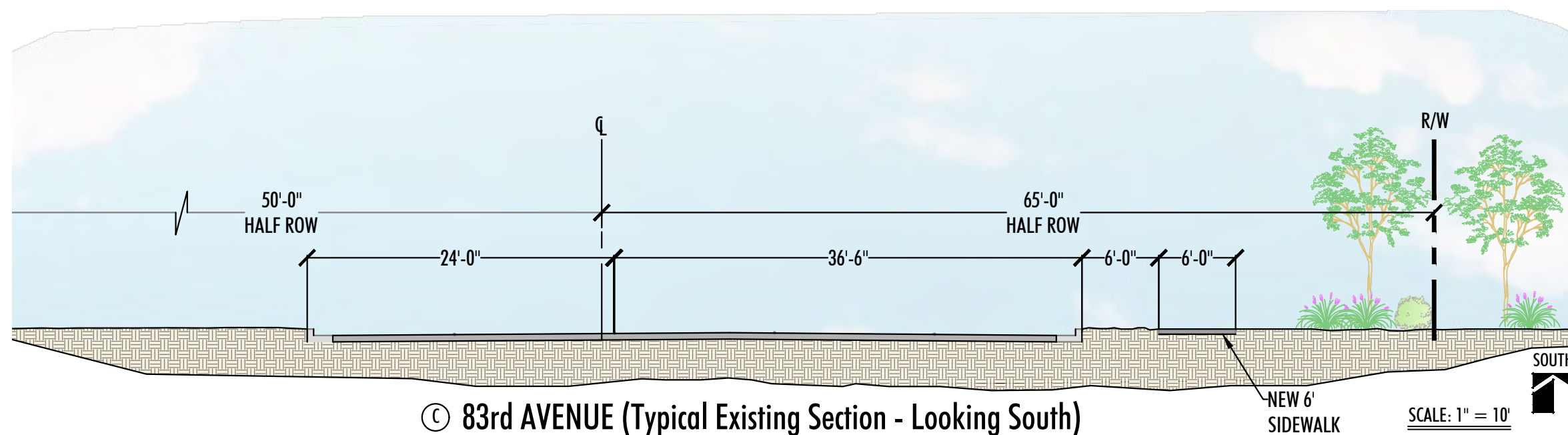
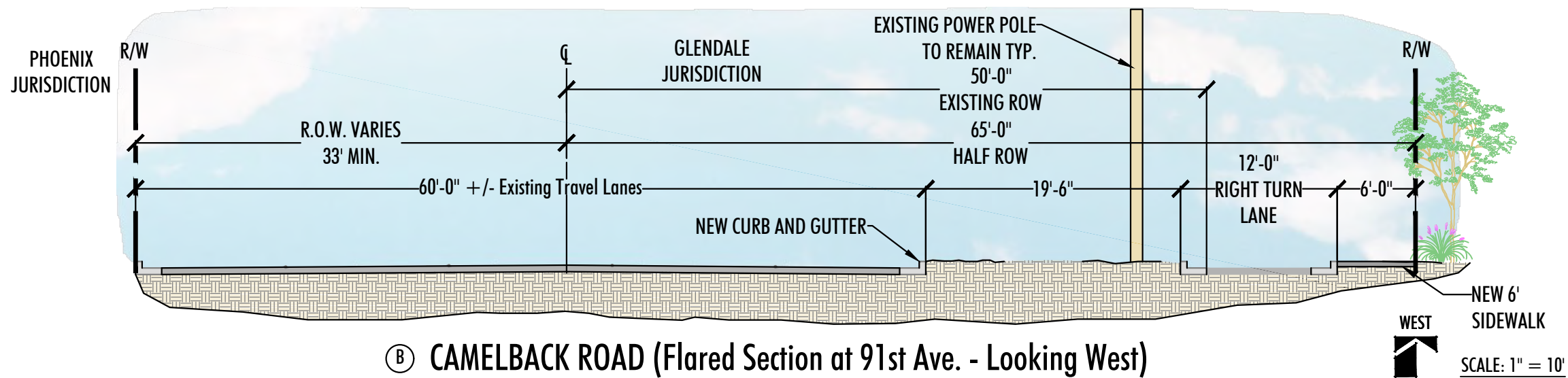
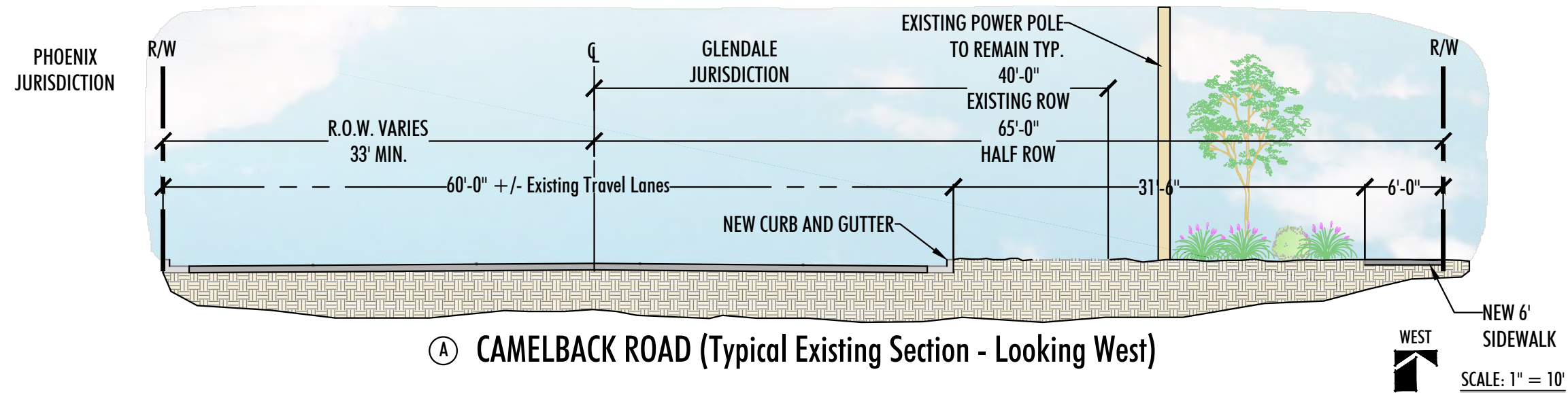


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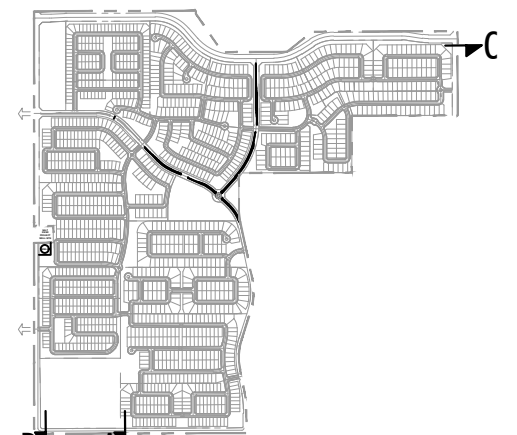
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15c

STREET CROSS SECTIONS

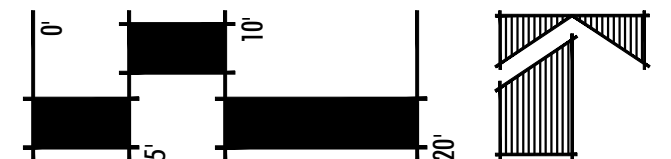
CAMELBACK ROAD



NOTE: ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

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SCALE: 1" = 10'

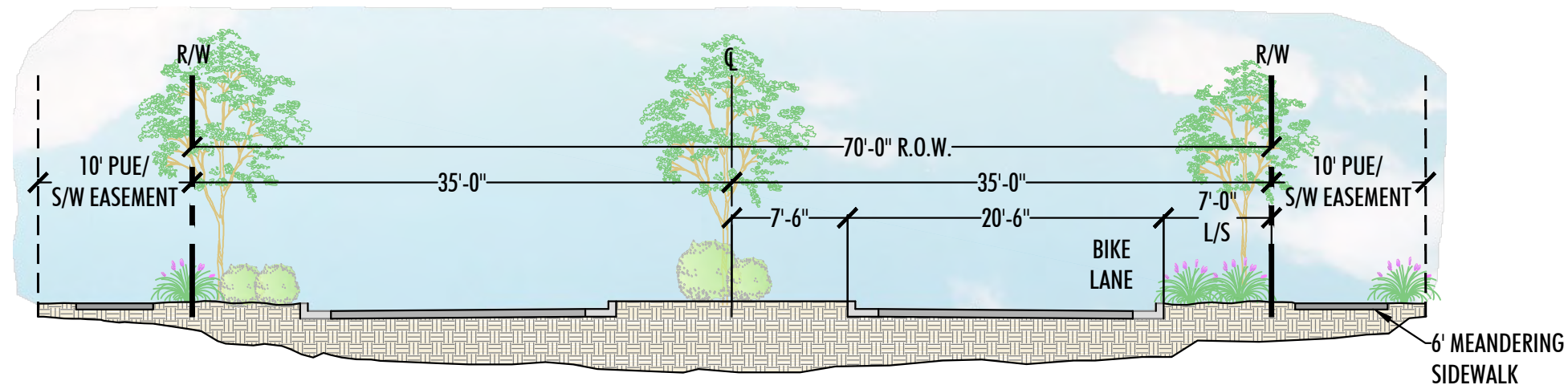


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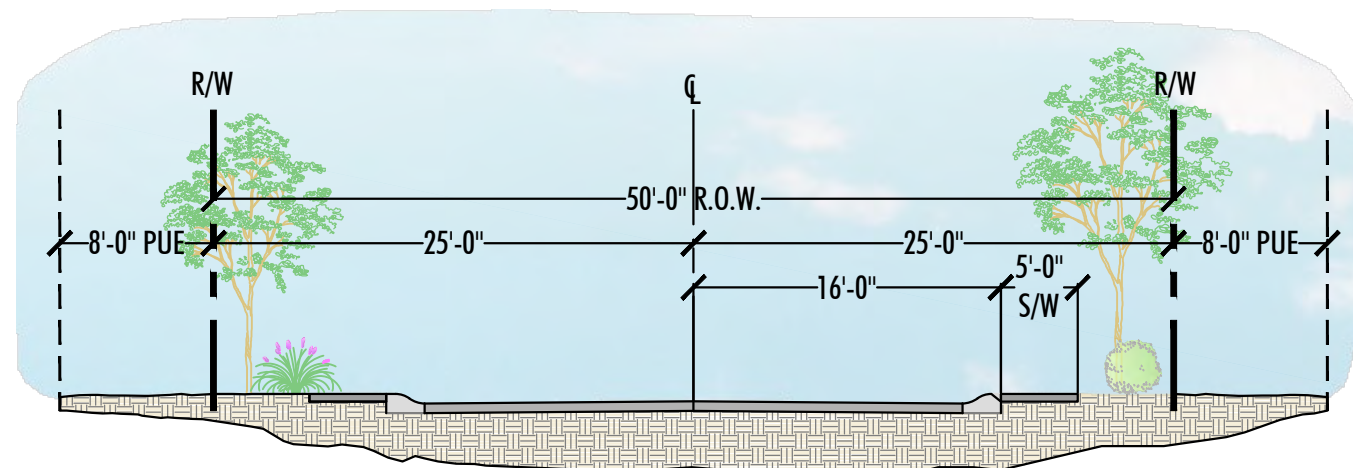
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Ⓐ COLLECTOR ROADS - MONTEBELLO AVENUE & 87TH AVENUE

SCALE: 1" = 10'



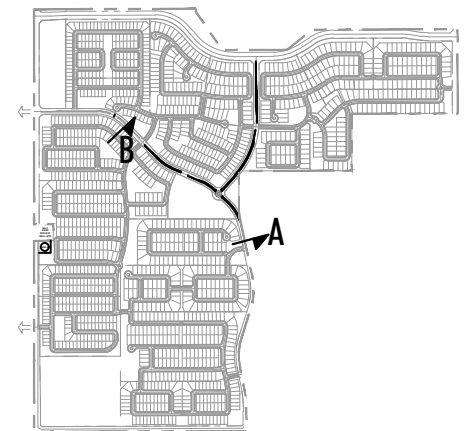
Ⓑ TYPICAL LOCAL STREET

SCALE: 1" = 10'

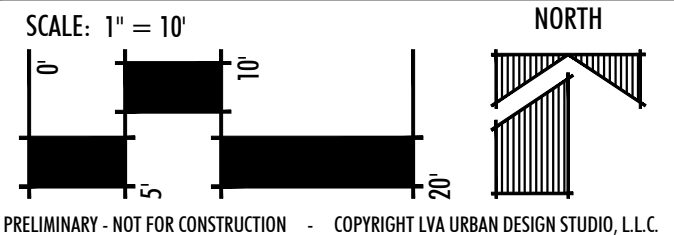
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15d
STREET CROSS SECTIONS
COLLECTOR AND LOCAL STREETS



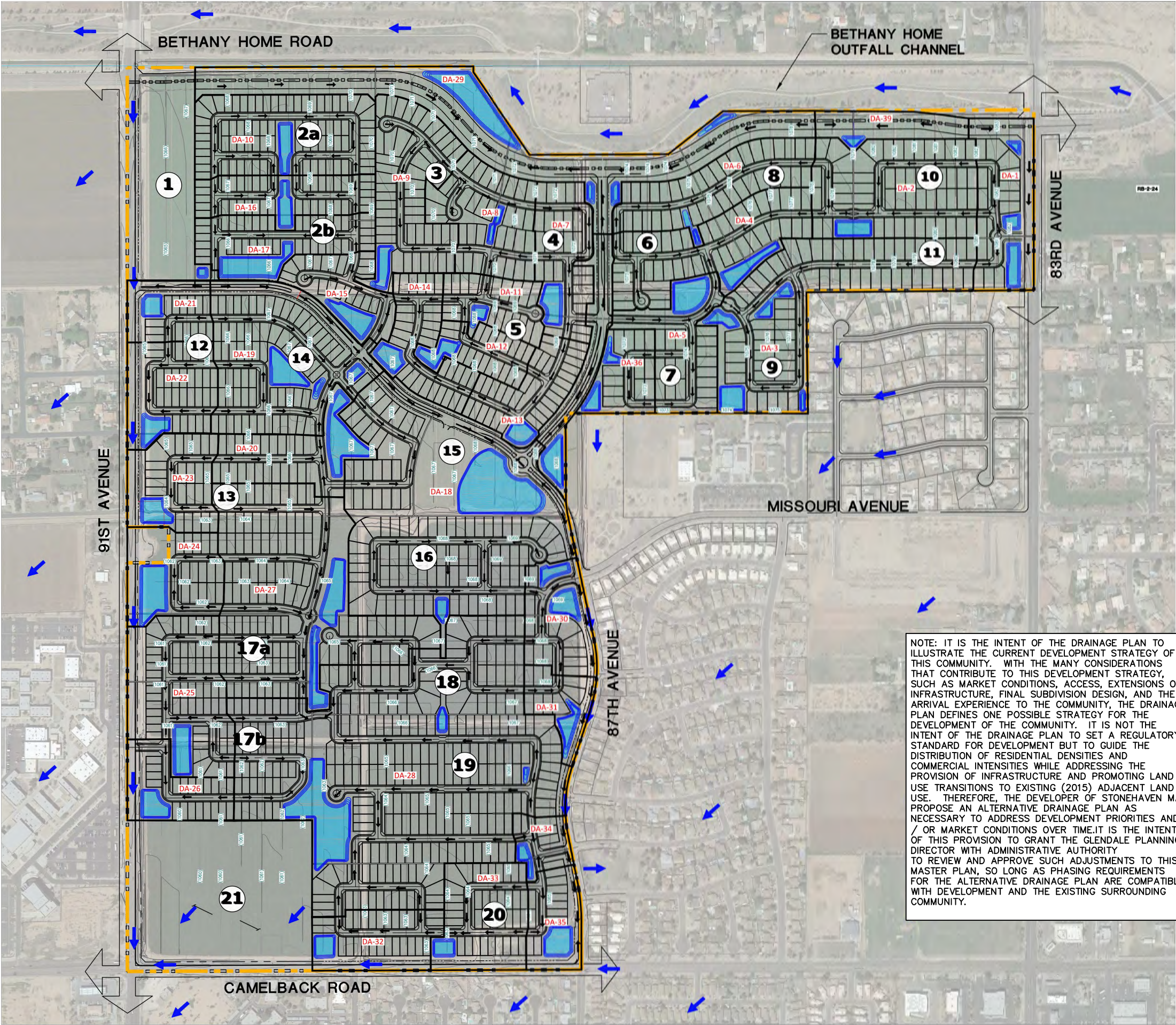
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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 16
DRAINAGE PLAN

LEGEND

- PROPERTY BOUNDARY
- CONCEPTUAL RETENTION BASIN
- EXISTING 1' CONTOURS
- PARCEL LABEL
- OFF-SITE FLOW DIRECTION
- ON-SITE FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE AREA BOUNDARY

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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SCALE: 1" = 600'

0 300 600 1200

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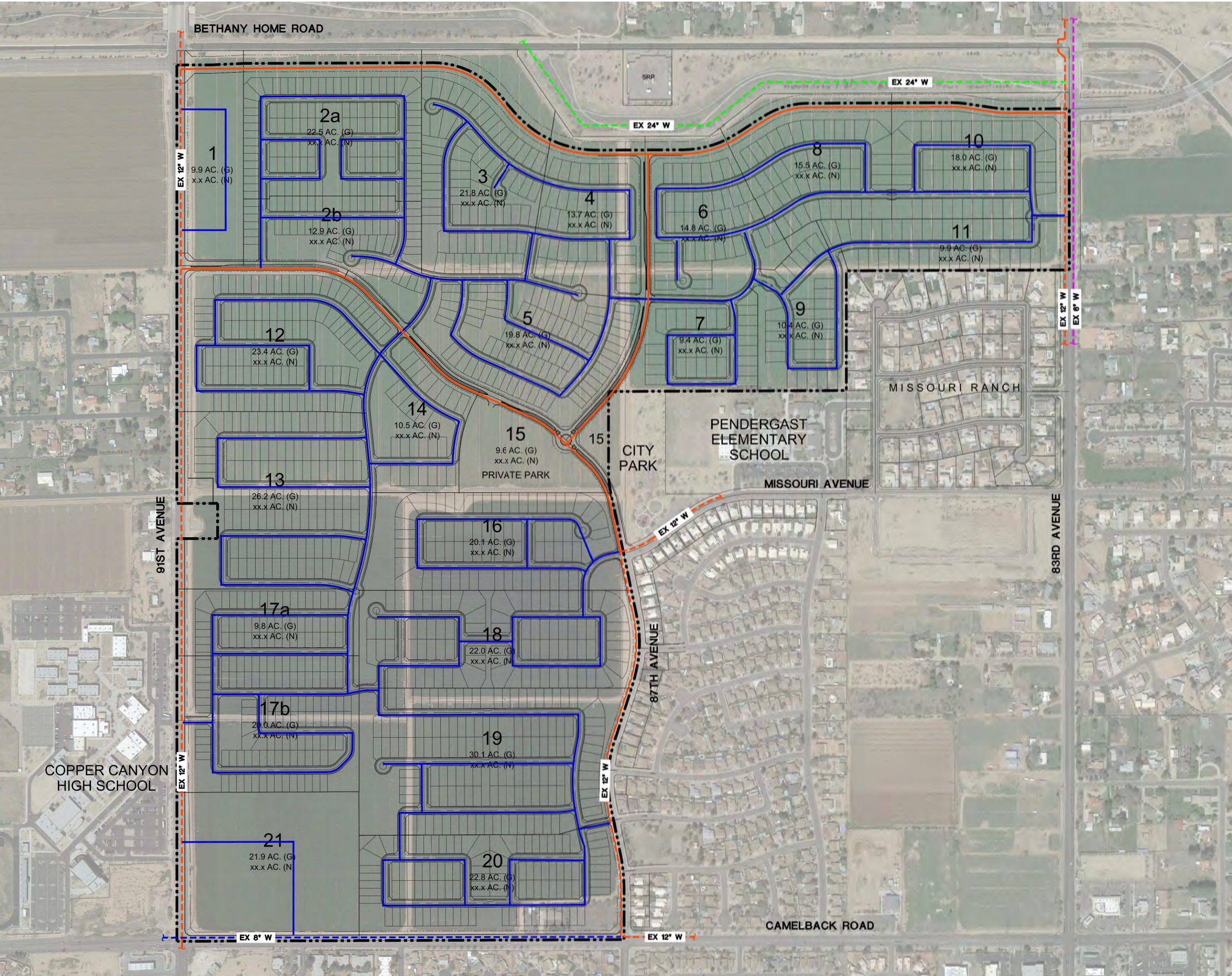
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NOTE: IT IS THE INTENT OF THE DRAINAGE PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE DRAINAGE PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE DRAINAGE PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE DRAINAGE PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE DRAINAGE PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.



NOTE: IT IS THE INTENT OF THE WATER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE WATER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE WATER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE WATER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME.IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE WATER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 17

WATER PLAN

LEGEND

PROJECT BOUNDARY: - - - - -

PROPOSED WATER LINE: —————

EXISTING WATER LINE: - - - - -

COLOR CODING LEGEND

PIPE: DIAMETER (IN)

— (Purple)	= 6.0
— (Blue)	= 8.0
— (Orange)	= 12.0
— (Green)	= 24.0

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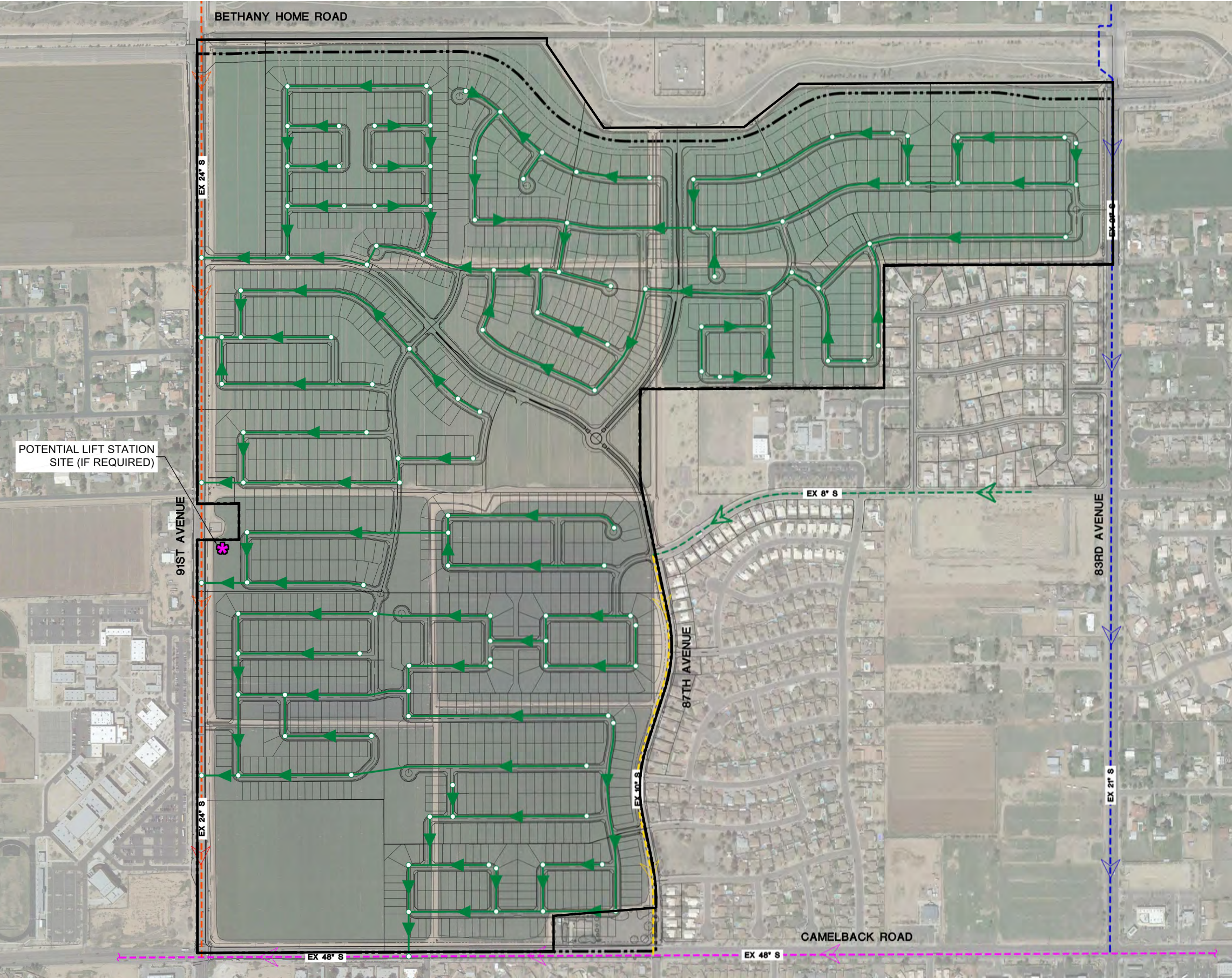
0 300' 600' 1200'

NORTH

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NOTE: IT IS THE INTENT OF THE WASTEWATER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE WASTEWATER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE WASTEWATER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE WASTEWATER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE WASTEWATER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

STONEHAVEN

PLANNED AREA DEVELOPMENT

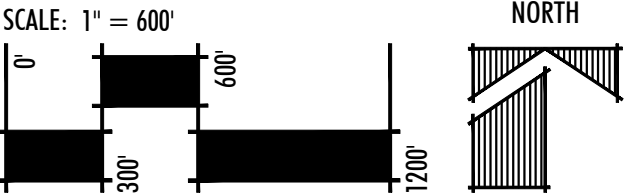
FIGURE 18 WASTEWATER PLAN

LEGEND	
PROJECT BOUNDARY	---
PROPOSED SEWER LINE	—→—
EXISTING SEWER
POTENTIAL LIFT STATION SITE	★

COLOR CODING LEGEND CONDUIT: DIAMETER (IN)	NOTE:
8-inch	THE FINAL LOCATION OF ON-SITE LIFT STATION AND FORCEMAIN (IF REQUIRED) TO BE DETERMINED DURING THE PRELIMINARY PLATTING AND DESIGN STAGES
10-inch	
21-inch	
24-inch	
48-inch	

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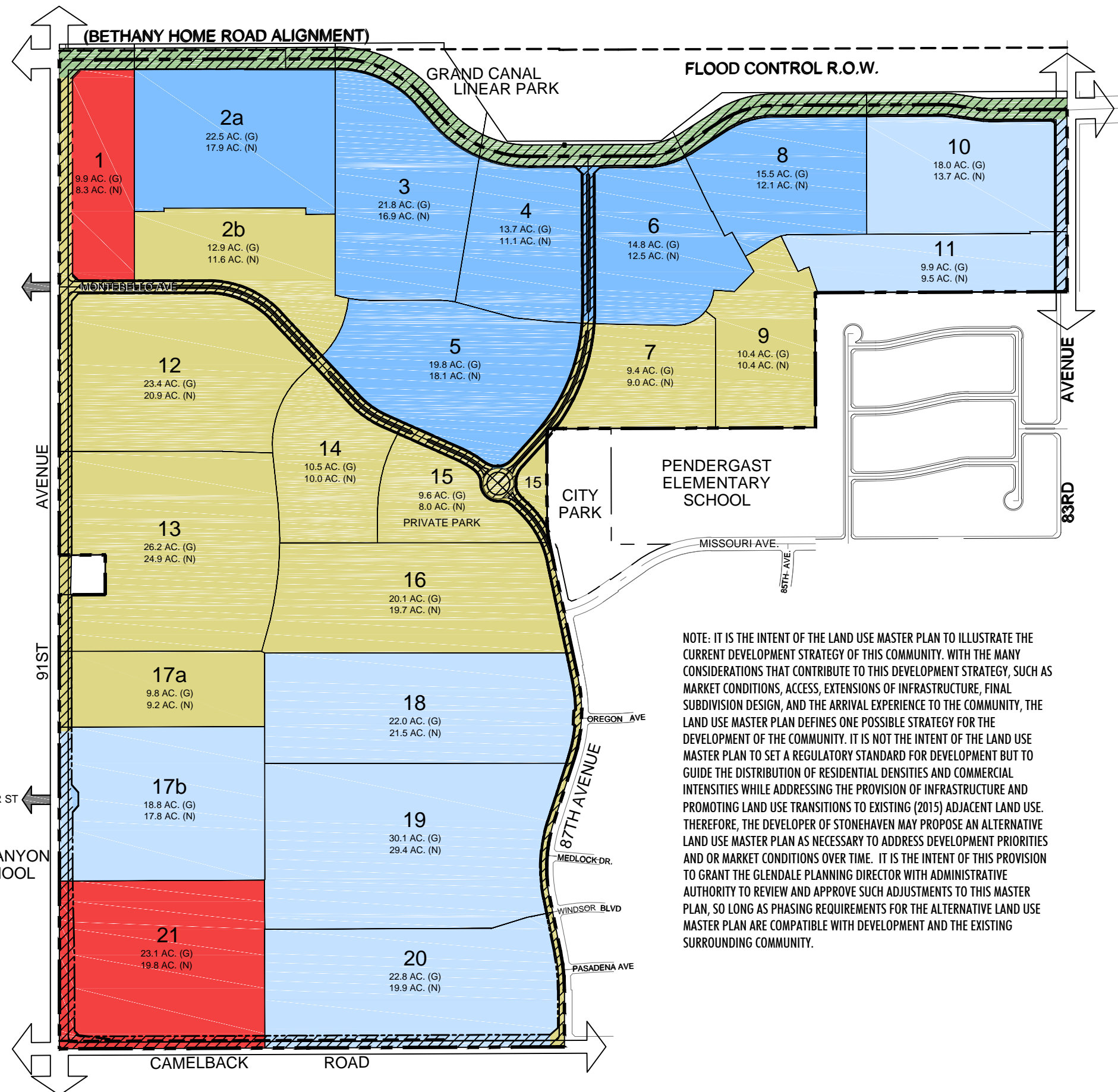
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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 19 CONCEPTUAL PHASING PLAN

LEGEND:

DEVELOPMENT PARCEL

- PHASE 1
- PHASE 2
- PHASE 3
- COMMERCIAL

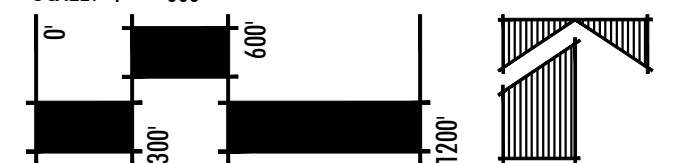
ROADWAY / INFRASTRUCTURE

- PHASE 1
- PHASE 2
- PHASE 3
- COMMERCIAL
- PER DEVELOPMENT AGREEMENT

ZONING CASE #: ZON 17-01

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5. REGULATORY DEVELOPMENT STANDARDS

5.1 Purpose and Intent

This section contains the land use and regulatory development provisions to implement the StoneHaven Planned Area Development District and to comply with provisions of Section 5.900 the PAD - Planned Area Development District of the *City of Glendale Zoning Ordinance*. These provisions constitute the primary tool for use by the *City of Glendale* and the Developer to ensure that StoneHaven is built in conformance with this document and the *City of Glendale General Plan*.

The development regulations govern land use densities, intensities and locational criteria within StoneHaven. Furthermore, this section includes development standards related to land use districts, uses, setbacks, heights, coverage, infrastructure design standards, *open space* standards and drainage design standards. Unless otherwise noted herein, all development within StoneHaven shall conform to all *City of Glendale Ordinances, Codes, Policies, and Regulations* in effect upon the date the StoneHaven PAD is adopted. If there is a conflict between a development standard, regulation or provision between this PAD and the City of Glendale, this PAD shall prevail.

5.2 Land Use Districts

While the base zoning district for StoneHaven will be the PAD District, this PAD further defines the development intent and the development standards by defining Development Parcels and assigning PAD land use districts to each development parcel. The request under this *application* include land use designations specifically drafted for the StoneHaven Planned Area Development District, which, under the PAD District (Section 5.900), supplements and supersedes base zoning as described in the Glendale Zoning Ordinance. The land use districts supporting the base PAD District are defined as follows:

Table 5 – PAD Land Use Districts

District	District Description	Minimum Lot Size (Sq. Ft.)
SHD-7 PAD	StoneHaven Detached Housing	7,000
SHD-6 PAD	StoneHaven Detached Housing	6,000
SHD-5 PAD	StoneHaven Detached Housing	5,000
SHD-4.5 PAD	StoneHaven Detached Housing	4,500
SHD-4 PAD	StoneHaven Detached Housing	4,000
SH-C	StoneHaven Commercial	None

5.3 Land Use

The following lists of uses defined by Table 6, Commercial Land Uses, and Table 8, Residential Land Uses, is intended to define authorized principle uses, and uses subject to a Use Permit within StoneHaven. The Developer or any property owner within the defined limits of StoneHaven may request an interpretation of *analogous* use to the defined list below from the *Planning Director* from time to time. The *Planning Director* may administratively approve a use *analogous* to those listed within Table 6 and/or Table 7.

5.3.1 Commercial Land Use

Table 6 identifies specific uses and the ability to locate within the commercial district. Each use listed is either permitted by right (P), requires a Use Permit (U), or is not allowed (Prohibited use). For those uses requiring a Use Permit, the *applicant* shall follow Use Permit procedures as set forth in the *City of Glendale Zoning Ordinance*.

Table 6 – Commercial Land Uses, Permitted

Land Use	StoneHaven
Adult Oriented Business	Prohibited use
<i>Agriculture</i> , including the production of food and fiber crops, and tree farms, grazing and animal husbandry of livestock. (1)	P
<i>Alcoholic Beverage Sales</i>	P
Arcade Establishment	P
Art/Craft Studio	P
Art Gallery	P
Automobile Repair, Minor (within an enclosed building)	U
<i>Bar/Nightclub</i>	P
<i>Barbershops and Beauty Salons</i>	P
<i>Billboard</i>	Prohibited use
Billboard, Digital	Prohibited use
Car Wash and Automobile Detailing, Full Service (2)	P
<i>Check Cashing Facilities</i>	Prohibited use
<i>Clothing Alteration</i>	P
<i>Commercial Parking Lots or Garages</i>	P
Convenience Store, gas pumps (2)	P
<i>Dancing, Theatrical or Music Studio</i>	P
<i>Daycare</i>	P
Dry Cleaning and Laundry	P
<i>Emergency Care Clinic</i> (24 hour)	U
Farmers Market	P
Financial Institutions (including drive-through)	P
Fortune Teller / Palm Reader	Prohibited use
Galleries and Studios	P
<i>Grocery</i>	P
Health/Fitness	P
Liquor Store, Drive-Thru	Prohibited use
Live Entertainment, Indoor (refer to defined term in Section 5.9)	P/U
Live Entertainment, Outdoor (between 8:00 a.m. -11:00 p.m. daily by right, other times per use permit. Must conform to City Noise Ord.)	P/U
Medical / Dental Clinic and <i>Offices</i>	P
<i>Office</i>	P
Pawn Shop	Prohibited use
Pharmacy	P
Pharmacy with drive-thru facilities	U
Piercing Studio	Prohibited use
Restaurant (with outdoor dining)	P
Restaurant with drive-in or drive through facilities	U
Retail, General Merchandising	P
Schools (Professional, Technical, and Higher Education)	P
Small Animal Grooming	P

Special Events	U
Tattoo Shop / Parlor	Prohibited use
Theatres	P
Thrift Store	Prohibited use
Veterinary Clinic (completely enclosed)	P
Wireless Communication Facilities	U

Table Codes:

P = Permitted by Right U = Use Permit

(1) The Agricultural Use will be phased out with new development and prohibited once a parcel is developed with a non-agricultural use.

(2) This use is permitted within Development Parcel #12 only. Limited to one gas station and one car wash/automobile detailing service on site.

5.3.2 Commercial Accessory Uses and Structures

Uses that are customary and incidental to the *principal use* of the property permitted within StoneHaven include the following:

- Gates
- *Outdoor Dining* (not permitted within 100' of a residential property line)
- Parking Structures and *Parking Lots*
- Public Art
- Temporary *Office* or Construction Trailer
- Satellite Antenna/Tower Structures
- Water Features
- Valet Parking Service

5.3.3 Residential Land Use

The following land use tables identify specific uses and the ability to locate within each of the land use districts. The uses are either permitted by right (P), require a Use Permit (U), or not allowed (-). For those uses requiring a Use Permit, the *applicant* shall follow Use Permit procedures as set forth in the *City of Glendale Zoning Ordinance*.

Table 7 - Residential Land Use, Permitted

Land Use	SHD-8	SHD-7	SHD-5
<i>Church, Synagogue or Temple</i>	U	U	U
<i>Condominium</i>	-	-	-
Construction Trailer (per the provisions of Zoning Ordinance Section 7.505)	P	P	P
<i>Dwelling, Multifamily, Attached</i>	-	-	-
<i>Dwelling, Single-Family, Detached</i>	P	P	P
Home Child Care	U	U	U
Home Occupations, Class I and Class II (per Zoning Ordinance Section 7.304)	P	P	P
Model Home Complex	P	P	P
Private Parks and <i>Open Spaces</i>	P	P	P
Public Utility Facilities	U	U	U
<i>Temporary Office (per the provisions of Zoning Ordinance Section 7.505)</i>	P	P	P

Table Codes:

P = Permitted by Right U = Use Permit

(Note: Private streets shall be permitted within the SHD-7 PAD district. Street cross sections for private streets shall be the same as the public street standards)

5.3.4 Residential Accessory Uses and Structures

Uses that are customary and incidental to the *principal use* of the property permitted within StoneHaven include the following:

- Fences and walls
- Front yard: maximum wall height three (3) feet. Side or rear yard: maximum height six (6) feet, six (6) inches; except when *abutting* an arterial street, maximum height may be eight (8) feet (not including required retaining wall height as applicable).
- Garage or enclosed storage
- Swimming Pool
- Satellite earth station
- Satellite Antenna
- Amateur radio tower
- Yard Sales

5.4 Development Standards

The provision of Development Standards protects the future property owners within StoneHaven as well as the adjacent property owners and existing uses. The standards are intended to preserve the public health, safety and welfare. The standards identified herein have been established for yard, height, bulk and area requirements. They also promote an appropriate transition and compatibility among *retail*, restaurant, *office*, and adjacent residential uses. StoneHaven is envisioned as a planned community inclusive of a range of housing types, a network of *open spaces* and support commercial uses within close proximity to the residential population. It is the intent of this Planned Area Development to strive for the development of strong, sustainable neighborhoods within close proximity to the Glendale Sports and Entertainment District. To that end, the following development provisions are defined as necessary to guide the developed form while enabling unique development standards for each of the land use districts.

Note: The division of the StoneHaven property may occur over time as warranted by real estate transactions, as well as, investment/financial lending practices. For the purpose of applicability of the following development standards, StoneHaven is to conform to the standards contained herein.

5.4.1 Commercial Development Standards

The following standards will apply to the development of commercial uses within StoneHaven and compliance with these standards will be demonstrated on Site Plans and/or *Subdivision Plats* and phased over time as necessary to establish and maintain the two planned commercial centers within planning parcels 1 and 21.

Building Setbacks

The following *setback* standards shall apply to StoneHaven:

- A minimum *building setback* of twenty (20) feet shall be provided for any *building* constructed adjacent to 91st Avenue, Camelback Road, Bethany Home Road or Montebello Avenue.

- A minimum *building* setback of thirty-three (33) feet shall be provided adjacent to any established residential property line.
- All other *building* setbacks from established property lines must comply with 2006 IRC, IBC, IMC, UPC, 2005 NEC and 2003 IFC, or codes that are current at the time of development, as well as, most recently adopted codes of the *City* of Glendale, amended and applicable at the time of request for *building* permit. The establishment of setbacks (separation between *buildings*) within StoneHaven is discouraged.
- Any future subdivision or *Lot* split establishing interior property lines within the defined commercial planning parcels (SH-C) may establish property lines and ownership parcels within the planned commercial areas. In this case, *buildings* may be constructed on property lines subject to the provisions of the 2006 IRC, IBC, IMC, UPC, 2005 NEC and 2003 IFC, or codes that are current, as adopted by the *City* of Glendale from time to time, at the time of development.

Building Height

Commercial *buildings* shall not exceed two (2) stories or thirty-three (33) feet of *building* height.

- The *building height* limitations within this PAD shall not apply to spires, belfries, cupolas, domes, chimneys, vents, flagpoles, bulkhead, elevator, stairway exits to roof surfaces or similar structures used solely as an auxiliary space for equipment and machinery of the mechanical, electrical, or utility systems of the *building* and which do not occupy more than twenty-five percent of the commercial *building* roof area. These rooftop projections shall not exceed forty-eight (48) feet when applied above finished floor.

Lot Area

The StoneHaven PAD hereby specifically defines that there shall be no minimum *Lot area* for property divided by *subdivision plat* or by *Lot* split.

Open Space

Each commercial center (as defined by Development Parcels number 1 and 21) shall maintain 100 square feet of *open space* for each 1000 square feet of gross *building* area. The intent is to develop active *hardscape* (plazas, sidewalks, paths, courtyards, roof decks, etc.) and active *softscape* (open turf areas, specimen planting – visual accent/focal areas) areas.

Parking

Each parking space shall be at least ten (10) feet wide and twenty (20) feet deep, except that parking spaces at an angle of sixty (60) degrees or less may be nine (9) feet wide. Within commercial retail centers, shopping carts will include a locking system to prevent carts from leaving the premises. Parking stall depths may be reduced to eighteen (18) feet when adjacent to landscape or pedestrian walkway areas.

5.4.2 Residential Development Standards

The following standards shall apply to the development of residential uses within StoneHaven and compliance with these standards will be demonstrated on Site Plans and/or *Subdivision Plats* and phased over time as necessary to establish and maintain the planned residential Development Parcels. See Table 8 below for the residential development standards.

Table 8 - Residential District Development Standards

District	Minimum Area Lot Size		Building Height	Minimum Yard Setbacks (4)				Max. Lot Coverage	
	Net Area (1)	Min. Width (feet)	Max. Stories / Feet	Min. Front Yard (2)	Min. Side Yard (feet)		Min. Street Side Yard Tract (3)	Min. Rear Yard (3)	Per Lot
					Min.	Total			
SHD-7 PAD	7,000	60	2 / 30	15	5	10	8	15	55%
SHD-6 PAD	6,000	55	2 / 30	15	5	10	8	15	55%
SHD-5 PAD	5,000	50	2 / 30	15	5	10	8	15	55%
SHD-4.5	4,500	45	2 / 30	15	5	10	8	10 (3)	60%
SHD-4	4,000	40	2 / 30	10	5 (5a)	8 (5b)	8	10 (3)	65%

Footnotes:

(1) The minimum lot area permitted within district. Lot depth is a function of minimum area and minimum width.

(2) The minimum setback to any front facing garage door shall be 18 feet from face of the garage door to the back of public sidewalk.

(3) Rear covered patios may encroach to within 15 feet from the rear property line.

(4) For additional information regarding yard encroachments, refer to the provisions of Section 5.4.3.

(5a) The minimum side yard setback may be reduced to 0' along one of the two side yard property lines.

(5b) The combined side yard setbacks may be reduced to 5' when the home is placed on the opposite side yard lot line.

5.4.3 Residential Standards of General Applicability

The following provisions apply to residential uses in all residential districts within StoneHaven.

5.4.3.A Projections**Open Projections:**

- An awning, open porch, or open balcony may encroach into any required front yard by up to three feet from the required front yard setback.
- An attached open porch, or open balcony may encroach into any side yard up to five (5) feet from the property line.
- An attached open porch, or open balcony may encroach into a rear yard, provided it does not come nearer to a common rear *Lot* line than ten feet.
- Awnings, cornices, pot shelves, shadow boxes, or similar architectural features, and eaves may encroach three feet into any required side or rear yard providing they come no closer than three (3) feet from a property line.

- Sills, leaders, belt courses, and similar ornamental features may encroach up to six (6) inches into any required yard.
- Roof overhangs or similar architectural features, and eaves may encroach sixteen (16) inches into any required front, side or rear yard.

Closed Projections:

- A bay window, oriel, entrance, or vestibule, ten feet or less in width, may encroach up to three (3) feet into any yard providing they come no closer than three (3) feet from a property line.
- A chimney may encroach up to three (3) feet into any required yard, if it is not more than six (6) feet long measured in a direction parallel to the nearest property line so long as it is not closer than three (3) feet from a property line.

5.4.2.B Parking

- A minimum of two (2) spaces per residential unit is required. One (1) space must be covered. Each space shall be independently accessible.
- The parking of commercial vehicles is limited to one (1) commercial vehicle with a one (1) ton chassis, having a capacity of not more than ten thousand (10,000) pounds gross vehicle weight rating (GVWR).
- Parking and driveways are permitted as follows:
 1. A parking area may not exceed a width of thirty (30) linear feet of contiguous area or fifty (50) percent of the *Lot* width as measured at the front yard setback, whichever is less.
 2. Within the front yard, a parking/driveway area is only allowed between the garage and the street, except an area contiguous to the allowed parking/driveway which is consistent with the dimensions in #1 above.
 3. No parking is permitted in the front yard when the parking area:
 - a. Is detached from the allowed parking/driveway area; or
 - b. Would result in an area greater than the allowable width as described in #1 above.
 4. Circular driveways and similar circulation may be permitted within the front yard so long as:
 - a. No long term resident parking occupies such circular drive; and
 - b. The front yard contains no more than fifty (50) percent of the total square footage in parking/driveway or other circulation.

5.5 Landscape Form and Standards

The Landscape Form and Standards Section is intended to set the standard for both commercial and residential landscape themes and improvements intended for the establishment and maintenance of the StoneHaven planned community. All areas that are not designated for a *building*, driveway, storage, parking, loading/unloading or vehicle/truck maneuvering shall be considered an on-site or off-site landscape area. All on-site and arterial landscaping shall be treated with the appropriate landscaping and *hardscape* treatment as described below.

5.5.1 Commercial Landscape Areas

The commercial centers planned within StoneHaven shall provide on-site landscaping within the following standards:

- Landscape/hardscape areas shall be calculated by requiring 100 square feet of landscaping/hardscape area for every 1,000 square feet of building area.

- A landscaped area measuring not less than twenty (20) feet, and an average of twenty-five (25) feet, shall be provided adjacent to Camelback Road, 91st Avenue, Bethany Home Road and Montebello Avenue. Landscape area may include areas between any *building*, on-site parking area or outdoor storage area and the nearest point of the existing or future required public and/or private street/sidewalk improvements as measured from either: a) the back of an existing sidewalk, b) the line equal to the back of a future required sidewalk, or c) the back of the street curb where a sidewalk is not required. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area, required *open space* and street right-of-way landscaping area requirements set forth in this section.
- A fifteen (15) foot landscape buffer shall be incorporated into a commercial Site Plan adjacent to a property line shared with the SHD districts. This buffer will be increased to twenty-five (25) feet adjacent to any loading dock oriented to that property line as determine by the City of Glendale during the Site Plan Review Process.
- All portions of a development site in StoneHaven not occupied by *buildings*, driveways, storage, vehicle/truck maneuvering, loading/unloading, shall be landscaped. Future *building* pads/parcels in StoneHaven shall be maintained weed-free in such a manner as may be approved by the *City of Glendale Planning Director*.
- *At-Grade* parking areas shall contain at least one (1) landscaped island (protected by raised curbing) per ten (10) *parking spaces*. Each island shall measure the same length of the adjacent parking space and shall be a minimum of six (6) feet in width measured from back of curb to back of curb. Each landscape island shall contain one (1) tree for a single-loaded parking bay and two (2) trees for a double-loaded parking bay (back to back spaces with a single island). All shrubs and groundcover located within each landscaped island shall be maintained to a maximum height of three (3) feet. Each tree within each landscape island shall maintain a minimum clearance of six (6) feet from its lowest branch to the island *finished Grade* elevation. The total area within each landscaped island will be used to satisfy, to the extent provided, the on-site landscape area requirements.
- Where commercial uses are adjacent to residential development parcels, a minimum fifteen (15) foot landscape buffer shall be required at the commercial property line.
- Landscape plant quantities shall be provided in accordance with the standards provided by Chapter 19 of the City Code.

5.5.2 Commercial Arterial/Collector Street Right-of-Way Landscaping

The landscaping of all street *rights-of-way* within Camelback Road, 91st Avenue, Bethany Home Road, and Montebello Avenue (not identified for street pavement, curbs, gutters, sidewalks, or driveways) shall be landscaped as follows:

- The installation of street trees, shrubs, and vegetative groundcover shall be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each twenty (20) lineal feet of arterial street frontage, with vegetative shrubs and/or groundcover occupying a minimum of sixty (60) percent of the total arterial street frontage landscaped area within three years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and the streetscape.
- The amount of water-intensive plant materials not listed on the *City's* approved list landscaped area shall be limited to no more than twenty-five percent (25%) of the total required landscaped area. This standard is waived if the proposed development applies

one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the 25% limitation.

5.5.3 Residential Common Landscape Areas

The residential neighborhoods planned within StoneHaven shall provide on-site landscaping for all common areas and tracts, exclusive of required perimeter landscape areas defined in Section 5.5.4 below within the following standards:

- All common landscaped areas (tract areas maintained by a Homeowners Association) shall be planted with trees, shrubs, and vegetative groundcover and be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each five-hundred (500) square feet of common area exclusive of all turf and hardscape areas, with vegetative shrubs and/or groundcover occupying a minimum of sixty percent (60 %) of the total common landscaped area within three (3) years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be distributed throughout the common landscaped area and shall be designed and located to enhance the StoneHaven planned community as defined by the Open Space Master Plan.
- The amount of water-intensive plant materials not listed on the *City's* approved list landscaped area shall be limited to no more than forty-five percent (45%) of the total required landscaped area. This standard is waived if the proposed development applies one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the forty-five percent (45%) limitation.

5.5.4 Residential Street Right-of-Way and Street Tract Landscaping

The landscaping of all street *rights-of-way* along Camelback Road, 91st Avenue, Bethany Home Road, Montebello Avenue, and 87th Avenue and all required tracts adjacent to the right-of-way (not identified for street pavement, curbs, gutters, sidewalks, or driveways) shall be landscaped as follows:

- A landscaped area measuring not less than twenty (20) feet, and an average of twenty-five (25) feet, shall be provided adjacent to Camelback Road, 91st Avenue, and Bethany Home Road as established over time. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area.
- A landscaped area measuring not less than ten (10) feet, and an average of fifteen (15) feet, shall be provided adjacent to Montebello Avenue and 87th Avenue as established over time. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area.
- The installation of street trees, shrubs, and vegetative groundcover shall be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each twenty (20) lineal feet of street frontage, with vegetative shrubs and/or groundcover occupying a minimum of sixty percent (60%) of the total street frontage landscaped area within three (3) years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and the streetscape.

- The amount of water-intensive plant materials not listed on the City's approved list landscaped area shall be limited to no more than forty percent (40%) of the total required landscaped area. This standard is waived if the proposed development applies one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the forty percent (40%) limitation.

5.5.5 Landscape Design Standards of General Applicability

The following standards shall apply to the development and maintenance of both commercial and residential uses.

- Minimum Sizes for Trees, Shrubs and Groundcover - Unless otherwise specified, all required trees shall be a minimum of twenty-four (24) inch box in size, with a minimum of twenty-five (25) percent of the total number required thirty-six (36) inch box or larger in size. All trees shall conform to the applicable specifications per the Arizona Nursery Association (ANA) recommended Average Tree Specifications. A minimum of fifty percent (50%) of shrubs shall be a minimum of five (5) gallons in size. All groundcover shall be a minimum of one (1) gallon in size.
- Minimum Sizes for Trees in Parking Islands - All trees planted within parking islands shall be a minimum of thirty-six (36) inch box in size. All trees shall conform to the applicable specifications per the Arizona Nursery Association (ANA) recommended Average Tree Specifications. A minimum of fifty percent (50%) of shrubs shall be a minimum of five (5) gallons in size. All groundcover shall be a minimum of one (1) gallon in size.
- Natural Topping in Landscape Areas - All landscape areas planted in trees, shrubs and groundcover shall receive an appropriate topping material to provide dust control, water conservation and appearance enhancement. These topping materials shall include, but not be limited to, decomposed granite (minimum half inch screened, two-inch minimum depth), fractured granite rip rap, river run rock or turf. A pre-emergent herbicide shall be applied to the ground prior to the placement of inert surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth. The decomposed granite color (or other natural surface top dressings described herein) shall be selected by the Master Developer at the time of improvement plan preparation for the first phase of StoneHaven. All subsequent phases shall match the initial selected color for design continuity.
- Arterial Street Frontage Landscaped Areas - Landscaped common areas along the perimeter street frontages shall be contoured or bermed to provide variations in *Grade*, visual relief, *parking Lot* screening, and a pleasing curb appeal. All at-*Grade* surface parking areas shall be screened from the arterial street view by a landscaped berm (4:1 maximum slope) or decorative screen wall not less than three (3) feet in height, or a combination thereof. The required height of the berm or wall shall be measured from the highest *finished Grade* of the adjacent on-site parking area. Retention basin contouring (4:1 maximum slope), in conjunction with *retaining walls*, may also satisfy this requirement. *Retaining walls* in these areas shall not exceed a total height of thirty (30) inches. *Site screen walls* adjacent to *retaining walls* shall be set back a minimum of four (4) feet to allow for the placement of vegetation between the walls.
- Irrigation Standards - All landscaped areas shall be served by an automatic irrigation system which may be a drip, spray or bubbler type system depending on the vegetation to be served. A pressure-type vacuum breaker shall be required with the installation of

all irrigation systems. All irrigation systems and landscaped areas shall be designed, constructed, and maintained to promote water conservation and prevent water overflow, sheet flow or seepage into the street, sidewalk, or parking areas. The system shall be zoned for specific water use requirements, with all tree, shrub and turf zones being controlled separately. It will also be monitored and adjusted seasonally for optimum performance.

- Protect Sight Visibility on Public Rights-of-Way - All landscape and *hardscape* materials installed within the public right-of-way, or on private property in proximity to a driveway or street intersection, shall be installed and maintained in compliance with the sight visibility requirements set forth by the *City of Glendale*.
- Protect Landscaped Areas from Vehicle Damage - Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed at-*Grade* parking areas and along all driveways and vehicular *access ways* to protect landscape materials.
- Screen Walls - All outdoor storage areas for materials, refuse containers, mechanical equipment, or vehicles, and all loading/unloading areas or service bays shall be shielded from street view by a screen wall. The wall shall be constructed to a minimum height of six (6) feet and designed in accordance with the *City of Glendale*. All *screen walls* shall be designed and constructed with brick, slump block, decorative masonry, or masonry with a stucco finish of a suitable color. Pilasters, three-wall enclosures, varying wall heights, strategic plant material location, and varying the elevation of the ground plain will soften the visual impact of the wall.

5.6 **Signs**

5.6.1 **Residential Signage Master Plan**

The StoneHaven PAD “Residential Signage Master Plan” has been developed to provide the general off-site and on-site residential signage that will not only attract and guide visitors and prospective home buyers to and from the development, but is envisioned to accommodate an orderly and efficient movement of traffic to and from the multiple model complexes and project features. The Residential Signage Master Plan will promote clarity to residents and tradesmen/suppliers throughout the build-out phases of the project and proposes some modifications to the City’s Subdivision Advertising and Direction Sign Standards as defined in Article 7, General Development Standards, Section 7.105.B of the Zoning Ordinance. While this PAD Residential Signage Master Plan may define anticipated locations for the various proposed signage elements, it is also anticipated that the developers of StoneHaven may wish to modify the proposed locations or sign design based upon the current desired subdivision marketing program. It is the intent of this PAD to allow administrative amendment, through the evaluation and approval of quantity and location of sign types to promote public information and advertisement flexibility during the development process while remaining compliant with the purpose and intent of Section 5.6.2 of the PAD.

The StoneHaven residential signing master plan provides for six (6) categories and types of signs as follows:

- A. Off-Site Identification Signs
- B. On-Site Advertising Signs
- C. Subdivision Identification Signs
- D. Directional Kiosk Signs

- E. Model Identification Signs
- F. Model Parking Signs

Billboards and digital billboards are expressly prohibited within StoneHaven.

A written description and photographic example of each type of sign is provided in the sections that follow. In addition, **Figure 20, Residential Signage Master Plan** provides a graphic illustration of the general location of the proposed Signs B-F (Off-Site Information Sign locations to be determined based on coordination with off-site property owners within two-miles of the property).

A. Off-Site Identification Signs

Four (4) Off-Site Identification Signs per product line shall be permitted and will be placed to be visible from strategic roadway locations within a maximum of two (2) miles of the perimeter of the project boundary. These signs may identify the StoneHaven Master Planned Community and the homebuilder as well as provide location and brief directional information to the development. These signs shall have a maximum area of 32 square feet, with a maximum height up to 14 feet. An example of the Off-Site Identification Sign is provided in the adjoining photograph.



B. On-Site Advertising Signs

A maximum of five (5) On-Site Advertising Signs shall be permitted and will be placed within the project boundary at strategic entry locations along the perimeter of the development and visible from adjacent roadways. These signs will identify the project as well as provide visitors brief general information about the development. These signs may be generally rectangular in shape with a maximum sign area of 160 square feet, with a maximum total height of 20-feet. **Figure 20, Residential Signage Master Plan** identifies anticipated locations of the proposed On-Site Advertising Signs. A photographic example of the On-Site Advertising Signs is provided in the adjoining photograph.



C. Subdivision Identification Flags (Avenue Banners)

A maximum of twenty (20) Subdivision Identification Flags (banners) may be placed along, but outside of the right-of-way of the two (2) main project entry roadways: twenty (20) maximum along Montebello Avenue (ten each side) off of 91st Avenue; twenty (20) maximum along 87th Avenue (ten each side) off of Bethany Home Road, for a total of forty (40) banners maximum. Banners or Flags may include the builder's name, subdivision names or various features of the development. These banner signs may vary in shape with a maximum allowable area of 15 square feet, placed on monopole standards with a total allowable height of 25 feet. The banner signs may be similar to the adjoining photographs and should be evenly and appropriately spaced. These banners may be maintained as an element of the community entry, at the two locations, during the entire sales program for StoneHaven. Once the last home is sold and the sales center is removed, the banners and poles should also be removed.

D. Directional Kiosk Signs

Nine (9) Directional Kiosk Signs may be placed at strategic locations within the development, primarily adjacent to and visible from on-site roadways, excepting one anticipated location adjacent to and visible from existing 87th Avenue. The kiosks can inform and direct visitors and residents to specific site features such as specific subdivisions/product lines, parks, trails, amenities, and other planned StoneHaven features. The kiosks should be generally rectangular in shape with a maximum footprint area of (32) square feet, and a maximum total allowable height of twelve (12) feet. These signs may be similar to the adjoining photograph, and may both be one or two sided depending on the location. Kiosks signs may not be placed within the public right-of-way and should be removed once the last home is sold and the sales center is removed.



E. Model Identification Signs

Model I.D. signs, one at each anticipated model complex, are permitted, with the purpose to inform and guide visitors to each model complex. The signs will announce arrival to the specific model complexes along with other brief information including starting home prices to visitors. If more than five (5) model complexes are eventually developed within StoneHaven, one (1) Model Identification Sign shall be permitted for each complex displaying new or unique residential product types within StoneHaven. The signs may be generally



rectangular in shape and with a maximum sign area of thirty-two (32) square feet, with a total allowable height of 10 feet. These signs may be similar to the adjoining photograph. Model identification signs will not be placed within the public right-of-way and should be removed once the last home is sold and the sales center is removed. In addition to these signs, a single Individual Model Identification and A-Frame directional sign per model home is allowed. The maximum sign area shall not exceed twelve (12) square feet, with a total allowable height up to four (4) feet.



F. Model Parking and Welcome Signs

One (1) Model Parking signs and one (1) Welcome Sign shall be permitted at each parking entry of a model complex and strategically placed and to announce the model complex to visitors. The maximum parking sign area shall not exceed six (6) square feet, with a total allowable height up to four (4) feet. The maximum welcome sign area shall not exceed sixteen (16) square feet with the total allowable height up to six (6) feet. These signs may be similar to the adjoining photograph. Model parking signs, or welcome signs, will not be placed within the public right-of-way and should be removed once the

last home is sold and the sales center is removed.

In order to permit the following signs as described above by right within the StoneHaven PAD, the following sign standards shall apply. These sign standards shall replace Article 7, General Development Standards, Section 7.105.B, Subdivision Advertising and Directional Signs of the City Zoning Ordinance.

5.6.2 City of Glendale Signage Ordinance Provisions for StoneHaven

1. **General.** The following section represents a revision to the City of Glendale Subdivision Advertising and Directional Signs as defined within Article 7, General Development Standards, Section 7.105.B of the City's Zoning Code. The code provisions provided below provide appropriate modifications to allow the sign types, quantities, locations and sizes defined in Section 5.6.1 above.
2. **On-Site Advertising Signs.**
 - a. One (1) double-sided sign shall be permitted at each major entry with a maximum of five (5) signs total.
 - b. The maximum aggregate area of all signs shall be eight hundred (800) square feet, with each sign not to exceed one hundred sixty (160) square feet.
 - c. The maximum height of each sign shall not exceed twenty (20) feet.
 - d. No sign permits shall be issued until a preliminary plat has been approved by the City.
 - e. Upon expiration of a preliminary plat, if no final plat is approved; all signs must be removed within ten (10) days.

- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
 - g. Such signs shall not be located within fifty (50) feet of any property line of an existing residence.
3. Subdivision Identification Flags (Avenue Banners).
- a. A maximum of forty (40) double-sided flags are permitted, each placed on monopoles.
 - b. The area of each flag shall not exceed fifteen (15) square feet.
 - c. The maximum height of any flag shall not exceed twenty-five (25) feet.
 - d. The maximum height of any flag pole that flies the American Flag shall not exceed sixty (60) feet.
 - e. There shall be a minimum distance of twenty (20) feet between flags.
 - f. All flags shall be placed within the boundaries of the community.
 - g. The flags may be maintained until all of the lots in the community are sold and the sales office closes.
 - h. The copy content of each flag may contain a combination of the builder's name/logo, the subdivision and/or community name, and varying from flag to flag other brief informational lettering and logos.
4. Off-Site Identification Signs.
- a. Such sign shall be located within two (2) miles of the community, on vacant property, with the written permission of the property owner.
 - b. A maximum of four (4) double-sided signs are permitted for the community, located on an arterial street.
 - c. Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of fourteen (14) feet.
 - d. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
5. Off-Site Weekend Directional Signs.
- a. Sign permits are established for each subdivision on an annual basis. The applicant must submit a site plan showing all locations of proposed signs. Any changes to the location of the signs must be approved by the City.
 - b. A maximum of fifteen (15) double-sided signs per residential product type, for a maximum total of forty-five (45) signs.
 - c. Signs shall not exceed a maximum sign area of four (4) square feet.
 - d. The copy content of each sign shall be directional instructions including, directional arrows, and may also include the builder's name and/or subdivision name.
 - e. Signs may not be installed before 4:00 p.m. on Friday, and must be removed before 8:00 a.m. on the following Monday, except when a legal holiday occurs on a Monday, signs must be removed by 8:00 a.m. on the following Tuesday.
 - f. Signs will have the name and telephone number of the sign company, or if no sign company is designated by the builder/developer to distribute the signs, the builder/developer's, name shall be placed on the back side of the sign with a contact and telephone number.
 - g. No sign shall be allowed in any public right-of-way.
 - h. No sign shall be located within fifty (50) feet of another sign.
 - i. No sign shall be attached to any roadway or natural feature including light, signal poles, street or regulatory signs, bridges, trees, or other existing facilities.
 - j. Signs shall not exceed a vertical height of three (3) feet.

- k. Signs must be limited to not more than one (1) mile from the subdivision identified.
- l. Signs shall not be installed on private property unless written authorization of such installation is provided to the city at the time of permit application.

6. Directional Kiosk Signs

- a. A maximum of two 29 double-sided Directional Kiosk signs, or A-Frame signs that do not impede pedestrian flow, shall be permitted per each product line.
- b. These signs shall not exceed a maximum aggregate area of two-hundred eighty-eight (288) square feet or thirty-two (32) square feet per sign.
- c. Signs may be generally rectangular in shape and will measure eight (8) feet by four (4) feet
- d. The maximum height of the signs shall not exceed twelve (12) feet.
- e. These signs will inform and direct visitors and residents to specific site features such as subdivision/product types, parks, trails, community open space, and other planned development features.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.

7. Model Identification Signs

- a. A maximum of one (1) Model Identification Signs shall be permitted per product line.
- b. These signs shall not exceed a maximum sign area of thirty-two (32) square feet each and a total maximum area of ninety-six (96) square feet.
- c. These signs may be generally rectangular in shape and will measure eight (8) feet by four (4) feet.
- d. These signs shall not exceed a height of ten (10) feet.
- e. These signs will announce arrival to a specific model complex along with other brief information including starting home prices to visitors.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
- g. A single sixty (60) foot flag pole flying the American Flag is permitted at each product line.
- h. An Individual Model Identification and A-Frame directional sign per model home shall be permitted.
- i. The maximum area of the Individual Model Identification and A-Frame sign shall not exceed twelve (12) square feet, with a total allowable height up to four (4) feet.

8. Model Parking Signs

- a. A maximum of one (1) Model Parking Signs shall be permitted at each product line.
- b. These signs shall not exceed a maximum sign area of six (6) square feet each and a total maximum area of eighteen (18) square feet.
- c. These signs may be generally rectangular in shape and will measure two (2) feet by three (3) feet.
- d. These signs shall not exceed a height of four (4) feet.
- e. These signs will announce model complex parking to visitors.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.

9. Welcome Signs

- a. A maximum of one (1) Welcome Sign shall be permitted for each product line.

- b. These signs shall not exceed a maximum sign area of nine (9) square feet each and a total maximum area of twenty-seven (27) square feet.
- c. These signs may be generally rectangular or square in shape measuring approximately two (2) feet by three (3) feet.
- d. These signs shall not exceed a height of four and one half (4.5) feet.
- e. These signs will announce the hours of operation for the model complex to visitors.
- f. Such signs may be maintained until all the lots in the community are sold and the sales offices close.

Please refer to **Figure 20, Residential Master Signage Plan** for the general location of some of these sign types.

5.6.3 Commercial Master Sign Plan

The purpose of these sign provisions is to promote fair, comprehensive, and enforceable regulations that will foster a positive visual environment for StoneHaven. This section is intended to regulate on-premise signs which are visible from public streets or which are visible from off the property. Signs shall conform to all provisions defined by Sections 7.100 through Section 7.109 of the *City of Glendale Zoning Ordinance*, as amended over time.

A Sign Master Plan shall be prepared and submitted to the *City of Glendale Planning Director* prior to the commencement of construction on the commercial planning parcels (planning parcels 1 and 21). The Sign Master Plan will balance the need to protect the public safety and welfare, the need for well-maintained and attractive commercial developments, as well as the need for adequate identification, communication and advertising. The Plan will incorporate a variety of sign types and sizes for the site and are intended to balance the function and aesthetics of signs. The Plan for signs will meet the following specific objectives:

- To promote commercial centers which are developed and is maintained in a way that ensures design uniformity and economic vitality;
- To promote the design characteristics of a dense/intense urban form as expressed by the design theme characteristics of form, material and color;
- To balance public and private objectives by allowing adequate signage for business identification;
- To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage which may be caused by cluttered, distracting, and illegible signage;
- To prevent property damage and personal injury resulting from signs which are improperly constructed or poorly maintained;
- To promote the use of signs which are well designed, of appropriate scale, and integrated with surrounding *buildings* and landscape in order to meet the community's desire for quality development;
- To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape.

The Master Sign Plan will be administratively reviewed by the *City of Glendale* for conformity with the objectives above, the design intent of this PAD and the provision of the *City of Glendale Sign Code* (Section 7.100). It is not the intent of this Section or the Master Sign Plan to address or incorporate community entry monuments that might be placed within the commercial planning parcels (1 and 21). These are to be reviewed and permitted under the provisions of the *Glendale Zoning Ordinance*.

Once the Commercial Master Sign Plan obtains administrative approval, the Plan will be added as an Appendix to this PAD.

Figure 20, Residential Sign Master Plan



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 20

RESIDENTIAL SIGNAGE MASTER PLAN

LEGEND:

SIGNAGE SYMBOLS

- ON SITE ADVERTISING SIGNS
- SUBDIVISION IDENTIFICATION FLAGS
- Y DIRECTIONAL KIOSK SIGNS
- M MODEL IDENTIFICATION SIGNS
- MODEL PARKING SIGNS
- ★ PRIMARY ENTRY MONUMENT
- ▲ SECONDARY ENTRY MONUMENT
- ⊗ LANDSCAPE FOCAL POINT
- MODEL HOME LOCATIONS

OFFSITE IDENTIFICATION SIGNS*

*THESE SIGNS WILL BE LOCATED WITHIN 2 MILES OF THE STONEHAVEN BOUNDARY. EXACT LOCATION TO BE DETERMINED.

ZONING CASE #: ZON 17-01

Subject to engineering and City review and approval.

SCALE: 1" = 600'



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

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5.7 Residential Design Guidelines

The StoneHaven PAD shall conform to the design guidelines contained within the City of Glendale Residential Design and Development Manual dated June 22, 2004 (Resolution 3767) with the following exceptions as modified in Sections 5.7.1 Small Lot Development, Section 5.7.2 Medium Lot Development, Section 5.7.3 Amenities and Section 5.7.4 House Product Design. These exceptions are necessary to implement the Land Use Master Plan and General Development Plan envisioned for the StoneHaven development, and will ensure of high quality residential development project as represented throughout this PAD.

5.7.1 Small Lot Development

1.1.8 Delete standard.

Justification: A wide variation and abundance of open space is already provided along all collector streets within the development and this standard is not necessary to achieve the desired result.

1.1.10 Delete standard.

Justification: The General Development Plan provides significant variation of lot setbacks along all arterial and collector streets and therefore, the intent of this standard is already being met based on the design of the community.

1.1.11 Delete standard.

Justification: Siting of varying building footprints on lots and limiting occurrences of the same floor plans and elevations adjacent or across the street from one another will meet the intent of this design guideline

1.1.12 Locate the garage door a minimum of 5 feet back from the entry feature, patio, courtyard or living area. Increased depth for recessed garages is encouraged.

Justification: Adding a front porch or other entry feature achieves the intent of the standard.

1.1.13 Position lots across from the intersecting street at three-way intersections, so that headlight intrusion into living area is avoided. In some cases, lot placement at intersections cannot be avoided. In these cases, arrange the lot to minimize impact.

Justification: Provides an option to minimize impacts in cases where this provision cannot reasonably be avoided.

1.1.14 Avoid siding lots on arterial streets, unless there is a minimum 20-foot landscape buffer within the 25-foot landscape tract required in the Landscape Section.

Justification: This revision allows the existing tract to count toward the landscape buffer.

1.1.16 Avoid acute angles less than 60 degrees where rear lot lines and side lot lines meet.

Justification: This revision provides a measurable standard to this provision.

1.1.18 Delete standard.

Justification: All corner lots will have a minimum 8-foot landscape tract, and therefore, an increase in lot width is not necessary.

1.1.19 Design lots so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern, streetscape, or break in the open space. Examples that constitute a change in pattern include the appendage of a pie-shaped lot, the inclusion of a street curve affiliated with the back-up treatment and the use of a perimeter wall offset of at least 2-feet.

Justification: This revision simply clarifies acceptable treatment options.

1.1.20 Delete standard.

Justification: Each neighborhood contains a consistent lot size, but each lot size includes a variety of product types. In addition, roof forms, styles and colors will be regulated to ensure a diverse streetscape environment will be provided.

1.1.21 Delete standard.

Justification: While many lots within the General Development Plan do front or back up to open space, the General Development Plan was designed to provide a centralized, connected open space system through the center of the project, providing a very short walking distance to open spaces for all residents.

1.1.27 Delete standard.

Justification: The diversity of the streetscape will be provided by the mix of product types, staggering of the livable of entry feature in relation to the garage face enhancing the streetscape experience.

1.1.28 Delete standard.

Justification: Development Parcels 2A, 2B, 17A and 17B are planned for cluster, conventional small lot or courtyard housing products. To lessen the visual impacts of garage dominant streetscapes, shared driveways to subdivided lots may be incorporated into the design of the subdivisions.

1.2.6 Provide connectivity in the neighborhood by designing shorter block lengths, which reduce vehicular speed. When longer blocks will promote improved open access to community open spaces and amenities, allow the longer blocks with the inclusion of street curves as necessary to maintain low traffic speeds.

Justification: This revision provides alternative provisions that still maintain slow travel speeds and access to open spaces, meeting the intent of the standard.

1.2.7 Straight neighborhood streets should generally be less than 950-feet unless street curve elements, or traffic calming design elements are included in the street design and cul-de-sacs should generally be less than 420-feet.

Justification: This revision provides additional flexibility while allowing for a more creative and efficient design.

1.2.11 Delete standard.

Justification: The development is providing setback sidewalks and tree-lined streets which will ensure an abundance of landscaping and an attractive streetscape environment, even along cul-de-sacs.

- 1.2.14 The typical local street cross section is to be a minimum of 32-foot street width (back of roll curb to back of roll curb) in an overall right-of-way width of 50 feet to include 5 attached sidewalks.

Justification: The community will provide attached sidewalks. Where lots side on to local streets at end caps, the sidewalk will be attached to allow the landscape strip within the right-of-way to be combined with the adjacent landscape tract to provide a wider contiguous landscaped area.

- 1.2.17 Delete standard.

Justification: StoneHaven will include community arrival monuments (community identification and enhance landscape treatments) at peripheral locations along Bethany Home Road, 91st Avenue and Camelback Road. These community arrival treatments will be at corners of intersections rather than within the right-of-way to reduce conflicts with public street standards and utility routing.

- 1.2.18 Provide a landscaped area with a minimum area of 50' x 50' at the intersection of a local or collector street with an arterial street. Where StoneHaven ownership is controlled on both sides of a planned street, the landscape area or feature shall be located on one or both sides of the entrance.

Justification: There may be instances where appropriate seating locations are in more usable open space areas within the community.

- 1.3 Delete standard.

Justification: Not necessary. On-street parking on both sides of all local streets will be provided. Additional parking facilities will be provided at the project entry park area.

- 1.6 Design neighborhood theme walls or fencing, a minimum of 6-feet in height and 6 inches thick, and with the same architectural materials used for an 8-foot arterial wall. Eight-foot wall heights adjacent to arterial streets shall be measured from the top of the curb to the top of the wall. The combination of slope and physical wall or fencing is intended to meet the intent for the eight-foot high wall. Horizontal relief must also be provided in the design of the fence to include staggers, alternative materials, breaks, etc. with adjacent landscaping. Theme wall maximum horizontal run without variation is 400-feet. Examples that constitute a variation include the appendage of a pie shaped lot forcing a new wall bearing, the inclusion of a wall curve affiliated with the back-up treatment and adjacent street alignment, and the use of a perimeter wall offset of at least 2-feet.

Justification: Revision provides additional examples of appropriate wall treatment.

- 1.7 A landscape tract with an average width of 25-feet is to be provided along all arterial streets. An average of a 15-foot landscape tract is to be provided along all collector streets as a buffer for lots that back up to those roadways. This tract may be used for stormwater retention, but must be aesthetically designed and owned and maintained by the HOA.

Justification: Simply modified “minimum” to “average” to provide flexibility in its implementation with assumed adjustments to standards in response to local street standards with attached sidewalks.

5.7.2 Medium Lot Development

- 2.1.2 Corner lots are to be the minimum lot width required by the Zoning District with a minimum 8-foot wide landscape tract.

Justification: All corner lots will have a minimum 8-foot landscape tract, and therefore, an increase in lot width is not necessary.

- 2.1.4 Delete standard.

Justification: All lots require a variation of side-yard setbacks between 5 and 7 and 5 and 10 feet (total of 12 or 15) so there will be variation in side yard setbacks from lot to lot throughout the subdivision, meeting the intent of this provision of limiting a pattern of uniformity between homes.

- 2.1.5 Delete standard.

Justification: In all home product designs, all front-facing garage doors will be setback at least 5-feet from the livable area or front porch area of the home, creating a general stagger within each home itself, meeting the general intent of the standard.

- 2.1.6 Locate the main garage a minimum of 5-feet back from the entry feature, patio, courtyard, or living area and a third or fourth car garage a minimum of 3 feet recessed from the main garage. Different garage orientations and depths are encouraged to prevent a garage dominant street appearance.

Justification: Adding a front porch or other entry feature achieves the intent of the standard.

- 2.1.7a. Delete standard.

Justification: Per the General Development Plan, there are no significant areas within the plan that provide long lengths of lots that back up to arterial or collector streets within a break in the lot pattern, open space buffers, or a curb in the road that provides a natural stagger of homes.

- 2.1.7b. Delete standard.

Justification: Per the General Development Plan, there are no significant areas within the plan that provide long lengths of lots that back up to arterial or collector streets within a break in the lot pattern, open space buffers, or a curb in the road that provides a natural stagger of homes.

- 2.1.9 a. Delete standard.

Justification: All side yard setbacks include a minimum five feet per side with a minimum ten total. Groupings of lots will be separated periodically by community open space thereby providing for a variety of housing separations throughout the community.

- 2.1.9.b. Delete standard.

Justification: With the requirement for staggered side yard setbacks, there will be a mix of 10-foot, 20-foot and possibly 14-foot separation between homes, meeting the general intent of this standard.

- 2.1.9.c. Provide a minimum 25-foot rear yard setback for all two-story portions of the home only, including those with integral patios at the second level. A covered patio and balcony may extend into this setback up to 10 feet from the property line.

Justification: This standard has been modified from 30-feet to 25-feet to accommodate the proposed lot sizes and product types proposed within the community. Per the General Development Plan, there are numerous open space areas along all arterial and collector streets to break up any long rows of housing.

- 2.1.10 Delete standard.

Justification: This standard has been deleted to accommodate the proposed lot size and product types proposed. As stated previously, there are numerous open space areas along collector streets to avoid long rows of housing.

- 2.1.11 Avoid siding lots on arterial streets, unless there is a minimum 25-foot landscape buffer within the 25-foot landscape tract required in the Landscape Section.

Justification: This revision allows the existing tract to count toward the landscape buffer.

- 2.1.12 Delete standard.

Justification: This standard has been deleted in order to accommodate the lot size and product types proposed. The General Development Plan provided some limits on lots that back up the arterial streets to provide numerous breaks and open spaces in many areas.

- 2.1.13 Design the subdivision so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern, streetscape, or break in the open space. Examples that constitute a change in pattern include the appendage of a pie shape lot, the inclusion of a street curve affiliated with the backup treatment and the use of a perimeter wall offset of at least 2-feet.

Justification: This revision simply clarifies acceptable treatment options.

- 2.1.14 Delete standard.

Justification: The diversity of the streetscape will be provided by the mix of product types and staggering of the livable entry features in relation to the garage face enhancing the streetscape experience.

- 2.1.16 Provide a transition where adjacent, existing lots are larger than 12,000 square feet. Where existing development lot sizes are larger than 12,000 square feet new lots abutting the existing lots must provide for deeper rear yards than the subdivision typical depth by adding an additional ten (10) feet of lot depth.

Justification: This revision promotes the typical lot widths proposed for StoneHaven neighborhoods but includes a minimum ten-foot increase in standard lots depths

- 2.1.20 Avoid acute angles less than 60 degrees, where rear lot lines and side lot lines meet.

Justification: This revision provides a measurable standard to this provision.

- 2.1.25 Delete standard.

Justification: This change is based on the lot sizes proposed for the development, including five different lot sizes mixed throughout the community that are intended to respond to market demand and product segmentation.

- 2.2.1 Delete standard.

Justification: StoneHaven has been planned to include two Development Parcels intended for gated access thereby distinguishing the two neighborhoods as more exclusive and expanding segmentation for perspective home buyers. This distinction is expected to assist with the efficient phasing of the community.

- 2.2.7 Delete standard.

Justification: A General Development Plan is included within the PAD. This Plan defines the design intent for StoneHaven and the intended use of cul-de-sacs, eyebrows, lot orientation, landscape treatments and subdivision entry features.

- 2.2.10 Straight neighborhood streets should generally be less than 1,000-feet unless street curve elements are included in the street design and cul-de-sacs should generally be less than 420-feet.

Justification: This revision provides additional flexibility while allowing for a more creative and efficient design.

- 2.3.1 Creating a safe, attractive, public or private environment that encourages pedestrian activity could be achieved by incorporating detached sidewalks on collector streets within StoneHaven. The width of the landscape strip adjacent to the collector streets is to be a minimum of 5-feet to allow the trees, when full grown, to provide a canopy over the sidewalk. Sidewalk width for collector streets is 6-feet.

Justification: This design standard has been modified to eliminate detached sidewalks on local streets and to promote detached sidewalks on collector streets while increasing the sidewalk width to the current City of Glendale standard.

- 2.4.2 Delete standard.

Justification: To avoid conflicts regarding right-of-way management and utilities routing, alternatives to standard pavement within streets should be avoided.

- 2.5.3 A decorative masonry wall, designed and constructed to provide sound attenuation, is required adjacent to all arterial streets. The minimum height of the wall is 8 feet and 6 inches thick. The 8-foot wall height shall be measured

from the top of the adjacent street curb to the top of the wall. The combination of slope and exposed wall or fence will meet the intent of the 8-foot wall height.

Justification: Adjustments to finished lot grades contribute to sound attenuation with a combination of wall and adjusted grade addressing noise conditions.

- 2.5.4 Provide a minimum 6-foot high and a maximum 7-foot high theme wall adjacent to all collector streets (not including associated retaining walls as applicable).

Justification: This allows design flexibility with a maximum height.

- 2.5.7 Retaining walls on corner lots and return walls are to be finished with colors and materials compatible with those used throughout the neighborhood.

Justification: This revision allows additional options to stucco, which ensuring colors and materials that are compatible throughout the neighborhood.

- 2.5.10 Perimeter walls are to be designed to break up long expanses. This can be accomplished through alternating materials or patterns, pilasters or landscape planters built into the design of the wall, angled alignments, curves, or staggers. Provide distinctive horizontal and vertical relief on perimeter walls adjacent to arterial and collector streets. The maximum horizontal run without variation is 400-feet. The variations should occur regularly and in a comfortable pattern.

Justification: This standard increases the allowable linear run, but based on the size and scale of the overall community, provides an appropriate scale and distance between breaks.

- 2.6.3 A landscape tract with a minimum width of 20-feet and an average width of 25-feet to be provided along arterial streets as a buffer for the neighborhood and for lots that may back or side onto the arterial roadway.

Justification: Providing an average instead of a minimum allows for more variation and variety within the landscaped tract, while still providing the minimum overall requirements.

- 2.6.4 Provide an average 15-foot wide landscape tract adjacent to all collector roadways. These tracts may be used for stormwater retention or to meet open space requirements.

Justification: Providing an average instead of a minimum allow for more variation and variety within the landscaped tract, while still providing the overall minimum requirements.

- 2.6.6 Delete standard.

Justification: StoneHaven is proposing attached sidewalks and tree-lined street for all local streets within the community. The landscape theme and plant palette is defined within the PAD and will be further enhanced through the platting and final landscape plans.

- 2.6.8 Delete standard.

Justification: Minimum landscape tract width is defined at a minimum of 20 feet with an average of 25 feet. This will result in areas that are greater than 25 feet along arterial street frontages which meet the intent of the design standard.

5.7.3 Amenities

4.1.1 Delete standard.

Justification: The overall project will provide over 15% open space, to be located throughout the community. While some parcels may include more or less overall open space within the individual parcel, the open space master plan concept provides a centralized open space system throughout the community that exceeds the requirements of the open space standards.

4.3.1 Mailbox designs and locations are to be integrated with the development and used as a meeting place for residents. The design should be simple and understated as to not promote mailboxes as a dominant design element within the community.

Justification: Language added for clarification based on overall theme and character proposed for the community.

5.7.4 House Product Design

5.1.18 All return walls must be finished with decorative wall elements to match the development.

Justification: Modified to provide additional decorative options besides stucco.

5.8 Definitions

5.8.1 Rules of Construction

For the purposes of carrying out the intent of this Planned Area Development, certain terms or words used herein shall be interpreted or defined as follows:

1. Words used in the present tense include future, words used in the singular include plural and words used in the plural include the singular.

2. The word “shall” is mandatory.

3. The word “*Dwelling*” includes the word residence; the word *Lot* includes the words plot or parcel.

4. The word “person” includes an individual firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, or any other group or combination acting as a singular entity, including the federal and state government, another *City*, county, or school district, except as exempted by law.

5. The term “*City*” shall mean the collective Departments mandated to act in favor of protecting the public health, safety and welfare of residents within the *City of Glendale*; the term “*Council*” shall mean the *City Council* of the *City of Glendale*; the term “*Commission*” shall mean the Planning & Zoning *Commission* acting on legislative matters on behalf of the *City of Glendale*; and the term “*Board*” shall mean the *Board of Adjustment* acting on judicial matters on behalf of the *City of Glendale*.

6. Terms not herein defined shall have the meanings customarily assigned thereto.

7. For easy and quick reference, terms that are defined within this section are expressed in *italics* text throughout the Planned Area Development narrative.

5.8.2 Definitions

Abandonment by Plat means the procedure whereby the owner of land may abandon an *Easement* or temporary easement(s) and landscape easements by including the easement(s) on a *subdivision plat*. Such easements are abandoned, removing interest therein, upon approval by the *City Council* and recording of the plat in the *Office* of the County Recorder.

Abutting means the condition of two adjoining properties having a common property line or boundary, including cases where two or more *Lots* adjoin only a corner or corners, but not including cases where adjoining *Lots* are separated by a street or alley.

Acreeage, means the place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Planned Area Development.

Accessory Building means a detached *building* whose use is customarily incidental to that of a *principal use* of the main *building* or premises.

Accessory Use means a subordinate use of a *building* or land customarily incidental to and conducted on the same *Lot* with the *principal use* which does not alter the character of the *principal use* or adversely affects other properties within the PAD.

Acreeage, Gross means the *acreeage* defined by any recorded parcel of land within the PAD legally defined area, plus one-half (1/2) the right-of-way of all adjoining streets and alleys and any proportional share of a common tract or tracts.

Agriculture means the science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock or poultry.

Alcoholic Beverage Sales means the retail sale or wholesale of liquor, beer, wine, and/or other alcoholic beverages for on or off premises consumption regardless of whether it is subordinate to another use.

Alteration means any architectural, mechanical, or structural change to a *building*, which requires a permit under the *Building Code* of the *City*.

Analogous means similar or alike.

Applicant means a development entity seeking the approval of zoning, *site plans*, *subdivision plats*, zoning adjustment or construction documents as necessary to authorize the development of the StoneHaven Planned Area Development.

Application means the submittal of *Conceptual Development* plans or construction documents as necessary to obtain the approval of zoning, *site plans*, *subdivision plats*, zoning adjustment or construction documents in accordance with the provisions of the StoneHaven Planned Area Development.

Arcade Establishment means any place of business containing five (5) or more arcade devices or a combination of arcade devices and billiard tables.

Art Gallery means a room or group of rooms used to display and sell works of art.

Art/Craft Studio means a room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

Automobile Detailing means performing an extremely thorough cleaning, polishing, and waxing of an automobile both inside and out.

Automobile Repair, Minor means a repair of automobiles and the sale, installation, and servicing of automobile equipment and parts. Typical uses include muffler shops, tire shops, *automobile repair* garages, automobile detailing, tune-up shops, stereo installation and automobile glass shops and subject to performance standards.

Bar/Nightclub means an establishment providing entertainment such as live music, *Dancing*, and on-site alcohol consumption, but not adult entertainment.

Barbershops and Beauty Salons means establishments providing services for cutting, dressing, grooming, and styling hair and nails.

Board means the *City of Glendale Board of Adjustment* acting on behalf of the *City* on judicial matters.

Building means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind, including, but not limited to, tents, awnings, carports, ramadas, or vehicles situated on private property and used for purposes of a *building*.

Building, Principal means a *building*, or where the context so indicates, a group of *buildings*, within which is conducted the *principal use* of the *Lot* on which the *building* is situated.

Building Codes means the various codes of the *City of Glendale* which regulate construction and require *building permits*, electrical permits, mechanical permits, plumbing permits and other permits to do work and pertaining to National *building* regulations.

Building Coverage, see *Lot coverage*.

Building Height means the vertical distance measured from the higher of natural *Grade* level of finished *Grade* level as established by the *City Engineer*, to the highest point of the roof for flat roofs, to the deck line of a mansard roof or to the average elevation between eaves and ridges for gable, hip or gambrel roof.

Building Permit means an authorization to construct a structure as issued by the *City of Glendale*.

Church, Synagogue or Temple means a permanently affixed *building*, where one of the *principal uses* is for religious worship.

City means the *City of Glendale*.

Civic means a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit and municipal/public parking.

Clothing Alteration means an establishment for making repairs or *alterations* to *clothing*.

Commercial Parking Lots or Garages means a *Lot* or garage upon which cars are parked and may be subject to remuneration.

Commission means the *City* of Glendale Planning & Zoning *Commission* acting on behalf of legislative matters for the *City*.

Conceptual Development means *building* footprints, land use, signage, lighting, *open space*, landscaping, streets, etc. as depicted on the plan relates to concepts or the formation of concepts.

Conditional Approval means an affirmative action by the *City* indicating that approval will be forthcoming upon satisfaction of certain specified conditions or stipulations.

Condominium means a *building* or group of *buildings* in which the air space of units are owned individually as defined by a horizontal regime, and the structure, common areas and facilities are proportionally owned by all the owners on an undivided basis. *Condominiums* may be residential, commercial or industrial in nature.

Construction Yard means an area on or immediately adjacent to a major construction site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction *offices* and material staging.

Convenience Store means a small scale retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, and nonprescription medicine primarily to customers from the immediate area.

Council means the *City Council* of the *City* of Glendale.

Dancing, Theatrical or Music Studio means an establishment or space where performers learn, rehearse, or provide performances such as dance, plays, or musical scores.

Daycare means *Daycare* centers as defined by the Health and Safety Code, and the *Daycare* and supervision of more than five (5) or more children not related to the proprietor.

Density, Gross means the number of residential units divided by the *Gross Area* of a *Lot* created by a recorded land split, subdivision or map of dedication.

Density, Net means the number of residential units divided by the net acres of a *Lot* created by a recorded land split, subdivision or map of dedication.

Drive, Private means vehicular circulation drives defined by the StoneHaven Master Plan as necessary to maintain vehicular *access*, emergency response, utility routes, bicycle and

pedestrian movements to each *building* and as managed and maintained by the StoneHaven Home Owners Association.

Dry Cleaning and Laundry means an establishment for cleaning clothing and textiles using a chemical solvent other than water, and/or one using, or providing the use of washing machines and clothes dryers.

Dwelling Unit (DU) means a *building*, or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes.

Dwelling, single-family, detached A *building* containing only one *Dwelling* unit entirely separated from *buildings* on adjoining *Lots* or *building* sites.

Dwelling, multi-family A *building* or group of *buildings* serving as attached living units typically for lease (apartments) but may be provided for sale (*Condominium*). This term is intended to apply to the combination of residential units.

Easement means a grant of rights by the owner of property to the public, a corporation, an association or persons for a specified use or uses as so designated for a defined area.

Emergency Care Clinic (24 Hour) means a medical facility for the diagnosis and treatment of human patients which may include emergency service, surgery and may include overnight housing of patients.

Effective Date means the date upon which this Planned Area Development or any amendment hereto becomes effective.

Erected means built, constructed, altered, reconstructed, moved upon; any physical operations on a premises which are required construction, *Excavation*, fill, drainage and the like, shall be considered part of an erection.

Excavation means any breaking of ground, except agricultural soil tilling and grounds care.

Exclusive Parking means a *parking space* within a parking structure or at *Grade* parking that is designated to a specific use or user.

Farmers Market means consisting of retail markets for sale of food such as produce, nuts, honey, eggs, and processed food such as baked goods or juices. Such markets are typically run by an organization of food producers who market directly to the public and who are required to meet all requirements of the Maricopa County Environmental Health.

Financial Institutions means an institution that provides financial services for clients and members that may include managing deposits, making loans, and securing funds. These institutions include banks, *building* societies, credit unions, trust companies, and mortgage loan companies.

Finished Grade means the final *Grade* or elevation of the ground surface after *Grading* is complete.

Flood Plain means the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or other town floodplain management approved area adjoining a channel or a water course, or areas where drainage is, or may be, restricted by natural or human made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

Floor Area, Gross means the total of all floors of a *building* measured from the centerline of all exterior walls, but not including interior *parking spaces*, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Floor Area, Net means the total of all floors of a *building*, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio means the ratio of gross floor area to the total *Gross Area* of the parcel expressed as a percent or decimal. Any area included within a basement where the floor level is at least five (5) feet below the adjoining finished *Grade* or area devoted to the parking of automobiles shall be subtracted prior to calculation of the floor area ratio. Where rounding of numbers is necessary to determine floor area ratio, the nearest one hundredth (.00) shall be used. Parking structures are excluded from this calculation.

Galleries and Studios means an establishment related to art venues. Arts and entertainment activities may also be part of restaurants and other mixed use spaces.

General Plan, City of Glendale means a *General Plan*, or parts thereof, providing for the future growth and improvement of the *City* of Glendale and for the general location and coordination of streets and highways, schools and recreation areas, public *building* sites, specific neighborhood elements; and other physical development, which shall have been duly adopted by the *City Council*.

Glazing means a variety of tints, coatings, films, number of panes, and other features that control how much light is allowed into a *building* and how much heat, cold, and noise it blocks out.

Grade means the average level of the finished ground surfaces surrounding a *building* or structure, within a distance of twenty (20) feet.

Grading means any excavating, or filling or combination thereof and including the conditions resulting from any *Excavation* or fill.

Grocery means a retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, prescription medicine primarily to customers from the immediate area.

Gross Area means the area of a *Lot* or parcel including all dedicated streets, alleys, *private accessways*, roadway and or alley easements, and canal *rights-of-way*. Gross areas shall extend to the center of the existing *abutting* street or alley right-of-way.

Health/Fitness means establishments offering predominately participant sports within an enclosed *building*. Typical uses include bowling alleys, billiard parlors, indoor ice or roller skating, indoor racquetball courts, indoor batting cages and health or fitness clubs.

Home Owners Association (HOA) means an organization which is authorized by the StoneHaven Codes, Covenants and Restrictions to accept and manage the responsibility of all maintenance and management responsibilities for all common areas defined within the PAD.

Home Occupation means any occupation or profession conducted from a principal residence in a residential zoned district, as an *accessory use*.

Live Entertainment, Indoor means facilities, which include music by more than one (1) musician, or *Dancing*. Such facilities can be approved through administrative review, if the entrances to and exit from the *building* are located more than three hundred (300) feet from any single family residential use. The dance floor may not exceed one-eighth (1/8) of the total floor area. No adult entertainment shall be permitted. The closing time of the dance floor shall be simultaneous with the closing of the bar. All other live entertainment that does not meet these conditions will require a Use Permit.

Living Area means the occupied portion of a residence, including interior areas, exterior porches and partially enclosed areas, not including garage.

Lodges and Fraternal Associations means an association of persons, whether incorporated or not, for social purposes, but not including groups which are organized primarily to render a service carried on as a business for profit.

Lot means a *Lot* or parcel of land separated from every other piece or parcel by description, in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

Lot Area, Gross means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and half the adjacent right-of-way.

Lot Area, Net means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and exclusive of any adjacent *rights-of-way*.

Lot Coverage means the part or percentage of a *Lot* occupied by a principal and any *accessory buildings* determined by dividing the total gross floor area by the net *Lot* area.

Lot Line means a line bounding a *Lot*; synonymous with street right-of-way line when a *Lot* line coincides with a right-of-way line of an *abutting* street.

Map of Dedication means a form of *subdivision plat* that dedicates rights-of-way, and/or easements.

Medical/Dental Clinic means an establishment providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual *offices* or suites, which may include laboratories incidental to the practitioner's consulting or therapeutic work but excluding licensed health facilities.

Multifamily Residential means the use of a site for two or more *Dwellings* within one or more *buildings*.

Net area means the area of a *Lot* or parcel excluding all dedicated streets or alleys and roadway or alley easements.

Off-street means land, which is not within any dedicated rights-of-way.

Office means a use that provides professional, administrative, or business related services. Production, storage, distribution, or sales of goods or commodities are not included.

Open Space means an area that is intended to provide light and air and is designed for either environmental, scenic, stormwater management and/or recreational purposes. *Open space* may include, but is not limited to turf areas, desert planting areas, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, roof gardens, and /or water courses.

Outdoor Dining means a use incidental to the primary use, such as a restaurant, that allows patrons to dine in a designated outdoor area.

Outdoor Sales means the display of products or services are intended for retail or wholesale purchase not within a completely enclosed *building*.

Parking Lot means an area used for the *off-street* parking of more than two motor vehicles, including *parking spaces*, as well as *access* and maneuvering aisles.

Parking Space means a space designated for the temporary parking of a motor vehicle not on the right-of-way or alley but accessible from a street or alley.

Parks and Recreation, Outdoor means *open space* area accessible by pedestrians that includes amenities such as walkways, playfields, armadas, sport courts, and water features.

Paved Parking Space or Surface means an area covered by an impervious dust free surface of asphalt or concrete designed to Town or MAG specifications.

Planning Director means the person designated by the *City Manager* as having the primary responsibility for administering and enforcing the requirements and conditions of the PAD with respects to the public health, safety and welfare.

Plat, Final means a map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a registered Arizona land surveyor or civil engineer in accordance with the provisions of the StoneHaven PAD.

Plat, Preliminary means a preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with the provisions of the StoneHaven PAD.

Plat, Recorded means a final plat bearing all of the certificates of approval as required by the StoneHaven PAD and common law and duly recorded in the Maricopa County Recorder's *office*.

Principal Use means the main or primary use on any *Lot* or parcel which establishes the basic land use characteristics of the property, as opposed to an *accessory use*. In some instances, a property may have more than one (1) *principal use*.

Private Accessway means any private street or private way of *access* to one or more *Lot s*, which is owned and maintained by an individual or group of individuals and has been improved in accordance with approved standards for private *access ways* and plans approved by the *City* of Glendale. A private accessway is intended to apply where its use is logically consistent with a desire for neighborhood identification and control of *access*, and where special design concepts may be involved, such as within a PAD.

Public Utility means any person, firm, corporation, *City* or special taxing district authorized under State Statute or *City* charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility".

Project means one (1) or more uses, *buildings*, or tenant spaces designed to function as an integral unit through shared parking and driveways, even though there may be separate ownership's and parcels.

Restaurant means any food service establishment such as but not limited to; coffee shops, cafeterias, short-order cafes, luncheonettes, sandwich stands, drugstores, and soda fountains serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.

Retail, General Merchandise means stores selling new or used merchandise including but not limited to: antiques, apparel, bicycles, books, cameras, drugstores, electronics, floor/window coverings, food market, florist, furniture, glassware, gifts, hardware and home warehouse, hobbies, jewelry, lighting, music, pets, portraits, shoes, sporting goods, telephone, tobacco, and toys.

Retaining Wall means an engineered structure constructed and/or *Erected* between land of differing elevation to protect structures and/or prevent erosion.

Rights-of-Way means a public way established or dedicated exclusively for public purposes by a duly *recorded plat*, deed, grant, governmental authority or by operation of the law.

Schools (Professional/Technical/Higher Education) means a place of general instruction including colleges, but not including business colleges, child care centers, *Dancing* schools, or specialized trade or vocational schools.

Screen Wall means a masonry wall so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property that is approximately the same elevation as the activity or use.

Setback means the required distance between the property line and the closest point of any *building* or structure.

Site Plan means a development plan depicting the plan view of the intended development for a defined development site and providing the necessary information as defined by the StoneHaven PAD to determine development compliance with the development standards provided by the PAD.

Small Animal Grooming Facility means an establishment, at which dogs, cats, or other small animals are commercially groomed, bathed or trimmed. There shall be no boarding or overnight keeping of any animals, and all animals shall be inside an enclosed sound proofed *building* at all times.

Special Events means public assembly / gatherings within the StoneHaven common *open space* areas for sponsored events such as art fairs, culinary fairs, musical concerts, art showings, craft fairs and all similar functions which require a use permit per City of Glendale requirements.

Story means a space in a *building* between the surface of any floor and the surface of the next floor above, or if there is no floor above; then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five (5) feet below the adjoining finished *Grade*, the space shall be considered a basement and not counted as a story.

Street means a right-of-way, other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of *access* to *abutting* property.

Street, local means a street designed to provide vehicular *access* to *abutting* properties and to discourage through traffic.

Street, public means any street, which has been dedicated or is otherwise publicly managed by the *City*. Any local street, not in compliance with the criteria to establish a public local street, shall be deemed a private street for management by an Association.

Street Line means a right-of-way line of a street, which abuts a *Lot* line.

Streetscape means the designed element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians as well as use frontage (*building* facades, porches, yards, fences, awnings, etc.) and street amenities (street trees, plantings, benches, streetlights, fountains, etc.)).

Street Furniture means objects and equipment installed in public areas for various purposes, including benches, bollards, post boxes, phone boxes, streetlamps, street lighting, bus stops, public lavatories, fountains, memorials, and waste receptacles.

Structure means that which is built or constructed, an edifice or *building* of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and attached to the ground.

Subdivision means improved or unimproved land or lands divided for the purpose of sale or lease, whether immediate or future, into four or more *Lots*, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more *Lots*, tracts or parcels of

land, or, any such property, the boundaries of which have been fixed by a *recorded plat*, which is divided into more than two parts.

Subdivision Plat means a map for the subdivision of land.

Temporary Office or Construction Trailer means a temporary portable unit for *office* use, which is designed to be transported, after fabrication, on its own wheels, or on a flatbed, other trailer, or have detachable wheels.

Use means the purpose for which a *building* is arranged, designed or intended, or for which land or a *building* is or may be occupied.

Use, Accessory means a subordinate use to the *principal use* on a *Lot* and used for purposes clearly incidental to those of the *principal use*.

Use, Principal means the main use to which the premises are devoted and the main purpose for which the premises exist.

Utilities means the installation of facilities, underground or overhead, furnishing for the use of the public electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, owned and operated by any person, firm, corporation, municipal department, or *board*, duly authorized by state or municipal regulations. Utility or utilities as used herein; may also refer to such persons, firms, corporations, departments, or *boards*, as applicable herein.

Variance means a modification of the literal provisions of the development regulations contained within the StoneHaven PAD or the *City of Glendale Zoning Ordinance* as granted by the *Board* upon a finding that strict enforcement of the regulation would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.

Veterinary Clinic (completely enclosed) means an *office* maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals, namely the usual household pets and other animals of a similar size and nature but not livestock.

Wireless Communication Facility means a facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996, and any amendments thereto. Wireless communication facilities are composed of two or more of the following components: antenna, mount, equipment shelter, and wall or security barrier.

Yard means an *open space* located between any portion of a *building* and the nearest *Lot* line, or the nearest adjacent *building* or group of *buildings*, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided for in this chapter.

Zoning Inspector means the municipal official appointed by the *City Manager* and assigned the duties and responsibilities of the *Office of Zoning Inspector* as hereinafter provided.

5.9 Pad Amendment Procedures

The following provisions are intended to provide criteria for the determination of major and minor amendments to the StoneHaven PAD. In addition, this Section is intended to define the amendment procedures applicable to major and minor amendments.

5.9.1 Formal Amendments

Formal amendments to the PAD as represented by the Plan narrative and as expressed through the Introduction, Existing Development Conditions, Master Plans and Development Standards, defined within this PAD, may become necessary from time to time, and for various reasons which are envisioned as follows:

- to respond to changing market or financing conditions,
- to update the PAD as necessary to reflect new development conditions, and/or
- to respond to the requirements of potential users or builders on the property.

Amendments to the approved PAD may be requested by the Master Developer, and/or any land owner within the defined limits of the StoneHaven PAD. Only the contents of the specific amendment request may be considered and acted upon by the *Planning Director*, *Glendale Planning Commission* and/or *Glendale City Council*.

When changes or modifications to the PAD are deemed necessary or appropriate by the Master Developer and/or land owner within the defined limits of the StoneHaven PAD, proposed amendments or modifications shall conform to the following procedures:

1. The *applicant(s)* shall submit a letter which defines the proposed amendment and a rationale for such amendment to the *City of Glendale Planning Director* outlining the *applicant's* interpretation of the defined amendment (major, or minor).
2. Upon receipt of the proposed amendment letter, the *Planning Director* shall determine if the proposed amendment constitutes a major or minor amendment.

5.9.2 Major Amendments

If the *Planning Director* determines the proposed amendment to be a major amendment, as described below, the amendment request shall be processed in the manner set forth by the *City of Glendale Planned Area Development District Regulations* with the amendment being processed under the same provisions as the original approval by the *City Council*.

Major Amendment Criterion

A Major amendment is a change to the PAD that has a material change to the vision, purpose and intent, master plan elements or regulatory development standards defined within the PAD. A change to the PAD shall be deemed Major if it meets one or more of the following criteria:

- **Density Regulation:** A proposed increase in the maximum number of permitted residential units within any one parcel by more than 10% or the project as a whole by more than 5%.
- **Permitted Use Regulation:** Any substantial *alteration* to the list of permitted uses of the Property set forth in the PAD, as deemed to be substantial by the *Planning Director*.
- **Development Regulation:** Any proposed *alteration* to approved StoneHaven Development Standards as defined by Sections 5, Regulatory Development Standards (with the exception of Section 5.7, Residential Design Guidelines, which shall be a Minor Amendment), which modifies the purpose and intent of this PAD as determined by the *City of Glendale Planning Director*.
- **Land Use Modification:** A proposed change in land use designation changes by more than 20%, or any change that increases the density or intensity of use within 300-feet of an existing residential property owner.

5.9.3 Minor Amendments

If the proposed amendment does not meet the requirements outlined above for a major amendment, then it shall be considered a minor amendment and shall be acted upon administratively by the *Planning Director*. Unless otherwise required by law, those changes determined to be minor amendments shall not require public notice or public hearings.

Minor Amendment Criterion

An amendment will be deemed to be Minor if it involves any of the following:

- Any *alteration* to the PAD narrative which does not directly impact the health, safety and welfare for any adjacent property owner or that of the general public as determined by the *Planning Director*.
- Any proposed use which is deemed to be *analogous* to the defined permitted uses, conditional uses, or *accessory uses* by the *Planning Director*.
- Any minor *alteration* to the list of permitted uses of the Property set forth in the PAD, as deemed to be minor by the *Planning Director*.
- Any modification to Section 5.7, Residential Design Guidelines to accommodate the implementation of the community master plan elements.
- Any *alteration* to the StoneHaven Land Use Master Plan (such as a minor shift in roadway alignment, minor adjustment to subdivision or parcel layout, etc.), or any other Master Plan which does not directly impact the health, safety and welfare of any adjacent property owner or the general public as determined by the *Planning Director*.
- Any other revision, adjustment or interpretation to the PAD that does not meet the criteria for a Major Amendment as defined in Section 5.9.2 above.

Upon the approval of any proposed amendment to the PAD, the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

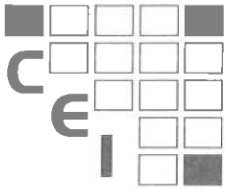
5.9.4 Administrative Interpretations

On occasion, it may be necessary to request formal or informal interpretation from the *City of Glendale Planning Director* related to the implementation and/or interpretation of the PAD. These circumstances may relate to interpretation of project intent, use, development standards as may be applicable to the interpretation of the provisions of the *City of Glendale Zoning Ordinance* or to interpretation of intent of narrative contained in this *application*. It is anticipated that interpretation to these provisions may be made in oral or written form upon the request of the Master Developer or any member of the StoneHaven *Property Owners Association*.

APPENDICES

Appendix A

Gross Zoning Legal Description



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

1642 E. Orangewood Ave. ■ Phoenix, Arizona 85020 ■ TEL (602) 395-9300 ■ FAX (602) 395-9310

September 6, 2013
Job No. 000403

Legal Description For Stonehaven

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of Section 15, thence North 00 degrees 00 minutes 41 seconds West, along the West line of the Southwest quarter of Section 15, a distance of 2388.59 feet;

Thence North 89 degrees 47 minutes 02 seconds East, 241.88 feet;

Thence North 00 degrees 00 minutes 26 seconds West, 208.70 feet;

Thence South 89 degrees 47 minutes 02 seconds West, 241.90 feet to a point on the West line of said Southwest quarter of Section 15;

Thence North 00 degrees 00 minutes 41 seconds West, along said West line of the Southwest quarter of Section 15, a distance of 45.00 feet to the Northwest corner of said Southwest quarter (West quarter corner of Section 15);

Thence North, along the West line of the Northwest quarter, 2549.90 feet to a point from which the Northwest corner of said Section 15 bears North, 91.50 feet;

Thence North 89 degrees 47 minutes 29 seconds East, 1508.52 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 00 degrees 12 minutes 34 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 48 degrees 56 minutes 08 seconds and an arc length of 512.45 feet;

Thence South 41 degrees 16 minutes 26 seconds East, 112.87 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 48 degrees 43 minutes 34 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 48 degrees 58 minutes 44 seconds and an arc length of 512.91 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 542.26 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 00 degrees 15 minutes 10 seconds East, 600.00 feet;

Thence Northeasterly along the arc of said curve, through a central angle of 30 degrees 54 minutes 53 seconds and an arc length of 323.74 feet;

Thence North 58 degrees 49 minutes 57 seconds East, 178.14 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 31 degrees 10 minutes 03 seconds East, 600.00 feet;

Thence Northeasterly along the arc of said curve, through a central angle of 30 degrees 54 minutes 53 seconds and an arc length of 323.74 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 542.26 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 00 degrees 15 minutes 10 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 08 degrees 37 minutes 17 seconds and an arc length of 90.28 feet;

Thence South 81 degrees 37 minutes 53 seconds East, 184.10 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 08 degrees 22 minutes 07 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 08 degrees 37 minutes 17 seconds and an arc length of 90.28 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 446.29 to a point on the East line of the Northeast quarter of Section 15, from which the Northeast corner of Section 15, bears North 00 degrees 01 minutes 56 seconds West, 365.27 feet;

Thence South 00 degrees 01 minutes 56 seconds East, along said East line of the Northeast quarter, 955.09 feet to the Northeast corner of Missouri Ranch, a subdivision, recorded in Book 582 of Maps, Page 33 of Official Records;

Thence South 89 degrees 47 minutes 09 seconds West, along the North line of said subdivision, 1324.16 feet to the Northwest corner thereof;

Thence South 00 degrees 03 minutes 14 seconds East, along the West line of said subdivision, 710.26 feet to the Northeast corner of that certain parcel described in Special Warranty Deed recorded as Document No. 02-0992583;

Thence South 89 degrees 46 minutes 57 seconds West, coincident with and the prolongation of the North line of said certain parcel, 1323.75 feet to a point on the North-South mid-section line of Section 15, from which the center of Section 15 bears South 00 degrees 04 minutes 37 seconds East, 610.08 feet;

Thence continuing South 89 degrees 46 minutes 57 seconds West, 83.86 feet to a point on the arc of a non-tangent curve concave Easterly, whose radius point bears South 82 degrees 32 minutes 24 seconds East, 500.00 feet;

Thence Southerly along the arc of said curve, through a central angle of 07 degrees 32 minutes 14 seconds and an arc length of 65.77 feet;

Thence South 00 degrees 04 minutes 37 seconds East, parallel to said North-South mid-section line, 420.66 feet to the beginning of a curve to the left, having a radius of 500.00 feet;

Thence Southerly along the arc of said curve to the left, through a central angle of 11 degrees 49 minutes 13 seconds and an arc length of 103.15 feet;

Thence South 11 degrees 53 minutes 50 seconds East, 21.84 feet to a point on the East-West mid-section line, from which the center of Section 15 bears North 89 degrees 47 minutes 02 seconds East, 73.11 feet;

Thence continuing South 11 degrees 53 minutes 50 seconds East, 356.89 feet to a point on the North-South mid-section line and a point on the periphery of Camelback Park, a subdivision, recorded in Book 313 of Maps, Page 41 of Official Records, from which the center of Section 15 bears North 00 degrees 04 minutes 37 seconds West, 349.50 feet;

Thence continuing along the periphery of said subdivision the following seven courses,

South 11 degrees 53 minutes 50 seconds East, 371.61 feet to the beginning of a curve to the right having a radius of 802.49 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 45 minutes 33 seconds and an arc length of 416.81 feet;

Thence South 17 degrees 51 minutes 43 seconds West, 355.71 feet to the beginning of a curve to the left having a radius of 768.15 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 11 minutes 16 seconds and an arc length of 391.31 feet;

Thence South 11 degrees 19 minutes 33 seconds East, 300.00 feet to the beginning of a curve to the right, having a radius of 1015.43 feet;

Thence Southerly along the arc of last said curve through a central angle of 11 degrees 14 minutes 56 seconds and an arc length of 199.36 feet to a point on the North-South mid-section line;

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Thence South 00 degrees 04 minutes 37 seconds East, along said North-South mid-section line, 300.00 feet to the South quarter corner of Section 15;

Thence South 89 degrees 46 minutes 36 seconds West, along the South line of said Southwest quarter, 2655.81 feet to the Southwest corner of Section 15 and the **Point of Beginning.**

Note: The above described parcel contains 16,682,924 square feet or 382.9872 acres, more or less.



CITIZEN PARTICIPATION FINAL REPORT
for

STONEHAVEN

GPA Amendment and PAD AMENDMENT

9050 West Camelback Road
Approximately 395 acres located at the northeast corner of
91st Avenue and Camelback Road

Glendale, Arizona

General Plan Amendment & Rezoning Requests Application Numbers: GPA17-01 and ZON17-01

Owner/ Master Developer

John F. Long Properties LLLP
Contact: Jake Long and Jim Miller
1118 East Missouri Avenue, Suite A
Phoenix, Arizona 85014

Representatives

Contact: **Alan Beaudoin**
1118 East Missouri Avenue
Phoenix, Arizona 85014

**Pulte Homes - Master Residential
Developer / Primary Home Builder**

Contact: Greg Abrams
16767 Perimeter Drive
Scottsdale, Arizona 85260

Contact: **Susan Demmitt**
Gammage & Burnham PLC
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85003

Prepared by:
ALAN BEAUDOIN
PLANNING CONSULTANT

Prepared: February 24, 2017

CITIZEN PARTICIPATION FINAL REPORT

STONEHAVEN

General Plan Amendment & Rezoning Requests
Application Numbers: GPA17-01 and ZON17-01

PROJECT DESCRIPTION

The **StoneHaven** property is approximately 395 acres and generally lies between Bethany Home Road alignment on the north, Camelback Road on the south, 91st Avenue on the west and 83rd Avenue on the east. The subject property has been under agricultural production for nearly a century and has been under the ownership of John F. Long and under the management of John F. Long Family Properties for decades.

General Plan Amendment and Planned Area Development (PAD) Amendment applications were filed concurrently. The **StoneHaven** property is currently zoned Planned Area Development with a General Development Plan and Master Plans that support a base of 1,161 residential units and a maximum of 1,219, as well as, up to 335,000 square feet of commercial / retail square feet on two development parcels. The General Plan Amendment and PAD Zoning Amendment Applications (“Applications”) seek to adjust the General Development Plan in support of 1,406 base residential units. The plan for commercial services (square feet) will remain consistent with the original PAD Zoning Approval granted in April of 2016. The **StoneHaven** PAD, inclusive of the amendment, will continue to provide for a broad range of single family housing types of various lot sizes, densities and product types with the PAD Amendment expanding the variety of housing types envisioned for this Planned Community.

The following actions were requested of the Glendale *City Council* in association with the **StoneHaven** Planned Community *Applications*:

- A Resolution approving the minor amendment to the Land Use Element of the *General Plan* to permit two new locations (adjacent to 91st Avenue and to the planned commercial uses) for medium high density residential land use (5.0 – 8.0 dwelling units per acre) thereby enhancing the demand for commercial services intended to support the purchasing power of the new resident population and surrounding area; and
- An Ordinance approving the amended base zoning districts for **StoneHaven** as supported by the Master Development Plan, Land Use Program and amended Master Plans.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

This Citizen Participation Final Report has been prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the intent of the Plan is to meet the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- On December 27, 2016, Gammage & Burnham PLC mailed the required Neighborhood Meeting invitation letter. See Appendix A – 1st Neighborhood Notification Letter. There were a total of 1,392 letters mailed to: All property owners within 500-feet of the subject site (as provided by the Maricopa County Assessor data base); Glendale Homeowners Associations and Registered Neighborhood Groups (as provided by the Glendale Planning Department), interested parties (as provided by the Glendale Planning Department), the Mayor's office, the City Council's office, and the Planning Department and the following property owners as requested by Councilwoman Joyce Clark: All Pendergast Estates property owners (as provided by the Maricopa County Assessor data base); all property owners, including Missouri Ranch and Camelback Park, generally located north of Camelback Road, east of the *StoneHaven* property, and south and west of the SRP flood control channel (as provided by the Maricopa County Assessor data base); and all property owners generally located north of the Bethany Home Road alignment, east of 91st Avenue, west of 83rd Avenue, and south of the Rose Lane alignment (as provided by the Maricopa County Assessor), to advise them of the proposed General Plan Amendment and Rezoning applications and to notify them of the Neighborhood Meeting and extend an invitation.
- The list of property owners, Glendale Homeowners Associations and Registered Neighborhood Groups, interested parties, the Mayor's office, the City Council office, and the Planning Department, along with assessor's map showing which property owners were notified is provided at Appendix B – 1st Neighborhood Notification Mailing List and Map.
- The 1st Neighborhood Notification Letter invited property owners, Glendale Homeowners Associations and Registered Neighborhood Groups, interested parties, the Mayor's office, the City Council office, and the Planning Department to attend a Neighborhood Meeting at Sunset Ridge Elementary School, 8490 West Missouri Avenue, Glendale, AZ on Wednesday, January 11, 2017, at 6:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting. The notice included an aerial exhibit showing the location of the property, a depiction of the proposed General Plan Land Use Amendment and PAD General Development Plan. The neighborhood

meeting letter also included the applicant's contact information, including address, phone, e-mail, and fax number, to facilitate communication for anyone wanting to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant.

- On January 25, 2017, LVA Urban Design Studio mailed a Follow-Up, 2nd Neighborhood Meeting invitation letter to all 62 Pendergast Estates property owners, including Pendergast Estates property owners that attend the 1st Neighborhood meeting. See Appendix C – Follow-Up, 2nd Neighborhood Notification Letter and Appendix D – Follow-Up, 2nd Neighborhood Notification Mailing List.
- The Follow-Up, 2nd Neighborhood Meeting was held on February 1, 2017, at Mr. and Mrs. Schwerd's residence, 9115 West San Juan Avenue. The purpose of the Follow-Up, 2nd Neighborhood Meeting was to inform Pendergast Estates property owners that attended the 1st Neighborhood Meeting of the revisions and updates on the proposed General Plan Amendment and Rezoning applications, and to facilitate further in-depth discussions regarding areas of particular interest to Pendergast Estates property owners since the 1st Neighborhood Meeting.
- On February 1, 2017, John F. Long Properties mailed 35 Follow-Up, 3rd Neighborhood Meeting invitation letter to Camelback Park, Missouri Ranch and Tesoro Estates property owners that attended the 1st Neighborhood Meeting, and to all Camelback Park property owners along 87th Avenue. See Appendix E – Follow-Up, 3rd Neighborhood Notification Letter and Appendix F – Follow-Up, 3rd Neighborhood Notification Mailing List.
- The Follow-Up, 3rd Neighborhood Meeting was held on February 8, 2017, at the Desert Mirage Golf & Practice Center, 8710 West Maryland Avenue. The purpose of the Follow-Up, 3rd Neighborhood Meeting was to introduce the proposed General Plan Amendment and Rezoning applications to property owners along 87th Avenue that did not attend the 1st Neighborhood Meeting, and to inform Camelback Park, Missouri Ranch and Tesoro Estates property owners that attended the 1st Neighborhood Meeting of the revisions and updates on the proposed General Plan Amendment and Rezoning applications since the 1st Neighborhood Meeting.
- Following submittal of this Citizen Participation Final Report (February 24, 2017) the applicant collected all comments received from the public (comment cards, phone calls, emails, other) for documentation. Should any adjacent property owners and/or other interested individuals raise any concern between the submittal of this Citizen Participation Final Report, and the public notice with the General Plan Amendment and PAD Amendment hearing dates, the Project Team will make every effort to address the concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means to communicate project intent. Members of the Project Team are committed to

working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of these applications.

1st Neighborhood Meeting

- The 1st Neighborhood Meeting was held on January 11, 2017 from 6:00 PM to 8:15 PM. 59 properties represented (75 people signed-in) at the meeting (4.2% of the total 1,392 property owners notified). See Appendix G – 1st Neighborhood Meeting Sign-In Sheets. StoneHaven representatives included Mr. Jake Long, John F. Long Properties General Partner, Jim Miller, John F. Long Properties, Director of Real Estate, Greg Abrams, Pulte Homes, Alan Beaudoin, Ron Hilgart, Hilgart-Wilson, and Susan Demmitt, Nick Sobraske and Moses Eason, Gammage & Burnham PLC.
- Glendale Councilwoman Clark and Jon Froke, Glendale Planning Director, also attended the meeting.

Meeting Summary

- The meeting was conducted in an Open House format from 6:00 PM to 6:50 PM to encourage attendees to mingle with the project team as necessary to learn about the General Plan Amendment and PAD Amendment with one on one interface with project team members. Exhibits included an aerial/context photograph, existing and proposed General Plan land use designation, existing and proposed zoning, and conceptual lot layout/landscape plan. StoneHaven representatives were stationed at the exhibits to provide an overview of the applications and to answer questions.
- Councilwoman Clark insisted that a formal presentation be provided. At 7:00 PM, Mr. Miller, Mr. Abrams and Ms. Demmitt provided a formal presentation and overview of the applications, and answered questions and responded to comments regarding the current housing market and homebuilder demands, housing product diversity, existing and proposed lot sizes, existing and proposed density, anticipated project phasing and construction schedule, traffic impacts and circulation, pedestrian connectivity, school capacity, property values, crime, apartments, housing product diversity, commercial services, construction and timing of Bethany Home Road between 83rd and 91st Avenues, widening and construction of Camelback Road and 91st Avenue, rental properties, and the proposed parks and amenities.
- Following the formal presentation and questions/answers, the meeting returned to an Open House format to allow attendees to continue to review the exhibits and ask any additional questions.

- Public comment cards were made available to all attendees with encouragement to provide written comment. The cards were collected to document participant comments. See Appendix H – 1st Neighborhood Meeting Comment Cards.

Follow-Up, 2nd Neighborhood Meeting

- The Follow-Up, 2nd Neighborhood Meeting was held on February 1, 2017 from 6:30 PM to 9:00 PM. 16 people attended the meeting (25.8% of the Pendergast Estates property owners notified). See Appendix I – Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets. StoneHaven representatives included Mr. Miller and Mr. Beaudoin.

Meeting Summary

- Following introductions, Mr. Beaudoin provided an overview of the handouts provided at the sign in table. These included: (1) A summary of the January 11th, greater neighborhood meeting inclusive of the written comments provided by residents within the Pendergast Estates Neighborhood (7 written comments provided); (2) Resident comment cards (to collect additional comments from attendees); (3) Exhibit A – Average Daily Traffic Volumes (prepared by CivTech); and (4) Pendergast School District Bond Facts Sheet and Frequently Asked Questions.
- The list of written comments provided at the January 11th Greater Neighborhood Meeting included the following:
 1. Opposed: Traffic impact; property values; increase in crime north of Camelback Road.
 2. Opposed: No apartments.
 3. Opposed: No apartments.
 4. Opposed: Too dense; no patio/courtyard homes; traffic impact' grocer will increase traffic.
 5. Neutral: Eliminate entrance across from Copper Canyon HS and an entrance along Camelback Road.
 6. Neutral: Proposal is "ok, except for 17A and 17B".
 7. Opposed: Housing product is too small; school impact; developer should construct all road improvements prior to home construction; "this is blue collar area"; housing will turn into rentals and lower property values.
- Based on the comments provided, the meeting agenda for the Pendergast Estate Neighborhood Meeting focused on the following "Common Themes":
 1. Concern for housing products and perhaps diversity.
 2. Concerns for School District and school overcrowding.
 3. Traffic impacts and conditions

- StoneHaven representatives provided a presentation for each of the common themes.
- The first topic addressed the School District (“District”), school planning, school capacity, school funding, and the vacant property immediately south of the Pendergast Estates Neighborhood that is already owned by the District. The Pendergast School District Facts Sheet and Frequently Asked Question materials were reviewed. These materials expressed an understanding for District growth and identified funds recently approved by voters within the District which would appropriate \$59.9 million for District facilities improvements including an increase of additional classrooms at Sunset Ridge Elementary School. The District owns a vacant property (15 acres) at 95th Avenue and Missouri. Should capacity be absorbed at the Sunset Ridge Elementary School, it would seem the District would have the means to expand facilities on the vacant property to the west of 91st Avenue. The District was notified by a letter dated December 15, 2016. To date, the District has not responded or otherwise expressed concern regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. To date, the District has not expressed concerns regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. It is estimated the additional homes affiliated with the amendment to StoneHaven could generate approximately 125 additional elementary aged students for the District.
- The second topic addressed traffic concerns. Mr. Beaudoin explained the traffic exhibit and the corresponding hand out, which was distributed to everyone. The construction of Bethany Home Road will modify the current traffic patterns. Everyone seemed to understand that even with the addition of traffic from the StoneHaven community, traffic would lessen on Camelback Road and intersection operations in the surrounding vicinity would improve. The meeting participants had many questions regarding traffic as indicated in the questions and responses defined below.
- The third topic addressed the five residential housing types. Mr. Beaudoin explained the five housing types in StoneHaven and how the numbering system (Figure 9) corresponded to the product boards on display and said we will conclude the discussion and invited people up to review the boards which display the residential housing types. The exhibits reflecting the five residential product types have been developed by assembling images from Pulte Homes communities as well as housing types being built by other home builders. These product types are not unique to the StoneHaven proposal for the City of Glendale. Examples of housing types provided on the exhibits were provided from Gilbert, Phoenix and Queen Creek. The materials provided housing elevations, streetscape images directly from photography provided by Google Maps and subdivision configurations. The cluster housing types were explained. The SHD-3 housing types are in demand and attractive to young couples, retired

couples, individuals and to professionals that travel as a part of their jobs. Mr. Miller had only two people question the smaller housing type (SHD-3) and one said we should just move this product type closer to the school, indicating he did not object to the smaller lots, just the proposed location. The housing type materials seemed to lessen former concerns regarding these product types.

Questions from Residents of Pendergast Estates

1. Could the team provide an overview of the planning history for StoneHaven?

Response: The chronology of events that have led to the current Plan include:

- Mr. Miller explained the original application (filed by John F. Long Properties) included a much higher density and multifamily residential;
 - The Plan was then adjusted (at the request of the surrounding community) to remove the multifamily residential while at the same time, Fulton Homes was introduced as the lead residential builder;
 - Fulton Homes decided to focus on building in the East Valley (Gilbert, Chandler and Queen Creek);
 - John F. Long Properties refined the Planned Area Development and proceeded to the public hearing process with Glendale City Council approval of the General Plan Amendment, PAD Zoning and a Development Agreement in May of 2016.
 - Mattamy Homes then took an interest in the property by exploring a position as the lead residential builder. This builder expressed an interest in significant additional density;
 - Finally, Pulte Homes took an interest in being the lead residential builder and has been a significant contributor to the proposed amendments which include an additional General Plan Amendment to request some Medium High Density Residential land use and an amendment to the approved PAD to increase the diversity of housing types from three (3) to five (5) and an increase of density at approximately 21% while also proposing new development standards intended to accommodate the wider array of housing types.
 - Mr. Beaudoin added the Plan has always (right from the beginning) avoided setting Missouri Avenue as a StoneHaven collector street in direct response to comments expressed by Pendergast Estates residents.
2. Could additional explanation be provided regarding the development of Bethany Home Road?

Response: Mr. Miller responded to questions about Bethany Home Road and gave a full history of how the City and John F. Long Properties got to final Development Agreement. Mr. Miller also gave a full explanation of the Development Agreement and the timing of the construction. There were no follow up questions.

3. What is the status of a traffic signal at 91st and Montebello Avenues?

Response: The traffic impact analysis indicates that a future traffic signal will be warranted at this intersection. The intersection will be located one quarter mile south of Bethany Home Road and the spacing should support proper signal progression timing. The property to the west of 91st Avenue is now owned by the City of Glendale. The StoneHaven team believes the City will be utilizing some of the property for stadium parking. The traffic analysis assumes the property will have a vehicular circulation connection at the intersection of 91st Avenue and Montebello thereby making a four-legged intersection and contributing to the signal warrant.

4. What is the status of the use of the traffic signal at Colter Road? The current signal timing is a nuisance.

Response: This intersection is currently a three-legged intersection. When the StoneHaven connection is made, this should adjust the operations of the signal and promote typical signal operations.

5. Does anyone know about the status of the vacant site at 95th and Missouri Avenues and the possible design of a campus there (with emphasis on concerns for school use of Missouri Avenue)?

Response: The property is still owned by the Pendergast Elementary School District. Two residents, Chris John and Cindy Halsey, both commented on the former discussions with the District and the tentative site design that would discourage access from Missouri Avenue in favor of access to the future 95th Avenue.

6. Traffic in the area is heavy, particularly on Camelback Road. How will the area roadways function once the housing and commercial development happens?

Response: StoneHaven will be making improvements to Camelback Road, 91st Avenue and will be constructing Bethany Home Road. The Bethany Home Road improvements are expected to change current traffic patterns. The Bethany Home Road corridor will, once the road is open to traffic, assume some of the east/west traffic patterns in the area. This connection will lessen the current burden on Camelback Road. Additionally, the City of Glendale will require new right turn lanes on Camelback Road which will improve the level of service.

7. Will Pulte Homes build if the amendments are not approved?

Response: The General Plan Amendment and the PAD Amendment are specifically designed to address development feasibility concerns expressed by Pulte Homes. Without the amendments, the site is not likely a site Pulte Homes would develop. The amendments are being sought for many reasons as explained during the meeting introduction. Further, the additional homes will promote greater tax revenues for the City of Glendale, including generating greater impact fees while promoting improved retail patronage for nearby retailers. The additional two residential housing types will increase the appeal of the community and attract a wider array of possible buyers. This is a very important aspect of the project development strategy.

8. What are the current traffic counts on Camelback Road?

Response: Mr. Beaudoin explained that he did not recall the numbers and did not have a copy of the Traffic Analysis at the meeting. He indicated if anyone wanted that information, they should fill out a comment card, provide an email address and ask the question on the card.

Additional Comments Collected at this Meeting

- Neutral: I found this meeting helpful.
- Opposed: I am still concerned about the traffic issue; additional population and crime increase in the area.
- Opposed: I found the meeting helpful; 1161 units would be my maximum number of units as originally proposed; it would be nice to have some larger properties in the development; on December 8th, 2016 (day of recent traffic counts) what were the traffic numbers? Please present Exhibit B: Congestion Improvements.
- Undefined: I found this meeting helpful; Relieved about school impacts foot/car traffic through the area; please email me existing traffic counts; glad no apartments; still apprehensive about traffic, but you have helped.

See Appendix J – Follow-Up, 2nd Neighborhood Meeting Comment Cards.

Follow-Up, 3rd Neighborhood Meeting

The Follow-Up, 3rd Neighborhood meeting was held on February 8, 2017 from 6:00 PM to 8:00 PM. 3 properties represented (4 people in attendance) at the meeting (8.5% of the 35 Camelback Park, Missouri Ranch and Tesoro Estates property owners who attended the 1st Neighborhood Meeting, and Camelback Park property owners along 87th Avenue notified). See Appendix K – 3rd Neighborhood Sign-In Sheets. StoneHaven representatives include Mr. Long, Mr. Miller and Mr. Beaudoin.

Meeting Summary

- Following introductions, Mr. Beaudoin provided an overview of the handouts provided at the sign in table. These included: (1) A summary of the January 11th, greater neighborhood meeting inclusive of the written comments provided by residents within the Camelback Park, Missouri Ranch and Tesoro Estates Neighborhood (5 written comments provided); (2) Resident comment cards (to collect additional comments from attendees); (3) Exhibit A – Average Daily Traffic Volumes (prepared by CivTech); and (4) Pendergast School District Bond Facts Sheet and Frequently Asked Questions
- The list of written comments provided at the January 11th Greater Neighborhood Meeting included the following:
 1. Opposed: School impacts, “increase in children in the school is my main concern; too dense.
 2. Opposed: Too dense; school impact; increased traffic.
 3. Opposed: Provide connection to linear park; provide traffic calming on 87th Avenue; school impact; lots are too small; home size too large for small lots.
 4. Undefined: Increased traffic on 87th Avenue; needs speed bumps as is.
 5. Opposed: Opposed to changing density because Bethany Home Road will not be constructed until 400th home is permitted; plan to attend public hearings.
- Based on the comments provided, the meeting agenda for the Camelback Park, Missouri Ranch and Tesoro Estate Neighborhood Meeting focused on the following “Common Themes”:
 1. Concern for housing products and perhaps diversity
 2. Concerns for School District and school overcrowding
 3. Traffic impacts and conditions
- StoneHaven representatives provided a presentation for each of the common themes.
- The first topic addressed traffic concerns. Mr. Beaudoin explained the traffic exhibit and the corresponding handout, which was distributed to everyone. The construction of Bethany Home Road will modify the current traffic patterns. Everyone seemed to understand that even with the addition of traffic from the StoneHaven community, traffic would lessen on Camelback Road and intersection operations in the surrounding vicinity would improve. The meeting participants had many questions regarding traffic and park lighting as indicated in the questions and responses defined below.

- The second topic addressed the School District, school planning, school capacity, and school funding. The Pendergast School District Facts Sheet and Frequently Asked Question materials were reviewed. These materials expressed an understanding for District growth and identified funds recently approved by voters within the District which would appropriate \$59.9 million for District facilities improvements including an increase of additional classrooms at Sunset Ridge Elementary School. The District owns a vacant property (15 acres) at 95th Avenue and Missouri. Should capacity be absorbed at the Sunset Ridge Elementary School, it would seem the District would have the means to expand facilities on the vacant property to the west of 91st Avenue. The District was notified by a letter dated December 15, 2016. To date, the District has not responded or otherwise expressed concern regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. It is estimated the additional homes affiliated with the amendment to StoneHaven could generate approximately 125 additional elementary aged students for the District.
- The third topic addressed the five residential housing types. Mr. Beaudoin explained the five housing types in StoneHaven and how the numbering system (Figure 9) corresponded to the product boards on display and said we will conclude the discussion and invited people up to review the boards which display the residential housing types. The exhibits reflecting the five residential product types have been developed by assembling images from Pulte Homes communities as well as housing types being built by other home builders. These product types are not unique to the StoneHaven proposal for the City of Glendale. Examples of housing types provided on the exhibits were provided from Gilbert, Phoenix and Queen Creek. The materials provided housing elevations, streetscape images directly from photography provided by Google Maps and subdivision configurations. The cluster housing types were explained. The SHD-3 housing types are in demand and attractive to young couples, retired couples, individuals and to professionals that travel as a part of their jobs. The housing type materials seemed to lessen former concerns regarding these product types.

Questions from Residents of Pendergast Estates

1. I am concerned about traffic speed on 87th Avenue. Could speed bumps be placed on 87th Avenue to reduce speed?

Response: This concern was also expressed by the City's Traffic Engineer. Consequently, the roundabout at the intersection of 87th and Montebello Avenues was proposed to address the concern. The StoneHaven team is willing to look at additional forms of traffic calming on 87th Avenue. Speed bumps tend to be controversial. Perhaps the design team could look at developing a choker in the location of Pasadena Park by removing on-street parking within that area. This would help to manage speed while hopefully being less controversial with the

existing and future residents. The StoneHaven team will work to explore a design to address this concern.

2. The Development Plan is showing a street connection on the Windsor Street alignment. I am concerned that the curve in 87th Avenue impacts this connection point and I am directly at the northeast corner of Windsor Street and 87th Avenue. Could that alignment be moved?

Response: The local street connection to StoneHaven at the Windsor Street alignment will be analyzed. Our team will explore alternatives while at the same time looking at the traffic calming solution. We will provide an update as the StoneHaven amendments move to the public hearing process.

3. The lighting in our park (Pasadena Park) is poor. Could StoneHaven improve the lighting in our park?

Response: It is our understanding Pasadena Park is owned, managed and maintained by the City of Glendale. Through the process of conducting this neighborhood meeting, your comments are documented and provided to the City of Glendale. We will extend this comment to their attention. However, with the completion of 87th Avenue, StoneHaven will be constructing the west half of 87th Avenue and along with the road improvement, the project will be providing street lighting. The project team will look at the spacing and locations of street lighting with the intent of placement near the park to improve conditions.

4. Will StoneHaven have parks with park amenities? I am concerned that the residents of StoneHaven will use our park (Pasadena Park).

Response: Yes. The plan includes a central park as well as a central open space spine that is intended to connect all the neighborhoods with the open space element. The design team intends to include walkways within the open space spine to connect the park to the individual neighborhood. The central park will have recreational amenities to serve the StoneHaven residents. We do not believe the future residents of StoneHaven will choose to cross 87th Avenue to use facilities in Pasadena Park rather than using the newer facilities within their own park.

5. What improvements are planned for Camelback Road? There presently is no sidewalk and the Copper Canyon High School kids walk in the dirt. Will sidewalk connections be provided for the kids?

Response: StoneHaven will be constructing new curb, gutter and sidewalk along the north side of Camelback Road. Further, local streets within the neighborhoods will be constructed affording high school students, who reside in Camelback Park, Missouri Ranch and Tesoro Estates the opportunity to use the local street network to traverse from school to home. The modified traffic signal

at Colter Street will provide a pedestrian activated signal for student crossing across 91st Avenue.

Additional Comments Collected at this Meeting

- Neutral: The additional cluster homes will make lots too small; traffic on 87th already too busy; impact on schools.

See Appendix L – Follow-Up, 3rd Neighborhood Meeting Comment Cards.

This concludes the Citizen Participation Final Report for the **StoneHaven** General Plan Amendment and PAD Amendment Applications.

Appendix

Appendix A – 1st Neighborhood Notification Letter

Appendix B – 1st Neighborhood Notification Mailing List and Map

Appendix C – Follow-Up, 2nd Neighborhood Notification Letter

Appendix D – Follow-Up, 2nd Neighborhood Notification Mailing List

Appendix E – Follow-Up, 3rd Neighborhood Notification Letter

Appendix F – Follow-Up, 3rd Neighborhood Notification Mailing List

Appendix G – 1st Neighborhood Meeting Sign-In Sheets

Appendix H – 1st Neighborhood Meeting Comment Cards

Appendix I – Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets

Appendix J – Follow-Up, 2nd Neighborhood Meeting Comment Cards

Appendix K – 3rd Neighborhood Sign-In Sheets

Appendix L – Follow-Up, 3rd Neighborhood Meeting Comment Cards

Appendix A

1st Neighborhood Notification Letter

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4456

December 27, 2016

NOTICE OF NEIGHBORHOOD MEETING

Re: Minor General Plan Amendment and Planned Area Development Zoning Amendment Applications (City Case Nos. Pending) at the southeast corner of 91st Avenue and Bethany Home Road.

Dear Neighbor, Property Owner or Interested Citizen,

This letter is to inform you that our office represents the Master Residential Developer and Primary Home Builder for StoneHaven, a planned community that is comprised of approximately 395 acres located at southeast corner of 91st Avenue and Bethany Home Road and is within the Yucca Council District. The subject property extends from Bethany Home Road on the north to Camelback Road on the south, between 91st Avenue and 83rd Avenue ("Property"). The property owner has submitted Minor General Plan Amendment and Zoning Amendment applications with the City of Glendale to modify the approved StoneHaven Planned Area Development (City Case Nos. Pending).

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes.

As noted above, two applications have been filed with the City of Glendale. The first application is for a Minor General Plan Amendment ("Minor GPA") to change the land use designation on approximately 65 acres from Medium Density Residential (2.5-3.5 DU/AC) to 65 acres of Medium-High Density Residential (5-8 DU/AC). The companion Zoning Amendment application seeks to modify the approved Planned Area Development zoning on the Property by proposing a new Land Use Master Plan, additional residential land use districts and new development standards affiliated with the residential land uses. The changes to the Planned Area Development zoning and General Plan are intended to accommodate a refined development vision for the Property as defined by the selected Master Residential Developer and Primary Home Builder for StoneHaven, Pulte Homes.

As part of our community outreach for these applications, this letter serves to invite you to a neighborhood meeting to meet the development team, discuss this Minor GPA and Zoning Amendment requests, and to review the details of the revised StoneHaven development plan. This meeting will be held as follows:

**Wednesday, January 11, 2017 at 6:00 PM
Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue Glendale, Arizona 85305**

Included with this letter for reference are: 1) an aerial photo that denotes the location of the property, 2) an exhibit that illustrates the General Plan Amendment, and 3) a copy of the revised Land Use Master Plan. If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (602) 256-4456 or Nick Sobraske at (602) 256-4449. You may also e-mail me or Nick at sdemmitt@gbllaw.com or nsobraske@gbllaw.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at (623) 930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. Again, I would be happy to answer any questions that you may have regarding this proposal.

Sincerely,

GAMMAGE & BURNHAM

By 

Susan E. Demmitt

Attachments:

Aerial Exhibit of Subject Property
General Plan Land Use, Existing and Proposed
Planned Area Development Land Use Master Plan

Aerial Exhibit of Subject Property



STONEHAVEN

PLANNED AREA DEVELOPMENT

GENERAL PLAN LAND USE - EXISTING AND PROPOSED

LAND USE DESIGNATIONS

LOW DENSITY RESIDENTIAL: 0 - 1 DU/AC	OFFICE	BUSINESS PARK
LOW DENSITY RESIDENTIAL: 1 - 2.5 DU/AC	GENERAL COMMERCIAL	LIGHT INDUSTRIAL
MEDIUM DENSITY RESIDENTIAL: 2.5 - 3.5 DU/AC	PLANNED COMMERCIAL	HEAVY INDUSTRIAL
MEDIUM-HIGH DENSITY RESIDENTIAL: 3.5 - 5.0 DU/AC	ENTERTAINMENT MIXED USE	INSTITUTIONAL
MEDIUM-HIGH DENSITY RESIDENTIAL: 5.0 - 8.0 DU/AC	CORPORATE COMMERCE CENTER	EDUCATIONAL
MEDIUM-HIGH DENSITY RESIDENTIAL: 8.0 - 12.0 DU/AC	PARKS AND OPEN SPACE	PUBLIC FACILITY
HIGH DENSITY RESIDENTIAL: 12.0 - 20.0 DU/AC		
HIGH DENSITY RESIDENTIAL: 20.0 - 30.0 DU/AC		

Subject to engineering and City review and approval.

PROPOSED

EXISTING

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 11/9/2016 Project No. 1317.9

N.T.S.

urban design studio
land planning • development entitlements • landscape architecture
1720 south ash avenue • tempe, arizona 85281 • 480.994.0994



PROPOSED GENERAL PLAN LAND USE

Medium-High Density Residential: 5.0 - 8.0 DU/AC (65.1 Acres)
Residential Unit Range = 325 to 520

Medium Density Residential: 2.5 - 3.5 DU/AC (284.7 Acres)
Residential Unit Range = 711 to 996

Low Density Residential: 1.0 - 2.5 DU/AC (13.6 Acres)
Residential Unit Range = 13 to 34

Combined Unit Range = 1,049 to 1550



EXISTING GENERAL PLAN LAND USE

Medium Density Residential: 2.5 - 3.5 DU/AC (349.77 Acres)
Residential Unit Range = 874 to 1,224

Low Density Residential: 1.0 - 2.5 DU/AC (13.60 Acres)
Residential Unit Range = 13 to 34

Combined Range = 887 to 1,258

STONEHAVEN

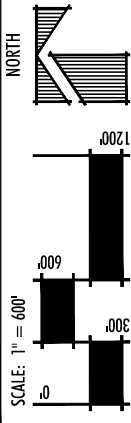
PLANNED AREA DEVELOPMENT

LAND USE MASTER PLAN

LAND USE LEGEND:	Courtyard/Cluster	SHD-3 PAD	SHD-5 PAD	SHD-6 PAD	SHD-7 PAD	SHC PAD	Open Space
	5,000 sq. ft. lots	10,000 sq. ft. lots	15,000 sq. ft. lots	20,000 sq. ft. lots	25,000 sq. ft. lots	30,000 sq. ft. lots	Open Space
	Commercial	Private Park/Amenity Area					

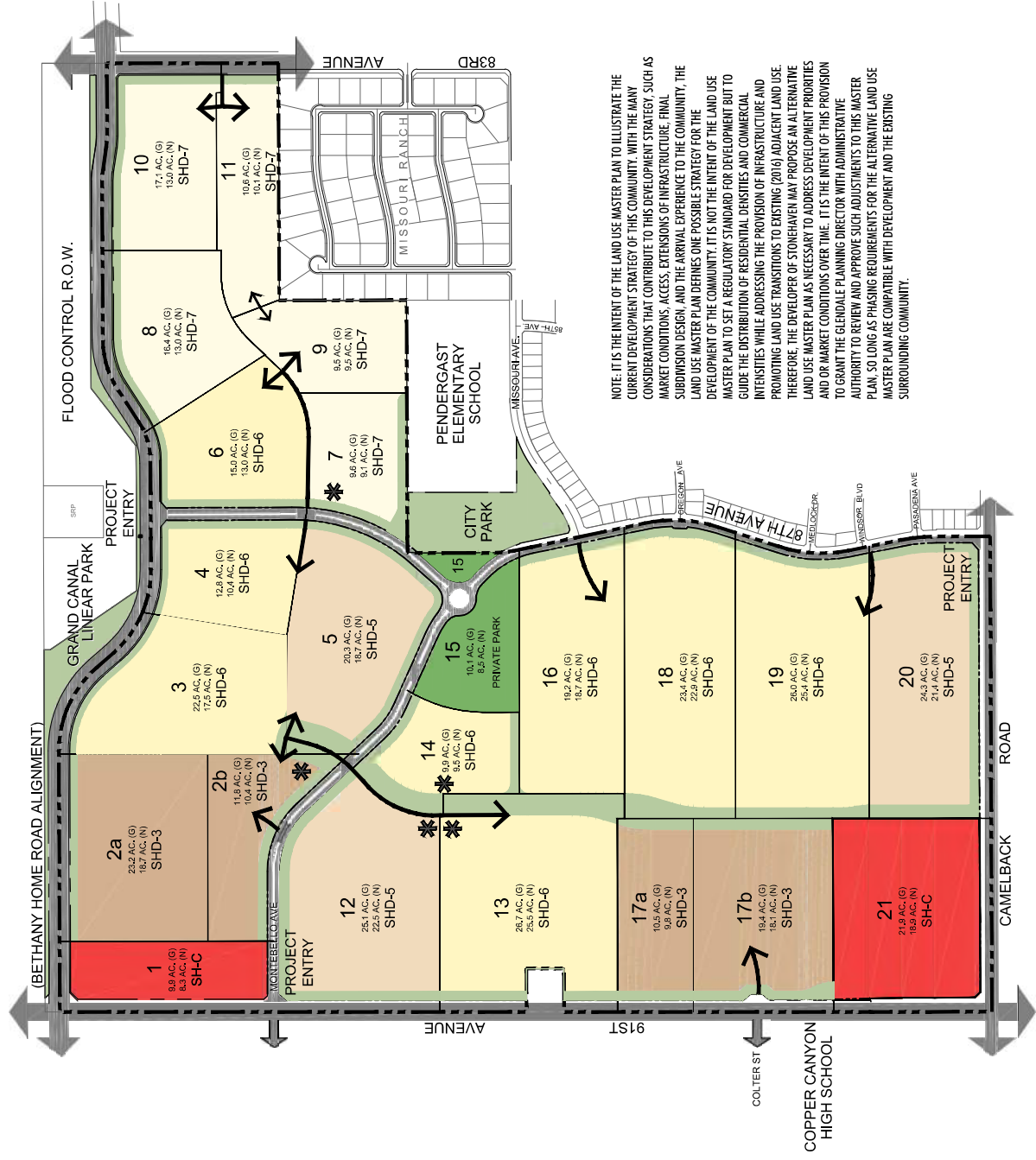
* TARGET SALES CENTER LOCATIONS

ZONING CASE #: ZON 13-09
Subject to engineering and City review and approval.



PRELIMINARY - NOT FOR CONSTRUCTION • COPYRIGHT LVA URBAN DESIGN STUDIO, LLC
Date: 11/08/16 Project No. 13179

LVA urban design studio
land planning • development entitlements • landscape architecture
1720 south ash avenue • tempe, arizona 85281 • 480.994.0994



NOTE: IT IS THE INTENT OF THE LAND USE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY, WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY. THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2016) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND/OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

Appendix B

1st Neighborhood Notification Mailing List and Map

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PROPERTIES NOTIFIED WITHIN 500-feet of STONEHAVEN



ADDITIONAL PROPERTIES NOTIFIED

Generally east of StoneHaven bounded by Montebello and Avenues, the flood control channel, and 83rd Avenue.



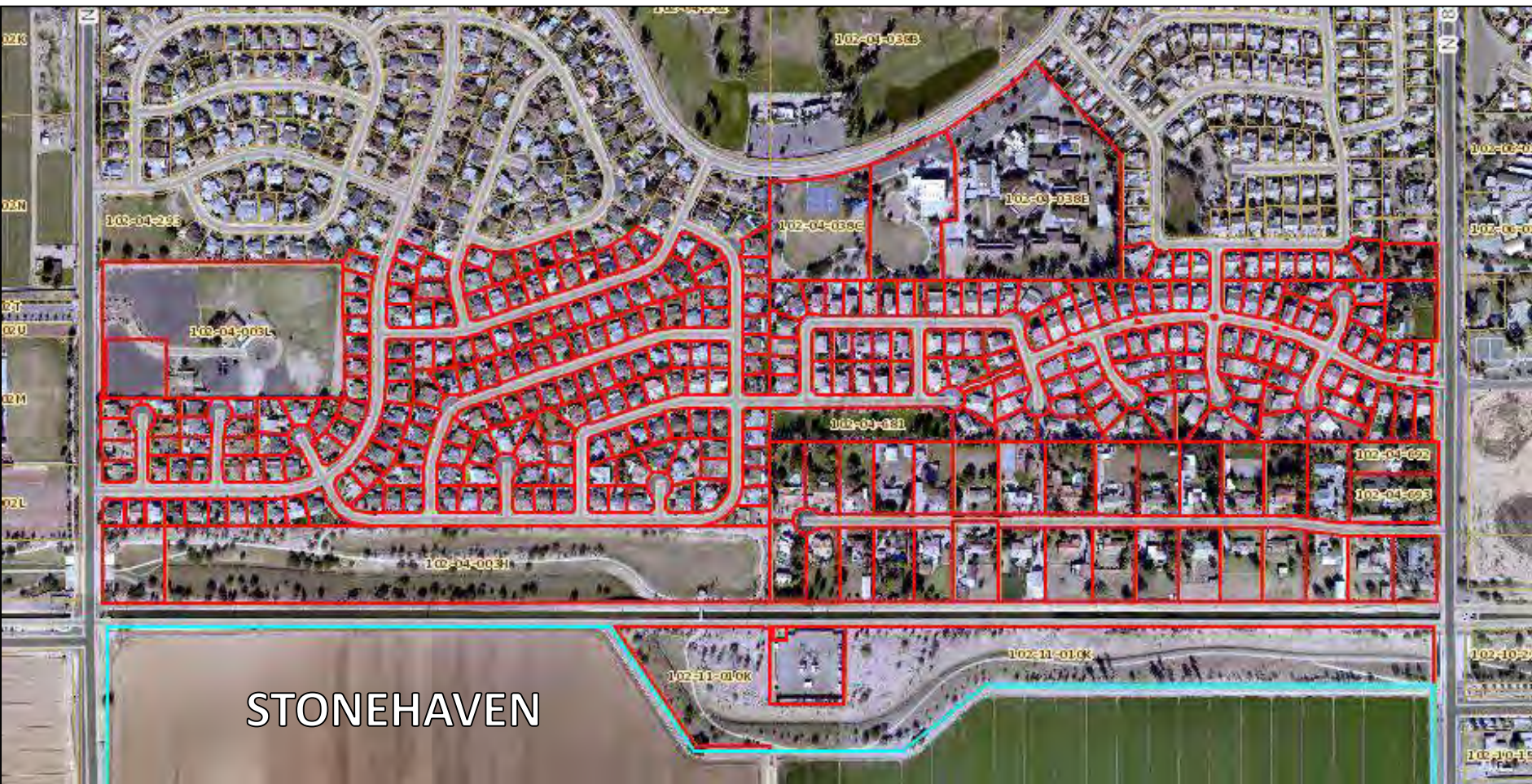
ADDITIONAL PROPERTIES NOTIFIED – PENDERGAST ESTATES

Generally west of StoneHaven bounded by the Montebello Avenue alignment, Missouri Avenue, and 91st and 95th Avenues .



ADDITIONAL PROPERTIES NOTIFIED

North of StoneHaven.



ADDITIONAL PROPERTIES NOTIFIED

Generally east of StoneHaven bounded by Missouri Avenue, Camelback Road, and 83rd and 87th Avenues.



Generally east of StoneHaven bounded by Missouri Avenue, Camelback Road, and 79th and 83rd Avenues.

STONEHAVEN

102-11-010L

102-11-010E

102-11-010S

102-11-003J

102-11-003F

102-11-003G

102-11-007

102-11-008E

102-11-001U

102-11-001W

102-11-001V

102-11-002

102-12-001L

N 33RD AVE

102-10-002A

102-10-002B

102-09-002

102-09-003

102-09-006

102-09-007

102-09-008

102-09-009

102-09-010

102-09-021

102-09-022

102-09-023

102-09-024

102-09-025

102-09-034

W CAMELBACK RD

102-19-982

102-20-945

102-20-946

Appendix C

Follow-Up, 2nd Neighborhood Notification Letter

January 25, 2017

NOTICE OF NEIGHBORHOOD MEETING

Re: StoneHaven Planned Community - Minor General Plan Amendment (GPA17-01) and Planned Area Development Zoning Amendment (ZON17-01) Applications at the Southeast corner of 91st Avenue and Bethany Home Road

Dear Pendergast Estates Neighbor,

As many of you know, our team held a meeting with the greater neighborhood regarding the StoneHaven Planned Community on January 11th at the Sunset Ridge Elementary School. Many of the residents within the Pendergast Estates Neighborhood attended and participated in the conversation regarding the amendment to the approved development plan for StoneHaven. We appreciate your involvement.

This letter is to inform you that I am working with the John F. Long family (the property owner) on the StoneHaven development plan. Based on the attendance and the comments we received at the meeting on January 11th, we thought it was appropriate to hold an additional meeting with the Pendergast Estates Neighborhood residents. At this meeting we are hoping to provide more information regarding the StoneHaven plan of development and directly respond to the written comments provided to our team at the last meeting.

Through this letter, we are sending notice to all property owners within the Pendergast Estates Neighborhood (between 91st Avenue on the east, 95th Avenue on the west, Missouri Avenue on the south and the agricultural field on the north). You are receiving this notice because your contact information is listed on the Maricopa County Assessor database.

Please join us for the **Pendergast Estates Neighborhood Meeting on Wednesday, February 1st at 6:30 p.m. at the home of Chuck & Neda Schwerd (located at 9115 West San Juan Avenue)**. I would also like to recognize **Chris John** for her on-going input and to **Robert Riester** for his assistance in recommending a meeting location and offering assistance to co-host the meeting.

If for some reason this is your first introduction to the StoneHaven development plan, here is a little background:

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes. The current outreach to our adjacent neighbors is affiliated with a proposed amendment to the formerly approved plan. The amendment includes promoting a greater diversification of housing types (formerly three housing types and now a proposal for five housing types), an approximate 20%

January 25, 2017
Page 2

increase in density, and a modification to some development standards to promote the development of the greater diversity of housing types.

If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (480) 276-1823 or the John F. Long family's Director of Real Estate, Jim Miller, at (602) 272-0421 x511. You may also e-mail me at alanmbeaudoin@gmail.com or Jim at jjmiller@jflong.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at 623-930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. Again, I would be happy to answer any questions that you may have regarding this proposal.

Sincerely,

Alan Beaudoin

Appendix D

Follow-Up, 2nd Neighborhood Notification Mailing List

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Appendix E

Follow-Up, 3rd Neighborhood Notification Letter

February 1, 2017

NOTICE OF NEIGHBORHOOD MEETING

Re: StoneHaven Planned Community - Minor General Plan Amendment (GPA17-01) and Planned Area Development Zoning Amendment (ZON17-01) Applications at the Southeast corner of 91st Avenue and Bethany Home Road

Dear Neighbor,

As many of you know, our team held a meeting with the greater neighborhood regarding the StoneHaven Planned Community on January 11th at Sunset Ridge Elementary School. We appreciate your attendance and participation in the conversation regarding the amendment to the approved development plan for StoneHaven.

This letter is to inform you that I am working with the John F. Long family (the property owner) on the StoneHaven development plan. Based on the comments we received at the meeting on January 11th, we thought it was appropriate to hold an additional, more informal, meeting to provide more information regarding the StoneHaven plan of development and directly respond to questions or comments you might have from the last meeting.

You are receiving this notice because you attended the January 11th meeting and provided your contact information at that time.

We want to invite you, and your neighbors, to another neighborhood meeting to further discuss the project. The meeting will be held as follows:

Date / Time:	Wednesday, February 8 th / 6:00 p.m.
Location:	Desert Mirage Golf Course Clubhouse 8710 West Maryland Avenue

If for some reason this is your first introduction to the StoneHaven development plan, here is a little background:

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes. The current outreach to our adjacent neighbors is affiliated with a proposed amendment to the formerly approved plan. The amendment includes promoting a greater diversification of housing types (formerly three housing types and now a proposal for five housing types), an approximate 20% increase in number of homes, and a modification to some development standards to promote the development of the greater diversity of housing types.

February 1, 2017
Page 2

If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (480) 276-1823 or the John F. Long family's Director of Real Estate, Jim Miller, at (602) 272-0421 x511. You may also e-mail me at alanmbeaudoin@gmail.com or Jim at jjmiller@jflong.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at (623) 930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete.

Again, I would be happy to answer any questions that you may have regarding this proposal. I look forward to seeing you and your neighbors on February 8th.

Sincerely,

Alan Beaudoin

Appendix F

Follow-Up, 3rd Neighborhood Notification Mailing List

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Appendix G

1st Neighborhood Meeting Sign-In Sheets

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Michael Sodacly	8574 W. BERRIDGE LN GLENDALE 85305	602-799-0322	general@44JC.com
Manuel Ramirez	5053 N 85th Ave	623-251-8077	
Galent Lucy Thomas	5835 N. 83 av.	623 205 5834	galentthomas@cox.net
June Bittner	7946 W Vermont Ave	602-769-2600	jbittner@usa.net
David Moreno	8387 W Denton		
SANDRA BITTNER	7946 W. VERMONT AVE GLENDALE, AZ 85303	602-769-1940	sbittner@usa.net
Lori Craig	22867 W. Hopi St BUCKEYE, AZ 85326	928-245-1533	lcraigaz@gmail.com
Troy Spong	7931 W. MINNESOTA AVE PHX 85033	570-980-3852	TROY SPONG1987@GMAIL.COM

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Elvis Estrada	5401 N 87 th ave	623 297-5998	elvis_estrada17@hotmail.com
Bonnie Ervine	9302 W. Missouri, Glendale	602.541.7762	bonnie.e.e.g.com
Jim Frick	5850 W. Glendale	623.930.2585	JFrick@glendaleaz.com
RALPH Schreiber	9318 W. Missouri ^{ave}	623-764-6042	Ralphschreiber@yahoo.com
Flor Berber-Ramirez	5053 N 85 th Ave Glendale 85305	623-242-4141	herber1016@gmail.com
Chris John	9404 W. Missouri Ave	623 262 1343	dkjfamily@msn.com
Luis A Iniguez	9403 W. Marshall Ave	623-451-1946	luis3350@gmail.com
Kelly Lehner	9005 W Rovey ave	623 822-0379	Folchneer@cox.net

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Yolanda Morin	8539 W Georgia Ave		Yol153@yahoo.com
Mary Fleet	8559 W. DENTON	623-693-8646	MFleet_99@yahoo.com
Matt Sargeant	5043 W 85th Dr	⁶²³ 480 772 8088	
Marsha Thiele	8602 W Cavalier Dr	628 872 1021	thiele_m@usn.com
↓	↓	↓	↓
Barbara A Smith	9314 W Marshall Ave	928 707 2002	ice.skatermom@yahoo.com
Harry N Smith	↓	928 707 2003	Aguila Air@yahoo.com
Mike Farr	5233 N. 87th Ave		Mike 72 pg.com
Loren & Brenda Wolfensperger	6118 N. 90th Dr.	303 905 6929	lwolfens@yahoo.com

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Sylvia Bernardi	8370 W. San Juan Ave		slybernardi@cox.net
Roland S. Mader	6164 N. 89 th Ave	480 205 3820	RS_Mader@outlook.com
Jorge Torres	8620 W. Windsor Blvd	(623) 606-8867	diesel.torres@hotmail.com
Tom Traw	6024 N 83 rd Ave	623-872-1252	trawtraw@cox.net
Ann TRAW	6034 N 83 rd Ave	623-872-1252	ttraw@aol.com
Kelley Kristin	7055 W. Bell Rd #2 Glendale 85308	623-451-7653	Your Home Arizona@gmail.com
Bob STRATTON	8627 W. Cavalier Dr. Glendale, AZ 85305	602-882-4910	spunoutpl@gmail.com
WALT & Cindy Aydlott	9344 W SAN MIGUEL Glendale AZ 85305	623-261-8663	lazyw2Ranch9@gmail.com
SCHREIBER RALPH & DAWN	9318 W MISSOURI AVE		ralphschreiber@cox.net

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Pat Bob Bohano	8010 West San Miguel Ave		patnboobp@yahoo.com
Sheri + Michael Davis	9101 W. San Juan Ave		sdavisphx@yahoo.com
Dinah Walter	9224 W. Missouri		
Ernie Zarra	5107 N 81 st Drive ⁸⁵³⁰³	623 872 7586	EPALZ74@GMAIL
MARCELLA SOLIMA	5124 N 85 th AVE		MSOLIMA@COX.NET
Rosa Lopez	4825 N 92nd	602 799 7902	RosalSG@hotmail.com
Natalia Espinoza	6202 N. 83rd Ave	623-772-7395	
Juan Espinoza	6202 N 83 rd Ave	623-332-9426	
Margery Beatty	9239 W. Marshall Ave		

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Robert + Debbie Riestler	5633 N 91 st Dr.	602 206 4743	robertriester@gmail.com
Rory + Dina Watter	9224 W Missouri Ave	602 418-9505	RoryWatter@gmail.com
Jeff + Wilma Weir	6076 N 85 th Ave	602 618-6305	jeffweir@cox.net
Betty Kay Cole	9426 W Marshall Ave.	623-872-1065	bkmc24@aol.com
Jenny + Helen Davis	7835 W Rancho Ln	623-848-0152	LilHelen@cox.net
John Kolodziej	6250 N 90 th Lane	623-910-8170	JKolod2@cox.net
Wm + Anita NORGREN	8608 W CAVALIER DR	623-872-2286	WMNORGREN@Jula.com
Clark + Nan Hinton	5706 N. 91 Dr.	623-772-0337	Nansletters@msn.com
Dan + Gretchen Strauch	6119 N 90 th Dr.	623-628-0973	dgstr@g.com

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Chuck & Linda Schweid	9115 W San Juan	623-872-1618	none
TERESA Zarra	5107 N 81st Dr ⁸⁵³⁰³	623 872 7586	terrizar@cox.net
Cindy Young	8506 W Colter	623-826-4648	lorcyoung@aol.com
Anna Gage	8572 W. Denton Ln	623-696-8951	aggage1@yahoo
Bob ALCOCK	41837 N 87 TH DR	623 872-8106	ROBERTALCOCK56@YAHOO
ERNIE C. PADILLA	9333 W. MARSHALL	—	—
William Hendriksen	5624 N. 91st D.		w.hendriksen@gmail.com
Cynthia Halsey	9420 W. Missouri Ave	623-299-0382	
Caroline Tillman	8376 W. Missouri Ave	623-772-9549	carolinetillman@cox.net

Appendix H

1st Neighborhood Meeting Comment Cards

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

- I SUPPORT ☒ *yes & no*
- I DO NOT SUPPORT ☐
- I AM NEUTRAL ☐
- I HAVE NOT DECIDED ☐

COMMENTS:

*Not in agreement to increase more
lots. We already have a traffic problem.
Would like to see RV parking on larger lots near
Bethany Home Rd.
Would like to see Long & Builders contribute
to Huron Park to help complete the amenities.
This park can be a huge selling point for the
new buyers. Would love to see the project built.*

NAME: *Tom Traw*

ADDRESS: *6024 N. 83rd Ave*

CITY, STATE and ZIP CODE: *Glendale, Az 85303*

TELEPHONE: *623-512-3601 or 623-872-1252*

EMAIL: *T T R A W @ A O L . C O M*

More Homes to Sell

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

Way TO DENSE
1100 - 1400 homes - Ridiculous!

NAME: BOB STRATTON

ADDRESS: 8627 W. CAMARILLO DR

CITY, STATE and ZIP CODE: GLENDALE

TELEPHONE: 602-882-4910

EMAIL: Spunout01@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

TOO much density for the area. We moved
here for large lots & green. We are in
the rural area on the canal. & Putting 80 houses
here will hurt the linear park &

NAME: Marsha Thiele

ADDRESS: 8600 W Camelback Dr Glendale

CITY, STATE and ZIP CODE: 85305

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

I'm worried with traffic going down 87th
North of Camelback. I live right on the
corner of 87th & Windsor. I'm afraid the
proposed Road plan will dangerously increase
traffic on or by my house. We need speed
bumps as it is, and because of your plans
the city won't put them
in until you guys are done.

George Torres
(623) 608-8860

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

I DON'T WANT THE ADDITIONAL DENSITY
I DON'T LIKE THE "TBD" SIZED LOTS (~300+)
I DON'T LIKE THE REMOVAL OF R1-8 SIZED
LOTS - DECREASES VARIETY OF PRODUCT.
MAKE IT LIKE ROVEY FARM ESTATES.

NAME: MICHAEL SUCACIU

ADDRESS: 8574 W. BERRIDGE LN.

CITY, STATE and ZIP CODE: GLENDALE AZ 85305

TELEPHONE: 602 7990322

EMAIL: general@44JC.COM

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

- ① The HO & SHD housing is too small.
- ② School impact in a poor district that cannot support this.
- ③ The Developer should perform all road improvements prior to beginning actual house construction.

NAME: William Hendriksen

ADDRESS: 5629 N 91st Dr

CITY, STATE and ZIP CODE: Glendale Az 85305

TELEPHONE:

EMAIL: 602 618 1311 W.hendriksen@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

- ④ Developer should build a school as part of this & give it to the district
- ⑤ This is a blue collar area - SHD housing would turn into Rentals & lower home values

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

NEED A ~~LARGE~~ ^{LARGER} LOT Homes.
WHY DO YOU WANT SMALL HOME
BY THE STADIUM. PRIME LAND
PEOPLE WILL PAY TOP \$\$

NAME:

BOB ALCOCK

ADDRESS:

4837 N. 87TH DR

CITY, STATE and ZIP CODE:

623 872-8006 PHX AZ 85037

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

623- 872-8006

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

*too high density. School is already
overcrowded. There are no funds to
build more schools.*

*Traffic on Camelback is terrible &
with even 400 homes it be unbelievable*

NAME: *Mary Fleet*
ADDRESS: *8554 W. Denton*
CITY, STATE and ZIP CODE: *Glendale 85305*
TELEPHONE: *623-693 8646*
EMAIL: *mfleet-99@yahoo.com*

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

Do not stay home
To high density for area should be all single family
Travels congestion if grocery/shopping goes in at 91st & Camelback
The area is already over built & you have the High School

NAME: *Walter & Cynthia Rydlett*
ADDRESS: *9344 W SAN MIGUEL*
CITY, STATE and ZIP CODE: *Glendale AZ 85305*
TELEPHONE: *623-872-8076*
EMAIL: *LazywRanch@gmail.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

Stone Haven

✓ I Do Not Support,

To many high density homes.
We would prefer. No Grocery —
to larger home —

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

Realistically there is no space for more children @ our Sunset Ridge Elem. School. It will have a negative impact on the children and as a consequence in our community. There are many other reasons I don't agree with the new development including high density. However the increment of children in the school is my main concern. Thank you!

NAME: Flor Berber

ADDRESS: 5053 N 85th Ave

CITY, STATE and ZIP CODE: Glendale AZ 85305

TELEPHONE: 623-242-4191

EMAIL: fberber@cfraz.org / berber1016@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

I HAVE LIVED AT PENAGRAS EST.
SINCE 1973

Your Plan's ARE OK "EXCEPT"
FOR 17B & 17A. I DO NOT WANT
THIS TYPE OF HOMES BUILD

ERNEST C. PADILLA
9333 W MARSHALL
GLENNDALE 85305

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

Would like a connection to Legeran
Park
87th ave needs traffic calming
Design requires additional school
lots are too small
Open space is not described
2,000 - 3,500 sq ft is too large
for such small lots

NAME: Matt Sargent

ADDRESS: 5043 N. 85th Dr

CITY, STATE and ZIP CODE: Glendale, AZ 85305

TELEPHONE: 623 772 8088

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS: This is the future (10yrs) slum

Too many lots. Need to
have less density. No lots
smaller than 8000 sq ft.
We don't want 10 LBS of _____ in

a 5 LBS. Bucket

NAME: L. Thiele

ADDRESS: 8602 W. Cavalier Dr.

CITY, STATE and ZIP CODE: Glendale Az 85305

TELEPHONE: 623 872 1021

EMAIL: thiele_m@msn.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

We do not want apartments

NAME:

Harry Smith

ADDRESS:

9314 W Marshall Ave

CITY, STATE and ZIP CODE:

TELEPHONE:

928 707 2003

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

1. Impact on road congestion.
2. Impact on foot traffic in the
adjacent areas.
3. Impact on our home streets for
school children, cars and buses.
4. Impact on property values.
5. Increase in crime north of Camelback.

NAME: RAHAH & DAWN SCHREIBER

ADDRESS: 9318 W MISSOURI AVE

CITY, STATE and ZIP CODE: GLENDALE, AZ 85305

TELEPHONE: 623-256-8180

EMAIL: ralphschreiber@yahoo.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

1. Impact on road congestion.
2. Impact on foot traffic in the
adjacent areas.
3. Impact on our home streets for
school children, cars and buses.
4. Impact on property values.
5. Increase in crime north of Camelback.

NAME: RAHIL & DAWN SCHREIBER

ADDRESS: 9318 W MISSOURI AVE

CITY, STATE and ZIP CODE: GLENDALE, AZ 85305

TELEPHONE: 623-256-8180

EMAIL: ralphschreiber@yahoo.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT ☐

I DO NOT SUPPORT ☒

I AM NEUTRAL ☐

I HAVE NOT DECIDED ☐

COMMENTS:

too please !

NAME: W. NORGREN

ADDRESS: 8608 W. CAVALIER DR

CITY, STATE and ZIP CODE: GLENDALE AZ 85305

TELEPHONE: 623-872-2286

EMAIL: W M NORGREN @ J U N O . C O M

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
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January 11, 2017, 6:00 p.m.

I SUPPORT ☐

I DO NOT SUPPORT ☒

I AM NEUTRAL ☐

I HAVE NOT DECIDED ☐

COMMENTS:

HOUSES TOO SMALL FOR
NEIGHBORHOOD

NAME: A NORGREN

ADDRESS: 8608 W. CAVALIER DR

CITY, STATE and ZIP CODE: GLENDALE, AZ 85308

TELEPHONE: 623 872 2286

EMAIL: AFNORGREN@JUNO.COM

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT ☐

I DO NOT SUPPORT ☒

I AM NEUTRAL ☐

I HAVE NOT DECIDED ☐

COMMENTS:

We do NOT want apartments!!!

NAME: Barb Smith

ADDRESS: 9314 W Marshall Ave

CITY, STATE and ZIP CODE:

TELEPHONE: 928 707 2002

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☒

I AM NEUTRAL

☐

I HAVE NOT DECIDED

☐

COMMENTS:

NAME:

ADDRESS:

CITY, STATE and ZIP CODE:

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
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January 11, 2017, 6:00 p.m.

I SUPPORT

☐

I DO NOT SUPPORT

☐

I AM NEUTRAL

☒

I HAVE NOT DECIDED

☐

COMMENTS:

The entrance going in across from Copper Canyon
entrance sounds like a huge mess. Get rid of
it and add another on Camelback perhaps.

What happened to the 83-91 Ave Corridor of
acreage lots?

NAME: Hinder

ADDRESS: 8706 N. 91 Dr

CITY, STATE and ZIP CODE: Glendale 85305

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
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January 11, 2017, 6:00 p.m.

I SUPPORT ☐

I DO NOT SUPPORT ☒

I AM NEUTRAL ☐

I HAVE NOT DECIDED ☐

COMMENTS:

NAME: Luis A Iniguez
ADDRESS: 9403 W. Marshall AVE
CITY, STATE and ZIP CODE: Glendale, AZ. 85305
TELEPHONE: 623-451-1946
EMAIL: luis350@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

Appendix I

Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets

StoneHaven Master Planned Community

Pendergast Estates Neighborhood Meeting –
Follow up to January 11, 2017 Greater Neighborhood Meeting
February 1, 2017

Sign-In Attendance Sheet

Name	Address	Phone Number	Email Address
ERNIE ADILLA PAULINE ADILLA	9333 W Marshall	623-8720068	—
ERIN REIBER PAULINE ADILLA	9318 W MISSOURI	623-256-8180 (Dillon)	
Emily Stanku	9438 W Marshall	623-872-1115	
BK Cole	9426 W. Marshall	623-872-1065	
Joe Huizar	9202 W Marshall	623-373-2109	
William Hendriksen	5624 N 91st Dr	602 618 1315	w.hendriksen@gmail.com
Ryan + Alyssa Bethel	9214 W Marshall	520-275-6926	ryanobethel@hotmail.com
Bonnie Ervine	9302 W. Missouri Av	602-541-7762	bonniec@com
Dinah Walter	9224 W. Missouri	602-544-2211	Cinahwatter@gmail.com
SANTAS TINA ARA	9118 W. Missouri		

[illegible]

Appendix J

Follow-Up, 2nd Neighborhood Meeting Comment Cards

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

☐ I support the StoneHaven Planned Community

☐ I oppose the StoneHaven Planned Community

☒ I am neutral on the StoneHaven Planned Community

☒ I found this meeting helpful

Optional

The statements below explain my selection(s) above:

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

☐ I support the StoneHaven Planned Community

☒ I oppose the StoneHaven Planned Community

☐ I am neutral on the StoneHaven Planned Community

☐ I found this meeting helpful

Optional

The statements below explain my selection(s) above:

I am still concern about the traffic
issue, additional population and crime increase
to the area.

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

Bonnie E. Evans

bonnie.e@q.com

☐ I support the StoneHaven Planned Community

☒ I oppose the StoneHaven Planned Community

☐ I am neutral on the StoneHaven Planned Community

☒ I found this meeting helpful

Optional

The statements below explain my selection(s) above:

- 1161 Units would be my maximum number of units as originally proposed. It would be nice to have some larger properties in the development
- On December 8, 2016, what were the traffic numbers?
- Please present Exhibit B: Congestion Improvement

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

☐ I support the StoneHaven Planned Community

☐ I oppose the StoneHaven Planned Community

☐ I am neutral on the StoneHaven Planned Community

☒ I found this meeting helpful

Optional

The statements below explain my selection(s) above:

1. Relieved about school impact & foot/car traffic through our area.
2. Please email me existing traffic loads (or mail)
3. Glad no apts.
4. Still apprehensive about traffic, but you have helped.

RALPH SCHREIBER
ralphschreiber@yahoo.com
673-764-6042
9316 W. Mission, 85305

Appendix K
3rd Neighborhood Sign-In Sheets

Camelback Park Neighborhood Meeting -

Follow up to January 11, 2017 Greater Neighborhood Meeting

February 8, 2017

Sign-In Attendance Sheet

[illegible]

Appendix L

Follow-Up, 3rd Neighborhood Meeting Comment Cards

StoneHaven / Camelback Park Meeting
February 8, 2017

RESIDENT COMMENT CARD

☐ I support the StoneHaven Planned Community

☐ I oppose the StoneHaven Planned Community

☒ I am neutral on the StoneHaven Planned Community

☐ I found this meeting helpful

Optional

The statements below explain my selection(s) above:

The additional cluster homes will make
lots to smell.
Traffic on 87th already too busy,
impact on schools.

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Benjamin Land	8668 W. Windsor Blvd	85305	[REDACTED]
Gorge Gomez	4544 N 87th Dr.	85037	[REDACTED]
Steven Wmaend	8621 W Medlock	85305	[REDACTED]
Robert A. Jones	8603 W. Medlock DR	85305	[REDACTED]
Georgie Frow	8557 W Medlock	85305	[REDACTED]
Rhelly Half	8545 W. Medlock	85305	[REDACTED]
Troy Wolf	8545 W Medlock	85305	[REDACTED]
John Sartain	8539 W Medlock Dr	85305	[REDACTED]
Doris Kuntz	8531 W Medlock	85305	[REDACTED]
Ramona Coleman	8516 W. Medlock Dr	85305	[REDACTED]
Yoyel Wafny	8522 W Medlock Dr	85305	[REDACTED]
Efrain Herrera	8540 W. Medlock Dr	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Marisol Avalos	9419 W Marshall Ave	85305	[REDACTED]
MaryAnn Goddard	9333 W. Marshall Ave	85305	[REDACTED]
ERNE PARDILLA	9333 W. Marshall Ave	85305	[REDACTED]
Barbara A C Smith	9314 W Marshall Ave	85305	[REDACTED]
HARRY N. SMITH	9314 W. MARSHALL AVE	85305	[REDACTED]
Jo Ann Stone	9317 W. Marshall Ave	85305	[REDACTED]
JULIA ROBINSON	9317 W. MARSHALL AVE	85305	[REDACTED]
CHESTER ROBINSON	9317 W. MARSHALL AVE	85305	[REDACTED]
Dale Stone	9317 W Marshall ave	85305	[REDACTED]
Brittany Romero	9240 W. MARSHALL AVE	85305	[REDACTED]
SEAN ROMERO	9240 W MARSHALL AVE	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

[illegible]

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The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>[Redacted]</i>	6270 N 90 th Dr Glendale AZ	85305	[Redacted]
<i>Nydena Motab</i>	6210 N 71 st Dr Glendale AZ	85305	[Redacted]
<i>Sylvio Torres</i>	6261 N 95 th Dr Glendale AZ	85305	[Redacted]
<i>Daniel Albino</i>	6261 N 95 th Dr Glendale AZ	85305	[Redacted]
<i>Daniel Torres</i>	6261 N 95 th Dr Glendale AZ	85305	[Redacted]
<i>John [Redacted]</i>	6264 N 90 th Dr Glendale AZ	85305	[Redacted]
<i>Traciela [Redacted]</i>	6264 N 90 th Dr Glendale AZ	85305	[Redacted]
<i>Johnny [Redacted]</i>	8962 W Citrus Way Glendale AZ	85305	[Redacted]
<i>Charal Beguy</i>	8962 W Citrus Way Glendale AZ	85305	[Redacted]
<i>Beckie Brown</i>	8980 W Citrus Way Glendale AZ	85305	[Redacted]
<i>Paul J. Brown</i>	8980 W Citrus Way Glendale AZ	85305	[Redacted]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Kelly Lehner	9005 W Rovey Ave	85305	[REDACTED]
Monica Escalante	9005 W. Rovey Ave	85305	[REDACTED]
Jesse Lehner	9005 W. Rovey Ave	85305	[REDACTED]
Marcia Aguilar	9002 W. Rovey Ave	85305	[REDACTED]
George Picker	6127 N. 90 Ave	85305	[REDACTED]
Guillermo Herrera	8991 W Rovey Ave	85305	[REDACTED]
Favinda Barba	8991 W Rovey	85305	[REDACTED]
Lon King	8972 W Rovey	85305	[REDACTED]
Dan Strauch	6119 N 90 th Dr.	85305	[REDACTED]
Gretchen Strauch	6119 N 90 th Dr	85305	[REDACTED]
Chris Krehnauy	9023 W Rovey Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulite Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Debra Fursaker	5426 N 80th dr	85303	[REDACTED]
Denny Windsor	5420 N 80th dr	85303	[REDACTED]
Gust Valle	8054 W Vermont Ave	85303	[REDACTED]
Jay 210 Kumer	8054 W Vermont Ave	85303	[REDACTED]
Nolore O. Roca	5443 N 80th Lane	85303	[REDACTED]
[Signature]	5443 N 80th Lane	85303	[REDACTED]
Calvin Smith	54321 N 80th Ln	85303	[REDACTED]
[Signature]	5434 N 80th Ln	85303	[REDACTED]
Sylvia Fernandes	5410 N. 80th Ln	85303	[REDACTED]
John B. Fernandes	5410 N 80th Ln	85303	[REDACTED]
And Douglas	5407 N. 80th Ln	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Ricardo Meza	8928 W STELLA AVE	85305	
ANDREA TAPIA	8925 W. STELLA AVE	85305	
ANTONIO TAPIA	8925 W. STELLA AVE	85305	
Waller Gustin	8936 W. Maryland.	85305	
Anthony Austin	8941 W Maryland	85305	
TRAVIS JENI	8948 W. Maryland	85305	
CHRISTON & BEAN	8909 W MARYLAND AVE	85305	
Greg Benard	8999 Maryland Ave	85305	
Carlynn Travis	8987 W. Maryland Ave	85305	
Josephine Tristin	8960 W. Maryland	85305	
Paul Tristin	8960 W. Maryland	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Erika Roman	8330 W. Rose Ln.	85305	[REDACTED]
Angel Bermudez	8330 W. Rose Ln.	85305	[REDACTED]
Ernest P Meeks	8326 W. Rose Ln.	85305	[REDACTED]
Pranee Meeks	8326 W. Rose Ln.	85305	[REDACTED]
Jeremy T Cook	6267 N. 83rd Ln.	85305	[REDACTED]
Aileen Reyes	6267 N. 83rd Ln Glendale	85305	[REDACTED]
Rosalba Valdez	8453 W. Rose Ln Glendale	85305	[REDACTED]
Eric Gonzalez	8461 W. Rose Ln Glendale	85305	[REDACTED]
Squn	6310 W 84TH AVE Glendale	85305	[REDACTED]
Dan Stuckey	6314 N 84TH Ln Glendale	85305	[REDACTED]
Vickie Stuckey	6314 N 84TH Ln Glendale	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Eulogio Gonzalez	7748 W Sierra Vista Dr	85303	[REDACTED]
Javier Gonzalez	7772 W Sierra Vista Dr	85303	[REDACTED]
Debra Bruner	6604 N 74th Dr	85303	[REDACTED]
Farouk Lazemby	6616 N 77th Dr	85303	[REDACTED]
Charlani Grady-Corran	6628 N 77th Dr	85303	[REDACTED]
Stephen Douglas	6703 N 77th Dr	85303	[REDACTED]
Francisco Stovall	6706 N 77th Dr	85303	[REDACTED]
Mary McCallister	6714 N 77th Dr	85303	[REDACTED]
Najma Khan	6738 N 77th Dr	85303	[REDACTED]
Mike McCallister	6750 N 77th Dr	85303	[REDACTED]
Mike McCallister	7762 W Camelback Rd	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings)
Rosy Quintanilla	8539 W. Ocotillo Rd	85305	[REDACTED]
Angelica Miller	6512 N 82nd Dr. Glendale	85305	[REDACTED]
Fernando Gonzalez	7112 N 83rd Dr	85305	[REDACTED]
Justine Chene	8534 W Turkey Lane Glendale	85305	[REDACTED]
Shauna Bowman	1018 W. Highland Ave Phoenix	85307	[REDACTED]
Eva Pulte	8543 W Ocotillo Rd	85305	[REDACTED]
Debra Cisler	8337 W. Verde Ln.	85307	[REDACTED]
DAVID ARANS	10245 W. PASADENA AVE GLEN	85307	[REDACTED]
Christine Tote	8712 W Toronto Way Tolksan	85353	[REDACTED]
April Street	6244 N. 88th - La Glendale	85305	[REDACTED]
Mirna Perez	8627 W. Minnezona Ave	85037	[REDACTED]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Roberto Perez Reiz	8511 W Orange Drive	85305	[REDACTED]
Elia V Garcia	8511 W Orange Drive	85305	[REDACTED]
DIANE SHERIDAN	8580 W. WINDSOR BLVD	85305	[REDACTED]
SARA SHERIDAN	8580 W. WINDSOR BLVD	85305	[REDACTED]
Michael Sheridan	8580 W. WINDSOR BLVD	85305	[REDACTED]
Sonia Dague	8555 W. Windsor Blvd	85305	[REDACTED]
Robert Bagley	8544 Windsor Blvd.	85305	[REDACTED]
Shauna Dorsche	8531 W Windsor Blvd.	85305	[REDACTED]
Jeff Dorsche	8531 W Windsor	85305	[REDACTED]
Gildardo Rodriguez	5229 N 85th Dr.	85305	[REDACTED]
Resina Zarate	5229 N 85th Dr.	85305	[REDACTED]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Changmin Chorn	5257 N. 87th Ave Glendale	85305	[REDACTED]
Alejandro Alvarez	5241 N 85th Drive	85305	[REDACTED]
Erika Sandoval	5224 N. 86 Dr. Glendale	85305	[REDACTED]
Jaime Cortez	5224 N. 86 Dr. Glendale	85305	[REDACTED]
Robert E. Henry	5236 N. 86 Dr. Glendale	85305	[REDACTED]
Elisa Rodriguez	8610 W turney Ave	85307	[REDACTED]
Jessica Torres	8610 W turney ave	85307	[REDACTED]
Adrianne Gullardo	8620 W turney ave	85307	[REDACTED]
Raymond Gullardo	8610 W Turney Ave	85307	[REDACTED]
ANDREW VALENZUELA	8620 WINDSOR BOULEVARD	85305	[REDACTED]
DAVID Torres	8620 W WINDSOR blvd	85305	[REDACTED]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
201 JAMES A. RICE	9529 W COOPI WAY	85307	[REDACTED]
Isabel Martinez	2427 W. Glendale Ave	85305	[REDACTED]
Coreysa Lopez	8108 W. Luke Ave	85303	[REDACTED]
Frangelica Espinoza	1002 W. Beckett Ln Glendale	85307	[REDACTED]
Heather Burdick	1315 W. Beckett Ln	85304	[REDACTED]
Cheryl Zeller	5028 N 85th Ave	85305	[REDACTED]
Jennifer C. C. C.	6010 N 85th Ave	85305	[REDACTED]
Ramiro Ortiz	5010 N 85th AVE	85305	[REDACTED]
Jaquelin Cigar	5010 N 85th AVE	85305	[REDACTED]
Sebastian Ogarz	5010 N 85th AVE	85305	[REDACTED]
ARACEL GARCIA	5010 N 85th AVE	85305	[REDACTED]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Calvin Pittsford</i>	8241 W. Georgia Ave	85303	[REDACTED]
Andrea Mollen	8250 N. Georgia Ave	85303	[REDACTED]
<i>Andrew Miller</i>			[REDACTED]
Mary Ortega	8210 N. Georgia	85303	[REDACTED]
<i>Renee Ortega</i>	8210 N. Georgia	85303	[REDACTED]
<i>Therese Ortega</i>	8202 W. Georgia	85303	[REDACTED]
Ana Villanra	8266 W. Georgia Ave	85303	[REDACTED]
Javier Arroyo	8260 W. Georgia Ave	85303	[REDACTED]
Fabiola Saenz	8251 W. Georgia Ave	85303	[REDACTED]
Don Dussel	8220 W. Orange Dr	85303	[REDACTED]
Connie Dussel	8220 W. Orange Dr.	85303	[REDACTED]
Gabriela Alcala	5011 N. 81 Dr. Glendale AZ	85303	[REDACTED]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning Commission meeting)
Carsten Rizo	8518 W Denton Ave	85305	[REDACTED]
Eel Ramsey	8560 W Denton Ln	85305	[REDACTED]
Souya Ramsey	8560 W Denton Ln	85305	[REDACTED]
Lorena Rodriguez	8542 W Denton Ln	85305	[REDACTED]
Jessica Rodriguez	8542 W Denton Ln	85305	[REDACTED]
Apolinar Rodriguez	8542 W Denton Ln	85305	[REDACTED]
Mario L Banales	8536 W Denton Ln	85305	[REDACTED]
Moises Banales	8536 W Denton Ln	85305	[REDACTED]
Cristina Garza Cantu	5351 N 85 th Ave	85305	[REDACTED]
Ramiro Meraz	5351 N 85 th Ave	85305	[REDACTED]
Jose Garza Cantu	5351 N 85 th Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS
Don Heimbaugh	8109 W. San Juan Ave	85303	(will be redacted; will be used only to notify you of Planning and Council meetings)
Mary A. Lee	8559 W. Denton	85305	
Rose Callahan	8553 W. Denton Ln	85305	
Tillie Gonzales	8553 W. Denton Ln	85305	
Bernard Taramello	8553 W. Denton Ln	85305	
Valentina Angel	8547 W. Denton Ln	85305	
Valentina Angel Sr	8547 W. Denton Ln	85305	
Alice Arce	8547 W. Denton	85305	
Mary A. Lee	8529 W. Denton Ln	85305	
Young Ramos	8530 W. Denton Ln	85305	
Pedro Olivares	8530 W. Denton Ln	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Sukeil KASTON	6259 N 89 Dr	85305	[REDACTED]
9902 2nd St Hedney Tankowski	6258 N 89th Ave	85305	[REDACTED]
Madey	6264 N 89th Ave	85305	[REDACTED]
Manda Chang	6264 N 89 Ave	85305	[REDACTED]
Dan Winters	6422 N 89th Ln	85305	[REDACTED]
Kim Montgomerie	6427 N 89th Ln	85305	[REDACTED]
Katherine Aragon	8948 W Rose Lane	85305	[REDACTED]
Chris Stahl	8948 W. Rose Ln.	85305	[REDACTED]
Christina	8945 N. Rose Ln	85305	[REDACTED]
Belgia Frankin	8936 W. Fleck Dr	85305	[REDACTED]
Wanda	8936 W. Fleck Dr	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
LARRY GARCIA	5121 N 85 th AVE GLENDALE AZ	85305	[REDACTED]
ANGIE R GARCIA	5121 N 85 th AVE GLENDALE AZ	85305	[REDACTED]
LAWRENCE GARCIA	5121 N 85 th AVE GLENDALE	85305	[REDACTED]
JOSEPH GARCIA	5121 N 85 th AVE GLENDALE	85305	[REDACTED]
DON MARTIN	8602 W WINDSOR BLVD Glendale	85305	[REDACTED]
Jan Martin	8602 W. Windsor Blvd Glendale	85305	[REDACTED]
Terese Dempsey	8614 W. Windsor Blvd Glendale	85305	[REDACTED]
Terese Dempsey	8614 W. Windsor Blvd Glendale	85305	[REDACTED]
Terese Dempsey	8614 W. Windsor Blvd Glendale	85305	[REDACTED]
Angel Diaz	6721 W. Orange Dr.	85303	[REDACTED]
Jessie Perez	8576 W. Medlock Dr.	85305	[REDACTED]
Jessie Perez	8576 W. Medlock Dr. Glendale	85305	[REDACTED]
Sophie Perez	8576 W. Medlock Dr Glendale	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
David G. G. G. G.	5014 W 85th Dr 85305	85305	[REDACTED]
Rita H. H. H.	5020 W 85th Dr 85305	85305	[REDACTED]
Rick O. O. O.	5026 N. 85th Dr Glendale AZ 8505	8505	[REDACTED]
Matt Sargent	5043 W. 85th Dr. Glendale, AZ 85305	85305	[REDACTED]
KEN KLEIN	5037 N. 85th Dr 85305	85305	[REDACTED]
Marilyn Chock	5037 W 85th Dr 85305	85305	[REDACTED]
Carlos Perez	8548 W. Pasadena - 85305	85305	[REDACTED]
Ms. E. E. E.	8548 W. Pasadena - 85305	85305	[REDACTED]
Carol Foster	8536 W. Pasadena Ave 85305	85305	[REDACTED]
Mark Kuller	8530 W PASADENA AVE 85305	85305	[REDACTED]
Diana Blady	5038 N. 85th Drive Glendale, AZ 85305	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>John F. Long</i>	5092 N. 85 TH GLENDALE, AZ	85035	[REDACTED]
<i>[Signature]</i>	5043 N. 87 TH GLENDALE, AZ	85305	[REDACTED]
<i>[Signature]</i>	5025 N. 87 TH GLENDALE, AZ	85305	[REDACTED]
<i>Barbara Garcia</i>	5025 N. 87 TH W. C. / E. DAILY AZ	85305	[REDACTED]
<i>Brooke Hamilton</i>	5215 N. 87 TH AVE	85305	[REDACTED]
<i>Brianne Morrison</i>	5215 N. 87 TH AVE	85305	[REDACTED]
<i>Cathy Hamilton</i>	5215 D. 87 TH AVE	85305	[REDACTED]
<i>Rebecca Delgado</i>	5221 N. 87 TH AVE	85305	[REDACTED]
<i>Eel Gally</i>	5245 N. 87 TH AVE	85305	[REDACTED]
<i>Karen Gally</i>	5251 N. 87 TH AVE	85306	[REDACTED]
<i>CHARLES BROWN</i>	5257 N. 87 TH AVE	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
GABINA BURRUEL	5046 N. 85th ave	85305	[REDACTED]
Henry Burruel	5046 N. 85th ave	85305	[REDACTED]
Josefin Longoria	5046 N. 85th ave	85305	[REDACTED]
Nicholas Longoria	5046 N. 85th ave	85305	[REDACTED]
Kate Pittman	4123 N. 85th Ave	85305	[REDACTED]
Catalina Uke	5023 N. 85th Ave	85305	[REDACTED]
Rocio NAVAJO	5023 N. 85th Ave	85305	[REDACTED]
Alma Garcia	4923 W Highland Ave	85305	[REDACTED]
Tomas Estada	5342 N 91st Ave	85305	[REDACTED]
Debra Stone	8490 W Missouri Ave Glendale	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Mechelle Cox-Cromack	8533 W Colter St Glendale	85305	[REDACTED]
William Cromack	8533 W Colter St Glendale	85305	[REDACTED]
Caryn Searke	5024 N 86th Dr Glendale	85305	[REDACTED]
[Signature]	5017 N 86th Dr Glendale	85305	[REDACTED]
Brian Garcia	5035 W 46th Dr	85305	[REDACTED]
Cornelia Hernandez	5027 N 86th Ave	85305	[REDACTED]
Mano Carrillo	5027 N 86th Ave	85305	[REDACTED]
Cheryl [Signature]	5033 N 86th Ave	85305	[REDACTED]
Fabrizio Caner	5014 N 86th Dr	85305	[REDACTED]
Nalin Barends	8536 W Pasadena	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Marco Diaz</i>	<i>8518 W Colter</i>	<i>85305</i>	[REDACTED]
<i>Cheryl Tyler</i>	<i>8300 W Colter St</i>	<i>85305</i>	[REDACTED]
<i>Jacqueline Oliphant</i>	<i>8500 W Colter St</i>	<i>85305</i>	[REDACTED]
<i>EFREN PEREZ</i>	<i>8518 W Colter St</i>	<i>85305</i>	[REDACTED]
<i>Tom Raymond</i>	<i>39 8518 W. Colter</i>	<i>85305</i>	[REDACTED]
<i>Barb Raymond</i>	<i>8539 W. Colter</i>	<i>85305</i>	[REDACTED]
<i>Al W. Bando</i>	<i>8527 W. Colter St</i>	<i>85305</i>	[REDACTED]
<i>TERI BARNES</i>	<i>8527 W. Colter St.</i>	<i>85305</i>	[REDACTED]
<i>Veronica Calderon</i>	<i>8550 W. Windsor Blvd</i>	<i>85305</i>	[REDACTED]
<i>Sarah Swim</i>	<i>8550 W. Windsor Blvd</i>	<i>85305</i>	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



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CHUCK HUNTLEY	5242 N. 86 th Ave Glendale, AZ	85305	
BOB HUNTLEY	5342 N 86 th Ave Glendale AZ	85305	
ISABEL DUBEN	5286 N 88 th Ave Glendale, AZ	85305	
IRA MACCOFF	8547 W ORANGE DR	85305	
Beverly Maloof	8547 W. Orange DR	85305	
Sophist Sam	8579 W. Orange Dr	85305	
JUAN CRUZ	7512 W Orange dr	85305	
MIKE RIVERA	7512 W Orange dr	85305	
Betty Calderon	8503 W. Colter St	85305	
Samuel Calderon	8503 W. Colter St	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Griselba Arenivar	8530 W. Orange Dr.	85305	[REDACTED]
Imax F Arenivar	8530 W. Orange Dr.	85305	[REDACTED]
VICTOR MAYSONET	8541 W. ORANGE DR	85305	[REDACTED]
Laura Maysonet	7202 N. 84th Dr	85305	[REDACTED]
Isabel Duffey	5236 N. 85th Ave	85305	[REDACTED]
Maria F. Farray	8548 W. Orange Dr.	85305	[REDACTED]
Rebecca Whitted	8529 W. Orange Dr.	85305	[REDACTED]
Rhonda Allen	8529 W. Orange	85305	[REDACTED]
Joe L. Farray	8535 W. Orange Dr	85305	[REDACTED]
Maria Duffey	7920 W. Claremont St Glendale	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Manuel Ramirez	5053 N 85 th Ave Glendale AZ 85305	85305	[REDACTED]
FLOR BERBER	5053 N 85 th Ave Glendale AZ 85305	85305	[REDACTED]
Maria Berber	5053 N 85 th Ave Glendale AZ	85305	[REDACTED]
Ruben Berber	5053 N 85 th Ave Glendale AZ	85305	[REDACTED]
Livengo Berber	5053 N 85 th Ave Glendale AZ	85305	[REDACTED]
Luis T Berber	5053 N 85 th Ave Glendale AZ	85305	[REDACTED]
Flor Legendez	5047 N 85 th Ave Glendale AZ	85305	[REDACTED]
Maria de Jesus	5047 N 85 th Ave Glendale AZ	85305	[REDACTED]
Miguel Galanica	5047 N 85 th Ave Glendale AZ	85305	[REDACTED]
Jose Velazquez	5047 N 85 th Ave Glendale AZ	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Jerry Simpson	5035 N 85th Ave	85305	[REDACTED]
Magdalena Simpson	5035 N 85th Ave	85305	[REDACTED]
Natalie Simpson	5035 N 85th Ave	85305	[REDACTED]
Hermelinda Simpson	5035 N 85th Ave	85305	[REDACTED]
Magdalen Mandros	5032 N 85 Ave	85305	[REDACTED]
Lou GENAUE	5142 N 85th Ave	85305	[REDACTED]
SHARON GENAUE	5142 N 85th Ave.	85305	[REDACTED]
Gloria V. Hall	5371 N 85 Ave	85305	[REDACTED]
Rachel Simpson	8395 W. Denton Ln	85305	[REDACTED]
Louie Navarro	5526 N 84th Ln	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Lady Spangol	5201 N. Camelback, AZ	85305	[REDACTED]
April Peralta	85th Avenue & Camelback	85305	[REDACTED]
Javier Rodriguez	5130 N 85th Ave	85305	[REDACTED]
Veronica Alvarez	5148 N. 85th Ave	85305	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Lirsey Phou	8363 W Denton LN	85305	[REDACTED]
Alma Delatorre	8363 W Denton LN	85305	[REDACTED]
Luis Ochoa	8376 W. San Juan Ave	85305	[REDACTED]
Colleen Lassen	8376 W. San Juan Ave.	85305	[REDACTED]
[REDACTED]	5532 N 84th LN	85305	[REDACTED]
David Alexander	5556 N 84th Lane	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Alberto Carrillo	6252 Yucca Ave.	85305	[REDACTED]
Heather Houston	6247 N. 89 th Ave.	85305	[REDACTED]
MICHAEL ACEVEDO	6270 N. 89 th Ave	85305	[REDACTED]
Albert Delatorre	6270 N 89 th Ave	85305	[REDACTED]
John T Maruska	6223 N. 89 Ave	85305	[REDACTED]
TREACY MARUSKA	6223 N. 89 Ave	85305	[REDACTED]
Heather Maruska	6223 N. 89 th Ave.	85305	[REDACTED]
Korah Maruska	6223 N. 89 th Ave.	85305	[REDACTED]
Wendy Weber	625 W. Rosey Ave	85305	[REDACTED]
John G. G.	6259 N 89 th Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
CARLEY HOLZMAN	5381 N 87 th Ave	85305	[REDACTED]
MICHELLE HOLZMAN	5381 N. 87 th Ave	85305	[REDACTED]
TRAVIS FAY	5395 N 87 th Ave	85305	[REDACTED]
LYNN FAY	5395 N. 87 th Ave	85305	[REDACTED]
MARILYN MCGEE	5375 N 87 th Ave	85305	[REDACTED]
CRISTA MCGEE	5375 N 87 th Ave	85305	[REDACTED]
JAVIER CORNEJO	5389 N. 87 th Ave	85305	[REDACTED]
DIANA GARCER	5389 N. 87 th Ave	85305	[REDACTED]
KATHERINE KANDEL	8378 W. Midway Ave	85305	[REDACTED]
DANIEL FANDBER	8378 W. Midway Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council actions)
<i>Signature</i>	8572 W Oregon Ave	85305	[REDACTED]
<i>Utility</i>	8566 W Oregon Ave	85305	[REDACTED]
<i>James Williams</i>	8566 W Oregon Ave	85305	[REDACTED]
<i>Francisco Rodriguez</i>	8594 W Oregon Ave	85305	[REDACTED]
<i>Shirley Williams</i>	8554 W Oregon Ave	85305	[REDACTED]
<i>James Lynch</i>	8542 W Oregon Ave	85305	[REDACTED]
<i>Tammy Hedley</i>	8530 W Oregon Ave	85305	[REDACTED]
<i>Shawla Houshian</i>	8530 W Oregon Ave	85305	[REDACTED]
<i>Brigitte Mann</i>	8518 W Oregon Ave	85305	[REDACTED]
<i>Barbara Vilk</i>	8561 W Oregon Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings)
<i>[Signature]</i>	8556 W Georgia Ave Glendale	85305	[REDACTED]
Andanie Muñoz	8556 W Georgia Ave Glendale	85305	[REDACTED]
Andrew Hatfield	8544 W Georgia Ave Glendale	85305	[REDACTED]
Anthony Leigh	8544 W Georgia Ave Glendale	85305	[REDACTED]
Natalya Garcia	8539 W Georgia Ave	85305	[REDACTED]
Alfredo Muñoz	8524 W Georgia Ave	85305	[REDACTED]
Angelica Muñoz	8544 W Georgia Ave	85305	[REDACTED]
Laine Rivera	8521 W Georgia Ave	85305	[REDACTED]
Endira Garcia	8521 W Georgia Ave	85305	[REDACTED]
Frankie Morin	8539 W Georgia Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Signature</i>			
Dydia Rodriguez	8602 W. Denton Ln	85305	
Maximo Rodriguez	8602 W. Denton Ln	85305	
Chris Jimenez	8602 W. Denton Ln	85305	
Katrina Burgos	8602 W. Denton Ln	85305	
Haven Marriquet	8614 W. Denton Ln	85305	
Raul Marriquet	8614 W. Denton Ln	85305	
Maria Garcia	8620 W. Denton Ln	85305	
Anderson Cortes	8620 W. Denton Ln	85305	
Jenny Bachman	8562 Georgia Ave	85305	
ALL ANI BACHMAN	8562 W. GILBERT AVE	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of planning and council meetings)
<i>Signature</i>			
Yolanda Morin	8539 W. Georgia	85305	
Joe Morin	8539 W. Georgia	85305	
Lenore Morin	8539 W. Georgia	85305	
Arvid Morin	8539 W. Georgia	85305	
Amuel Delgado	8545 W. Georgia	85305	
Mark Kull	8551 W. Georgia	85305	
James Lee	8584 W. Denton Ln.	85305	
Barbara Applegate	8590 W. Denton Ln.	85305	
Johnny Montanez	8590 W. Denton Ln.	85305	
Tony Montanez	8590 W. Denton Ln.	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:


The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Signature</i>			
Chaiter Villa	8561 W. Oregon		
Gabriela Lizarraga	8591 W. Oregon Ave		
Roberto Lizarraga	8591 W. Oregon Ave		
Jose Garcia	8597 W. Oregon Ave		
Edgar Astorga	5382 N. 86th Dr.		
Alan Astorga	5382 N. 86th Dr.		
Alonso Cruz	5382 N 86th Dr		
Miguel Castillo	8554 W. Denton Dr.		
Agustín Lizarraga	8554 W. Denton Dr.		
David Lizarraga	8554 W. Denton Dr.		

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS <small>(will be redacted; will be used only to notify you of Planning Commission meeting)</small>
Martin Smith	8968 W Citrus Way, Glendale, AZ	85305	
Mary Smith	8968 W. Citrus Way Glendale AZ	85305	
Nicholas Smith	8968 W. Citrus Way, Glendale AZ	85305	
Joseph Smith	8968 W. Citrus Way Glendale AZ	85305	
David Gilmore	8965 W Citrus Way Glendale AZ	85305	
Kathy Gilmore	8965 W Citrus Way Glendale AZ	85305	
R.D. Sandoval	8983 W Citrus Way Glendale AZ	85305	
Betty Fuller	8977 W. Citrus Way	85305	
Francis Fuller	8977 W. Citrus Way Glendale	85305	
Joe Santillo	8989 W. Citrus Way	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Stacey V. Willard	8027 W. Luke Ave	85303	[REDACTED]
Heidi S. Willard	8027 W. Luke Ave	85303	[REDACTED]
Denise Vinos	8019 W. Luke Ave	85303	[REDACTED]
Anita Corpus	8011 W. Luke Ave	85303	[REDACTED]
EDDIE DAVIS	5601 - N 80 AVE	85303	[REDACTED]
STEVE TOLIVER	8010 W. Luke Ave	85303	[REDACTED]
Kelda Toliver	8010 W. Luke Ave	85303	[REDACTED]
Laurel Toyne	5702 N 82 nd AVE	85303	[REDACTED]
DAVID EVINES	8019 Luke Ave	85303	[REDACTED]
ROY PATTERSON	8107 W. Luke Ave	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulse Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Belluway Home Road and Camelback Road and 83rd Avenue to 81st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,408 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings)
Lichelle Savage	9440 W. Colter St.	85305	[REDACTED]
Philip K Savage	9440 W. Colter St.	85305	[REDACTED]
CHRISTINE CHAU	OREGON 9333 W. OREGON AVE	85305	CHRISTIAN.PEARSON@GMAIL.COM
SAVIO CHAU	9333 W OREGON AVE	85305	saviochau@earthlink.net
Dimi Neria	9304 N 94th Lane	85305	[REDACTED]
DAVID JOHNSON	5304 N 94th Ln	85305	[REDACTED]
Jonathan Robles	9451 W Colter St	85305	[REDACTED]
Lacey Robles	9451 W Colter St	85305	[REDACTED]
Kimberly Walls	9440 W. Colter St	85305	[REDACTED]
Andrew Olvera	9440 West Colter Street	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Gary Camilleri	8951 W Rose Ln	85305	
Oscar Grimaldo	6249 N 90th Dr Glendale AZ	85305	
Mikayla Bakely	2552 N. 90th Dr Glendale AZ	85305	
Jess E Mora	6276 N. 90th Dr Glendale AZ	85305	
Jathia Mora	6276 N. 90th Dr, Glendale	85305	
Robert Bloom	6279 N 90th Dr, Glendale	85305	
Luis Felix	9018 W Stella Ave	85305	
Refugio Hernandez	9006 W Stella	85305	
Lon Wiediger	8985 W Stella Ave Glendale	85305	
Johnathan Davis	8904 W Stella Ave Glendale	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Paul N. Tristen	8988 W Stella Ave	85305	
Lebra Jones	8970 W Stella Ave	85305	
Jeff Jones	8970 W. Stella Ave	85305	
Ray Hernandez	8556 W. Stella Ave	85305	
dulce aguilera	8942 N Rock dr	85305	
	6252 N 90 th & Camelback	85305	
Barbara Sheek	6752 N. 90 th Dr Glendale	85305	
John Cal	6255 N. 90 th Dr Glendale	85305	
mylv	6255 N 90 th Dr Glendale	85305	
Maylin Durbey	8508 So. Camelback Dr Glendale	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Raymond Peralta	6182 N 89 th Ave	85305	[REDACTED]
Ruben Peralta	6182 N 89 th Ave	85305	[REDACTED]
Virginia Abella	6188 N 89 th Ave	85305	[REDACTED]
Vicky Abella	6188 N 89 th Ave	85305	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Michael Cordeiro	6288 N 89 th Ave	85305	[REDACTED]
Kathy Cordeiro	6288 N 89 th Ave	85305	[REDACTED]
Shelley Greisa	6276 N. 89 th Ave	85305	[REDACTED]
[REDACTED]	8945 W. Camelback	85305	[REDACTED]
[REDACTED]	8703 W. Camelback	85305	[REDACTED]
Wendy Torres	8703 W. Camelback	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Wendy Wadley	8957 W Beck Dr Glendale HZ	85305	
Rosa V. Vazquez	8957 W Beck Dr Glendale HZ	85305	
Susana Garcia	8978 W Rovey	85305	
Wendy Leighton	8759 W Sierra Vista Dr, Glendale	85305	
James L. Caple	8747 W Sierra Vista Dr, Glendale	85305	
Wendy Leighton	8727 W Sierra Vista Dr	85305	
Wendy Leighton	8727 W Sierra Vista Dr	85305	
Wendy Leighton	8703 W Sierra Vista Dr	85305	
Wendy Leighton	8128 W Sierra Vista Dr	85305	
Wendy Leighton	8727 W Sierra Vista Dr	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Joel Alvarez	8957 W Peck Rd	85305	
Paula Alvarez	8957 W Peck Dr	85305	
Kathryn Conway	8942 8942 W Peck Dr	85305	
Khao Phan	8960 W. Peck Dr	85305	
Nguyen Tran	8960 W. Peck Dr	85305	
Hung Phan	8960 W. Peck Dr	85305	
Linh Tran	8975 W. Peck Drive	85305	
Patricia Brown	8975 W. Peck Drive	85305	
Tran Tran	8975 W. Peck Drive	85305	
Alex Moreno	8979 W. Peck Dr	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.


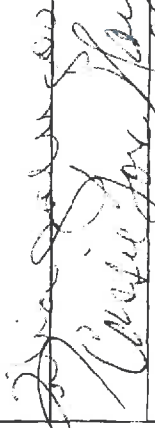

Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Vanda Smythe	8951 W Peck Dr Glendale	85305	
Wynne W. Long	8951 W Peck Dr Glendale	85305	
Joe Penning	8954 W. Peck Dr Glendale	85305	
Beth Fisher	8981 W. Peck Dr. Glendale	85305	
Nick Fisher	8981 W. Peck Dr. Glendale	85305	
Lynda Martinez	8972 W Peck Dr Glendale	85305	
Laura Martinez	8772 W Peck Dr Glendale	85305	
Nicolas Montalvo	6270 N 90 Dr Glendale	85305	
David A. Robinson	9017 W. Park Dr Glendale	85305	
Do Lehnar	9005 W Roney Ave Glendale	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
	5340 N 83 rd Ave, Glendale	85303	[Redacted]
Mr. Samuel Wente	8221 W. Orange Dr	85303	[Redacted]
	8221 W. Orange Dr, Glendale	85303	[Redacted]
Carrie Fox, Pulte	8248 W. Orange Dr, Glendale	85303	[Redacted]
Mary H. Meehey	8248 W. Orange Dr, Glendale	85303	[Redacted]
John F. Meehey	8138 W. Orange Ave, Glendale	85303	[Redacted]
Martin R. Meehey	8138 W. Orange Ave, Glendale	85303	[Redacted]
Erica Medina	5114 N. 81 st Dr, Glendale	85303	[Redacted]
	5107 N 81 st Drive, Glendale	85303	[Redacted]
Sgt. H. Carter	5014 N. 81 st Dr.	85303	[Redacted]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Raymond F. Family	8329 W Oregon Ave Glendale AZ 85305	85305	[Redacted]
Megan T. Finley	8329 W OREGON AVE AZ	85305	[Redacted]
Teresa Faddar	5136 N. 83 Avenue, Glendale	85303	[Redacted]
[Redacted]	5136 N. 83 AV GLENDALE	85303	[Redacted]
Mary Ann Smith	6515 N 83rd Ave, Glendale, AZ	85303	[Redacted]
[Redacted]	6515 N 83rd Ave, Glendale, AZ	85303	[Redacted]
[Redacted]	8334 W Oregon Ave Glendale	85305	[Redacted]
Thao S. Thompson	8206 W. Orange Dr. Glendale	85303	[Redacted]
Neil Nielsen	5136 N. 83 rd. Ave Glendale	85303	[Redacted]
Megan Wentke	5340 N 83 rd Ave Glendale, AZ	85303	[Redacted]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,408 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Steven Linifunguen</i>	6118 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Dee F. Lee</i>	6131 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Dr. M. B.</i>	6125 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Amy Haley</i>	6130 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>M. Brown</i>	6125 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Lucero Gustinian</i>	6121 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Brenda Wolkswagen</i>	6118 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Jason Scott</i>	6112 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Cory Kogue</i>	6112 N. 90 th Dr. Glendale	85305	[REDACTED]
<i>Abner Scott</i>	9014 W. Valley Ave. Glendale	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
<i>Signature</i>			
Mauro Sandoval	8553 W Missouri Ave	85305	
Karla Estrada	8553 W Missouri Ave	85305	
Andrea Cole	8559 W Missouri Ave	85305	
Itzel Rodriguez	8559 W Missouri Ave	85305	
Jessie Priardo	8565 W Missouri Ave	85305	
Josue Grecco	8565 W Missouri	85305	
Doreen	8577 W Missouri	85305	
Rayna / Karl	8577 W Missouri	85305	
<i>Signature</i>	8537 N 86 th Dr	85305	
Harry M. Cam	5388 N 86 th Dr	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pullie Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 93rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.




NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted, will be used only to notify)
Angela Blake	8572 W. Denton Ln	85305	[REDACTED]
Sherry Hogg	8572 W. Denton Ln	85305	[REDACTED]
ROBERT BARNACK	8583 W. Denton Ln	85305	[REDACTED]
Michaela Buehler	8583 W. Denton Ln	85305	[REDACTED]
Ramiro Garza	8577 W. Denton Ln	85305	[REDACTED]
Henry Johnson	8565 W. Denton Ln	85305	[REDACTED]
Amanda Muniz	8560 W. Denton Ln	85305	[REDACTED]
Bryno Soria	8566 W. Denton Ln	85305	[REDACTED]
Sherry Hogg	8572 W. Denton Ln	85305	[REDACTED]
Don't Hogg	8578 W. Denton Ln	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted: will be used only to notify you of Planning and Council meetings)
<i>Bill McCarthy</i>	 William P. McCarthy 6277 N 89th Dr. Glendale, AZ 85305-2429	85305	[REDACTED]
<i>Brenda McPherson</i>	6289 N. 89th Dr Glendale	85305	[REDACTED]
<i>John J. McPherson</i>	↓	85305	[REDACTED]
<i>Maria Hernandez</i>	6283 N. 89th Dr. Glendale AZ	85305	[REDACTED]
<i>AJ N</i>	6283 N. 89th Dr. Glendale AZ	85305	[REDACTED]
<i>Liz A. Rubio</i>	6253 N. 89th Dr., Glendale	85305	[REDACTED]
<i>Richard T. Small</i>	6250 N. 89th Dr. Glendale	85305	[REDACTED]
<i>Marcel A.</i>	6262 N. 89th Dr. Glendale AZ	85305	[REDACTED]
<i>John Coyne</i>	6256 N. 89th Dr Glendale	85305	[REDACTED]
<i>Patricia Coyne</i>	6256 N 89th Dr Glendale	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Sharon Miller	6265 N 89th Dr	85305	[REDACTED]
Cory Miller	6265 N 89th Dr	85305	[REDACTED]
Donna Miller	6265 N 89th Dr	85305	[REDACTED]
Tim Derr	8944 W. CITRUS WAY	85305	[REDACTED]
Megun Derr	8944 W. CITRUS WAY	85305	[REDACTED]
Sheri Derr	8944 W. CITRUS WAY	85305	[REDACTED]
Glenn Zica	6271 N. 89th Dr	85305	[REDACTED]
Fredo Yurior	6271 N. 89th Dr	85305	[REDACTED]
Eric Yurior	6271 N. 89th Dr	85305	[REDACTED]
Bonnie McCarthy	6277 N. 89th Dr	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
LEONOR GALDAMEZ	7832 W. Rancho Drive	85303	
Maria Hernandez	7832 W. Rancho Drive	85303	
Hector Miranda	7832 W. Rancho Drive	85303	
Daniel Miranda	7832 W. Rancho Drive	85303	
ADAM GALDAMEZ	7832 W. RANCHO DR.	85303	
ELY GALDAMEZ	7832 W. RANCHO DR.	85303	
Ramon Daniels	7837 W. Solano Dr.	85303	
Elden Daniels	7837 W. Solano Dr.	85303	
Carol Turpin	7836 W. Solano Dr.	85303	
Daniel Turpin	7836 W. Solano Dr.	85303	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Helen Davis	7835 W Rancho Dr	85303	[REDACTED]
Serry Davis	7835 W Rancho Dr	85303	[REDACTED]
Fabian Naseri	7844 W Rancho Dr	85303	[REDACTED]
Isabel Naseri	7844 W Rancho Dr	85303	[REDACTED]
Zahed Naseri	7844 W Rancho Dr	85303	[REDACTED]
George Klemmer	7839 W Rancho Dr	85303	[REDACTED]
Jarvis Fuller	7839 W Rancho Dr	85303	[REDACTED]
Darius Penner	7839 W Rancho Dr	85303	[REDACTED]
Pat Repine	7840 W Rancho Dr	85303	[REDACTED]
ADAN GALDAMEZ	7832 W RANCHO DR	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Jesús Ramirez	8517 W Orange dr	85305	[REDACTED]
Zoila Munoz	8517 W Orange dr	85305	[REDACTED]
Linzy Munoz	8517 W Orange dr	85305	[REDACTED]
Luz Elena Hernandez	8534 W. Medlock Dr	85305	[REDACTED]
[Signature]	8558 W. Medlock DR.	85305	[REDACTED]
[Signature]	8558 W. Medlock DR	85305	[REDACTED]
Alissa Mendez	8558 W. Medlock dr.	85305	[REDACTED]
[Signature]	8558 W. Medlock dr.	85305	[REDACTED]
[Signature]	8558 W. Medlock	85305	[REDACTED]
[Signature]	8558 W. Medlock	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Debra Payan	8566 W. Colter St	85305	[REDACTED]
Shelly Lassen	8560 W. Colter St.	85305	[REDACTED]
Bobbie Murrell	6074 N. 83 rd Drive	85305	[REDACTED]
CHAD JONES	8560 W. Colter St.	85305	[REDACTED]
Jeff Puckett	8554 W. Colter	85305	[REDACTED]
Juan Gomez	8548 W Colter St.	85305	[REDACTED]
Gilbert Acosta	7803 W Myrtle Ave	85303	[REDACTED]
Torje Sandvik	8536 W Colter	85305	[REDACTED]
Ulexenia Sarabia	8536 W Colter St	85305	[REDACTED]
Vanessa Sarabia	8536 W Colter St	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Rosa Erika Soto	8582 W. MEDLOCK DR. GLENDALE, AZ 85305	85305	[REDACTED]
Jorge Soto	8582 W. MEDLOCK DR. GLENDALE, AZ	85305	[REDACTED]
Francisca Acosta	8582 W. MEDLOCK DR. GLENDALE AZ	85305	[REDACTED]
Emilio Orea	8581 W MEDLOCK DR GLENDALE	85305	[REDACTED]
Alycia Cantun Wright	5825 - 86 th DR	85305	[REDACTED]
Jenny Cantun Wright	5225 N. 86 th DR	85305	[REDACTED]
[Signature]	5243 N 86 th DR	85305	[REDACTED]
[Signature]	5249 N. 86 th DR	85305	[REDACTED]
Elita Wapner	8572 W. C. L. T. M	85305	[REDACTED]
Vince Tarn	8566 W. Colter	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you)
Stacey Bithon	5524 N 67 th Dr Glendale AZ	85303	
L A R R Y HUGHES	5524 N 67 th Dr Glendale AZ	85303	
Jane Bittner	7946 W Vermont Ave ^{Glendale} AZ	85303	
Magdalena Huff	8225 W. Vermont Ave	85303	
Alyson K. Taylor	8025 W. Vermont Ave	85303	
Manuel Villa	8031 W. Vermont Ave	85303	
Maria Villa	8031 W. Vermont Ave	85303	
Ken Walker	8037 W. Vermont Ave	85303	
Robert Kendra	5432 N 80 th Dr	85303	
Jane Kendra	5432 N. 80 th Dr.	85303	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Sheila Torres	8626 W Windsor Blvd	85305	[Redacted]
Rob Tavis	5171 N 85th Ave	85305	[Redacted]
Jacqueline Thomas	5171 N 85th Ave	85305	[Redacted]
Shereea Golden	8562 W Windsor Blvd	85305	[Redacted]
Charlie Golden	8562 W Windsor Blvd	85305	[Redacted]
Tobias Robles	8556 W Windsor Blvd	85305	[Redacted]
Fabilla Prieto	8561 W Windsor Blvd	85305	[Redacted]
Tanya Gonzalez	8543 W Windsor Blvd	85305	[Redacted]
Tiffani Clapman	8549 W Windsor Blvd	85305	[Redacted]
Sudith Clapman	8549 W Windsor Blvd	85305	[Redacted]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Rosa Lopez	4825 N 92nd Ln Phx AZ	85037	Rosa.Lopez@pulte.com
Carlos Payan	4825 N 92nd Ln Phx AZ	85037	Carlos.Payan@pulte.com
Iliana Salazar	8536 W Orange Dr.	85305	Iliana.Salazar@pulte.com
Armando Salazar	8536 W Orange Dr	85305	Armando.Salazar@pulte.com
Emma Saldana	7748 W. Monterey Way	85033	Emma.Saldana@pulte.com
Adriana Fuentes	6721 W. Orange Dr.	85303	Adriana.Fuentes@pulte.com
Elizabeth Sandoval	6538 W. Keim Dr	85301	Elizabeth.Sandoval@pulte.com
GARY DUFFY	5236 N. 86th Ave.	85306	GARY.DUFFY@pulte.com
Paula Golden	8562 W. Windsor Blvd	85305	Paula.Golden@pulte.com
Charles Golden	8562 W. Windsor Blvd	85305	Charles.Golden@pulte.com

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Torge Torres	8620 W. Windsor Blvd.	85305	[REDACTED]
Evonne Entenman	7950 W. Peppertree Ln	850303	[REDACTED]
Albert Palmer	8734 W. Sells Dr	85037	[REDACTED]
✓ C. B. Palmer	8734 W. Sells Dr	85037	[REDACTED]
✓ [Signature]	9020 W. Highland Unit 11;	85037	[REDACTED]
✓ [Signature]	9424 W. Pierson	85037	[REDACTED]
✓ [Signature]	7691 W. Carter Court	85037	[REDACTED]
GABRIEL PARDILLO	8586 W. Windsor Blvd	85805	[REDACTED]
Monica Landa	8608 W. Windsor	85305	[REDACTED]
Cynthia Landa	8608 W. Windsor BVP	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
James Radabaugh	5042 N 86th Dr Glendale AZ	85305	[REDACTED]
Bill Kellic	5036 N 86th Dr Glendale AZ	85305	[REDACTED]
Theresa M. M. M. M.	5029 N 81st Dr Glendale AZ	85305	[REDACTED]
Jasmine Kragulski	5034 N 86th Ave, Glendale AZ	85305	[REDACTED]
Jesse Velazquez Jr	5028 N 84th Ave Glendale AZ	85305	[REDACTED]
Veronica Velazquez	5028 N 86th Ave Glendale AZ	85305	[REDACTED]
Helen Hovavling	5021 N 86th Ave, Glendale AZ	85305	[REDACTED]
Bonnie B. B. B.	5021 N 86th Ave Glendale	85305	[REDACTED]
Boger S. S.	5031 N 85th Ave Glendale	85305	[REDACTED]
Aurora Anderson	5031 N 85th Dr Glendale AZ	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council actions)
Yvonne Ortega Val Ortega	6112 W 88 th Ave Glendale AZ	85305	
Erica Silva	8810 W Rowley Ave Glendale AZ	85305	
Pick Chavez	8786 ^W Rowley Ave Glendale AZ	85305	
Tina Alvarado	8786 ^W Rowley Ave Glendale AZ	85305	
Candace Knott	8762 ^W Rowley Ave Glendale AZ	85305	
Lisa Feltz	8762 ^W Rowley Ave Glendale AZ	85305	
Tyler Conklin	8816 W Rowley Ave Glendale AZ	85305	
Faith Conklin	8816 W Rowley Ave Glendale AZ	85305	
Martene Connel	8840 W Rowley Ave Glendale AZ	85305	
Mario Rangel	8840 W Rowley Ave Glendale AZ	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify of future and current meetings)
Larry Figueroa	8864 W. Rung Ave Glendale AZ 85305	85305	[REDACTED]
Terry Williams	1149 N Van 88 th Glendale AZ 85305	85305	[REDACTED]
James Grant	10180 N 88 th W Glendale AZ 85305	85305	[REDACTED]
Michael A. Caldwell	8835 W Cavalier Dr Glendale AZ 85305	85305	[REDACTED]
Maggie Saunders	8844 W. Cavalier	85305	[REDACTED]
Linnea Carroll	8838 W. Cavalier Dr. Glendale, AZ 85305	85305	[REDACTED]
Yajaira Garcia	8833 W. Cavalier Dr Glendale AZ	85305	[REDACTED]
Jonathan Friedman	8833 W Cavalier Dr	85305	[REDACTED]
Elizabeth Blanchard	8830 W Cavalier Dr	85305	[REDACTED]
Leslie Deskins	7814 W Cavalier Dr	75305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Keslee Mele	8781 W. Berridge Ln	85305	[REDACTED]
John Mele	8781 W Berridge Ln	85305	[REDACTED]
Leri Valdez	87601 W Berridge Ln	85305	[REDACTED]
Francisco Valdez	87601 W Berridge Ln	85305	[REDACTED]
John R. Valdez	4133 N 87 th Ln	85305	[REDACTED]
Vadad Baked	8774 W. Berridge Lane	85305	[REDACTED]
Janet Brussman	8786 W Berridge Ln	85305	[REDACTED]
CHERYL FREEMAN	8792 WEST BERRIDGE LN	85305	[REDACTED]
Barbara Whitney	8792 W Berridge Ln	85305	[REDACTED]
Glenda Anderson	8788 W. BERRIDGE LN	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Zoning Commission)
Elly G. Smith	6116 W. 87th Ln	85305	[REDACTED]
Lisa J. Smith	6116 W. 87th Ln	85305	[REDACTED]
Debbie O'Connell	6217 N. 87th Ave	85305	[REDACTED]
TERRY LANE	6103 N. 87th LN	85305	[REDACTED]
David Helmer	8750 W. ROSEY AVE	85305	[REDACTED]
John Helmer	6115 N. 87th LN	85305	[REDACTED]
John Helmer	6115 N. 87th LN	85305	[REDACTED]
Paul Helmer	6115 N. 87th LN	85305	[REDACTED]
Mark Helmer	6115 N. 87th LN	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted: will be used only to notify you of Planning and Council action)
Leslyn Noel	6116 N 87th Lane	85305	[REDACTED]
Sandra Allen	"	85305	[REDACTED]
Wes Noel	"	85305	[REDACTED]
Suzanne C. Evans	6181 N 87th Lane	85305	[REDACTED]
Chris Perez	6109 N 87th LN	85305	[REDACTED]
Aracela Perez	6109 N 87th LN	85305	[REDACTED]
Susan Helmerington	8750 W. Rosey Ave	85305	[REDACTED]
MARLAYNE TURNER	6097 N 87 LN	85305	[REDACTED]
Cynthia Lurie	6103 N 87 LN	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of decisions)
Mitchell Harman	6212 N. 89 th Ave Glendale AZ	85305	[REDACTED]
Erica Garland	10212 N. 89 th Ave Glendale	85305	[REDACTED]
Richard Hess	8822 W. Rowley Ave Glendale	85305	[REDACTED]
Krista Hoxe	8822 W. Rowley Ave	85305	[REDACTED]
Jason Martin	8822 W. Rowley Ave.	85305	[REDACTED]
Penny Hoxe	8822 W Rowley	85305	[REDACTED]
Kellie Hoxe	8822 W Rowley	85305	[REDACTED]
Tina Under	8834 W. Rowley	85305	[REDACTED]
[REDACTED]	[REDACTED]	85305	[REDACTED]
Anthony May	8718 W. Rowley Glendale	85305	[REDACTED]

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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
ADRIAN TRISTAN	8960 W. MARYLAND AVE	85305	[REDACTED]
Bethany Pulte	89811 West Maryland Ave	85305	[REDACTED]
Christopher Lowe	8981 W. Maryland Ave	85305	[REDACTED]
Rosario Sandoval	8963 W Maryland Ave	85305	[REDACTED]
Javier Vasquez	8963 W. Maryland Ave	85305	[REDACTED]
SAPIA Corp	8951 W. Maryland Ave	85305	[REDACTED]
Justin Applewood	8927 W Maryland Ave	85305	[REDACTED]
Margan Applewood	8927 W. Maryland Ave	85305	[REDACTED]
Samuel Mahesh	6283 N. 89 th Ave	85305	[REDACTED]
Nick Gray	6271 N. 89 th Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Supriya	8829 W Maryland Ave	85305	[REDACTED]
Katy Nguyen	8823 W Maryland Ave	85305	[REDACTED]
Juanita Alcantar	8793 W Maryland Ave	85305	[REDACTED]
Paucel Bonomi	8775 W Maryland Ave	85304	[REDACTED]
Gloria R. Hester	8743 W Maryland Ave	85305	[REDACTED]
Kelly Alonso	8749 W Maryland Ave	85305	[REDACTED]
Ernie Alonso	8744 W Maryland Ave	85305	[REDACTED]
Efrain Meza	8928 W Stella Av	85305	[REDACTED]
Vanessa Meza	8928 W Stella Av	85305	[REDACTED]
Efrain Meza JR	8928 W Stella Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
M. G. Khan & Khan	8314 W. BERRY LN	85305	
Edith Lepp	8326 W. Berridge Ln.	85305	
Cecilia Tassanari	6086 N. 83rd Dr	85305	
Veronica Ojeda	6077 N. 83rd Drive	85305	
Jeff Gaudin	6077 N. 83rd Drive	85305	
Gustavo Diaz	8329 W. Berridge Ln	85305	
Anibal Levario	8790 W. Lane Ave	85305	
Margaret Gaudin	8323 W. Berridge Ln	85305	
Leah Gaudin	8317 W. Berridge Ln	85305	
Frank Gaudin	6080 N 83rd Dr Glendale	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Terry Martin	8334 W. ROSE Lane	85305	[REDACTED]
Dorian Martin	8334 W. ROSE Lane	85305	[REDACTED]
Keteld Garay	8346 W. ROSE Lane	85305	[REDACTED]
BILLY JONES	8350 W. ROSE LANE	85305	[REDACTED]
Bonita Jones	8350 W. ROSE Lane	85305	[REDACTED]
ANDY LOPEZ	8347 W. ROSE Lane	85305	[REDACTED]
PATRICIA LOPEZ	8347 W. ROSE Lane	85305	[REDACTED]
Patricia Ruby	8343 W. ROSE Lane	85305	[REDACTED]
Wendy	8339 W. ROSE Lane	85305	[REDACTED]
LARRY E. WHEELER	8335 W. ROSE Lane	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Lucia Gonzalez	8715 W Sierra Vista Dr	85305	[REDACTED]
KAREN CAPLE	8747 W. SIERRA VISTA DR	85305	[REDACTED]
Jackie Goodell	8756 W. Sierra Vista Dr	85305	[REDACTED]
Octavio Ramos	8865 W Maryland Av	85305	[REDACTED]
Marta Charnot	8865 W Maryland Av	85305	[REDACTED]
Alope Chavez	8886 W. Maryland Ave	85305	[REDACTED]
Enjune Echaron	8886 W. Maryland Ave	85305	[REDACTED]
Hubert Sioda	8887 W. Maryland	85305	[REDACTED]
Maria Sanchez	8877 W Maryland	85305	[REDACTED]
Julia Chan	8853 W. Maryland ^{AV}	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Nestor Quiroga	7711 W. Stella Ave	85303	[REDACTED]
Ronald Lopez	7779 W. STELLA AVE. AZ. GLENDALE	85303	[REDACTED]
FRANCIS MUELLER	7785 SIERRA VISTA DR #75303 GLENDALE	85303	[REDACTED]
LuAnn Landke	7796 W. Sierra Vista Dr #75303 GLENDALE	85303	[REDACTED]
Ann Futton	6718 N 77th Dr.	85303	[REDACTED]
Pete Vidans	6601 N 77th Dr	85303	[REDACTED]
HUGH ENGINEN	6705 N 77th Dr	85303	[REDACTED]
Ann Holley	6718 N 77th Dr.	85303	[REDACTED]
Clementine Casarez	6723 N. 77th Dr.	85303	[REDACTED]
Michael Hines	6725 N. 77th Dr.	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
TERRY SEBER	6211 N 79th Lane	85303	[REDACTED]
DAVID PANG	6217 N 79th Lane	85380	[REDACTED]
PATRICIA GARCIA	6220 N 79th Lane	85303	[REDACTED]
Sherry Miller	6224 N 79th Circle	85303	[REDACTED]
HAROLD ELSTON	7932 West Rose Lane	85303	[REDACTED]
NOE GARCIA	6428 N. 78th Ave	85303	[REDACTED]
Berenice Burciga	6427 N. 78th Ave	85303	[REDACTED]
MARTY GLENN	6432 N 77th Drive	85303	[REDACTED]
Imelda Castelo	6444 N 77th Ave	85303	[REDACTED]
Ana Molina	6449 N 77th Dr.	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Philip Darr	5830 N 67th Ave	85301	[REDACTED]
Lisa Wargo	6161 N. 79th Ln. Glendale, AZ	85303	[REDACTED]
George Nunez	6222 N. 79th Ln Glendale, AZ	85303	[REDACTED]
Julie Jones	6177 W 79th Ln AZ Glendale	85303	[REDACTED]
Mary Garcia	6181 N. 79th Ln. Glendale	85303	[REDACTED]
Justi Luch	6214 N. 79th Ln Glendale	85303	[REDACTED]
Robert Simpson	6218 N. 79th Ln Glendale	85303	[REDACTED]
Evangelina Jinez	6222 N. 79th Ln Glendale	85303	[REDACTED]
Steve Hudson	6215 N. 79th Lane Glendale	85303	[REDACTED]
Dan Wiley	6210 N. 79th Lane	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF. or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meeting)
marice g. r	6719 N 79 th LN	85303	[REDACTED]
Susan Gordon	6719 N 79 th LN	85303	[REDACTED]
Paul M. M. M.	6719 N 79 th LN	85303	[REDACTED]
Jane M. M. M.	6719 N 79 th LN	85303	[REDACTED]
Julianne Smith	7903 W Rose LN	85303	[REDACTED]
[REDACTED]	7781 W. GRIFFIN AVE	85303	[REDACTED]
Ray 7 Thordy	7777 W. GRIFFIN AVE	85303	[REDACTED]
M. J. Thordy	7765 W. GRIFFIN AVE	85303	[REDACTED]
Malissa Fernandez	7779 W. Skille Ave	85303	[REDACTED]
CHARLES SP	7781 W. Skille Ave	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS
(will be redacted; will be used only to notify you of Planning and Council meetings)			
Dale Stone	917 W Marshall	85305	
Alvin Delrahe	9318 W. Missouri	85305	
DDZ	9240 W. MISSOURI	85305	
Chateau Neo	9118 W. MISSOURI	85305	
John S. Smith	9239 W. Marshall Ave	85305	
Margaret Best	9239 W. Marshall Ave	85305	
Robert Schreiber	9318 W Missouri	85305	
Martin Valdivia	9318 W Missouri	85305	
Chris G. H.	9404 W. Missouri	85305	
Walter H.	9404 W Missouri	85305	



Members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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 ou sustain your previous approval for Stonehaven granted in April of 2016.

	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used you of Planning and Council)
Bob STRATTOR	8627 W. CAVALIER DR GLENDALE	85305	
Rose Scheiffele	8637 W. Cavalier Dr GL	85305	
Patrick Scheiffele	8637 W. CAVALIER DR GL	85305	
Deb Strattm	8627 W Cavalier Dr Glendale	85305	
Kara Ridgeway	8617 W. Cavalier Dr. Glendale	85305	
Patrick Ridgeway	8617 W Cavalier Dr. Glendale	85305	
Kent Ridgeway	8617 W. Cavalier Dr Glendale	85305	
Marsha Thiele	8602 W Cavalier Dr Glendale	85305	
Larry Thiele	8602 W. Cavalier Dr. Glendale	85305	
John Tour	8618 W. CAVALIER DR	85305	

Members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used you of Planning and Council)
Deb Geiger	8138 W. Orangewood, Glendale	85303	
Jerry Geiger	8138 W. Orangewood, Glendale	85303	
NORMAN SILVERMAN	8601 W. CAVALIER DR. GLENDALE AZ	85305	
J. SILVERMAN	8523 W. MONTEROSA & GOODALE, AZ	85395	
PHILIP STRACKMAN	8523 W. MONTEROSA & GOODALE, AZ	85395	
JERRY SMITH	8502 W. CAVALIER GLENDALE AZ	85305	
DEBBIE SMITH	8502 W. CAVALIER GLENDALE AZ	85305	
Louis M. Guido	6219 W. HIGHLAND AVE	85033	
Brian Becker	8601 W. Cavalier Dr	85305	
Jerri Becker	8601 W. Cavalier Dr	85305	

to the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
JACIE JOHN	9404 W MISSOURI AVE GLENDALE AZ	85305	
JESH JOHN	9404 W MISSOURI AVE GLENDALE AZ	85305	
Tessa Davis	9330 W. San Miguel Ave Glendale, AZ	85305	
ADAM DAVIS	9330 W. SAN MIGUEL AVE GLENDALE AZ	85305	
Stephanie Torres	9330 W. San Miguel Ave Glendale	85305	
Fernun Ordonez	9416 W San Miguel Ave Glendale	85301	
Rodolfo Gonzalez A.	9425 W San Miguel Ave Glendale AZ	85305	
And Chua	9402 W. San Miguel Ave	85305	
Epithio Lupton	9344 W San Miguel Ave	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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Stonehaven

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Murphy Yauvella	7846 W. Solano Dr.	85303	[REDACTED]
Fernando Fierro	7841 W Solano DR	85303	[REDACTED]
Lorena Fierro	7841 W Solano Dr	85303	[REDACTED]
Sara Fierro	7841 W Solano Dr	85303	[REDACTED]
Paiscilla Fierro	7841 W Solano Dr	85303	[REDACTED]
SCOTT HADLEY	5427 N 83 rd Ave 7835 W RANCHO DR	85303	[REDACTED]
CLAUDIA HADLEY	5427 N 82 nd Ave	85303	[REDACTED]
Juan Herrada	7831 W RANCHO DR	85303	[REDACTED]
Mayra Gutierrez	7831 W RANCHO DR	85303	[REDACTED]
			[REDACTED]
			[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Ryan Derr	8944 W. Citrus Way	85305	[REDACTED]
Kyle Derr	8944 W. Citrus Way	85305	[REDACTED]
Pilberto Sanchez	8947 W. Citrus Way	85305	[REDACTED]
Lilian A. Sanchez	8947 W. Citrus Way	85305	[REDACTED]
Margaret Derr	8953 W. Citrus Way	85305	[REDACTED]
Margaret Derr	8953 W. Citrus Way	85305	[REDACTED]
Ephesien Green	8948 W. Peck Dr 602 - 461 - 9961	25305	[REDACTED]
Helens Green	8948 W. Peck Dr 602 - 461 - 9962	85305	[REDACTED]
Joyce Whiting	9008 W. Rovey Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Russell Race	6274 N. 89 th Dr.	85305	[REDACTED]
CHRISTIE RACE	6274 N. 89 th Dr.	85305	[REDACTED]
Alfred D.	6253 N. 89 th Dr.	85305	[REDACTED]
Jana Collins	8993 W. Rock Dr	85305	[REDACTED]
HOOPER S. MINGOS	8933 W. Rock Dr	85305	[REDACTED]
Luis Armenta	6262 N. 89 th Dr	85305	[REDACTED]
Dianne Bess	8942 W. Rock Dr	85305	[REDACTED]
Daniel Harris	6153 N. 89 th Ave.	85305	[REDACTED]
Alexa Mangione	6153 N. 89 th Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Pamela King	6076 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Erin Abernethy	6073 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Kelmar Xerox	6076 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Sylvia Vasquez	6079 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Jeff Barker	6085 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Theresa Farhoun	6082 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
Robert Farhoun	6082 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
James Jeffrey Neer	6076 N 85 th Ave, Glendale, AZ	85305	[REDACTED]
			[REDACTED]
			[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:



The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Genevieve Marquez	9228 W. Marshall Ave	8505	[REDACTED]
Marcia Lopez	9130 W. Marshall Ave	8505	[REDACTED]
Leon Baer	9102 W. Marshall Ave	85305	[REDACTED]
Juan Audon	9101 W. Marshall Ave	85305	[REDACTED]
Maria Iniguez	9304 W. Marshall Ave	85305	[REDACTED]
Luis Iniguez	9304 W. Marshall Ave	85305	[REDACTED]
Violeta Olivas	9304 W. Marshall Ave	85305	[REDACTED]
Andres Olivas	9304 W. Marshall Ave	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Manella Solima	5124 N. 85th Ave	85305	[REDACTED]
Ysidro Solima	5124 N. 85th Ave	85305	[REDACTED]
David Simon	5209 N 87th Ave	85305	[REDACTED]
Erin Simon	8520 W. Presidential Ave	85305	[REDACTED]
Roger Chee	5118 N. 85th Ave, Glendale AZ	85305	[REDACTED]
Angie Chee	5118 N. 85th Dr, Glendale AZ	85305	[REDACTED]
Mechelle Solima	8110 W. San Juan Ave., Glendale, AZ	85303	[REDACTED]
Ysidro Solima	8110 W. San Juan Ave., Glendale, AZ	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
GLEN (Tom) TRAW	6024 N. 83 rd Ave	85303	TTRAW@aol.com
Katherine Ann Traw	6024 N. 83 rd Ave	85303	TTRAW@aol.com
Marshall Messer	6612 N 89 th Ave	85305	
Michael Ingram	7890 W MELROSE	85303	
Thomas/Hatleen Cook	6034 W. Riley Ave	85305	
Victoria Rell	8577 W. Burridge Ln	85305	
Danila Rell	8577 W. Burridge Ln	85305	
Thomas Biciolis	6026 N 83 rd Ave	85303	

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Rosario Samos	8026 W Luke Ave	85303	[REDACTED]
Oscar Sainos	8026 W Luke Ave	85303	[REDACTED]
Rommy Sainos	8026 W Luke Ave	85303	[REDACTED]
Oscar Graham Jr	8026 W Luke Ave	85303	
Angel Sandoval	8026 W Luke Ave	85303	
Shendell Samos	8026 W Luke Ave	85303	
Ricardo Ayala	8026 W Luke Ave	85303	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Simpson, Danton R	8116 W. Luke Ave	85303	[REDACTED]
Tyisha Hasty	8207 W San Juan	85303	[REDACTED]
Javier S. Acosta	9215 W San Juan Ave	85303	Jaracosta200@yahoo.com
Ann Estes	8223 W, SAN JUAN AVE	85303	ann.estes@cox.net
Ray Pacheco	8231 WEST SAN JUAN	85303	[REDACTED]
Vivian Pacheco	8231 WEST SAN JUAN	85303	[REDACTED]
Jonathan Logan	8117 West San Juan Ave	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Rosa C Douglas	6171 N. 89th Ave Glendale AZ 85305	85305	[REDACTED]
Rosa C Douglas	6171 N. 89th Ave Glendale 85305	85305	[REDACTED]
Marie Ann S	6177 W 89th Ave	85305	[REDACTED]
[REDACTED]	6183 N. 89 Ave	85305	[REDACTED]
Ernie Baker	6189 W 89th Ave	85305	[REDACTED]
[REDACTED]	6189 N 89th ave		[REDACTED]
[REDACTED]	6195 N. 89th Ave.	85305	[REDACTED]
			[REDACTED]
			[REDACTED]
			[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Nelbin Suarez	8510 W Medlock Dr	85305	[REDACTED]
Claudia Martinez	8570 W Medlock Pr	85305	[REDACTED]
Wilmer Vallejos	8570 W Medlock Dr.	85305	[REDACTED]
Adon Alfar	8570 W Medlock Dr	85305	[REDACTED]
Marco A Quintana	5210 W Medlock Dr	85305	[REDACTED]
January Walker	8587 W Medlock Dr	85305	[REDACTED]
George Hill	8587 W Medlock Dr.	85305	[REDACTED]
			[REDACTED]
			[REDACTED]
			[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Jenisha Washington	5413 N. 80 th Ln	85303	
Jim Larr	7952 W Vermont Ave	85303	
Lee Scott	7943 W Vermont Ave	85303	
Cynthia Smith	7936 W. Vermont Dr	85303	
Roxanne Doty	7943 W Vermont Ave	85303	
Heena Phani	7930 W. Vermont Ave	85303	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
NORMA ALVAREZ	6020 N 72 Ave	85303	[REDACTED]
Traci Grey	8132 N. 56 th Ave	85302	[REDACTED]
Jane Bachman	8213 N. 51st Ave	85302	[REDACTED]
Marie Fontana	5509 N 75th Dr	85303	[REDACTED]
MAIR Bonuska	6619 N 85th Ave	85305	[REDACTED]
Miss Theresa Schreiber	8819 W. Stella Ave	85305	[REDACTED]

Members of the Glendale Planning and Zoning Commission and the Glendale City Council

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	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted for use you of Planning and Council)
Jim Williams	8601 W Cavalier Dr.	85305	
JOHN KING	8528 W Cavalier	85305	
JANA KING	8528 W Cavalier	85305	
SANDRA HARRIS	8517 W CAVALIER DR	85305	
Anita Norgren	8608 W. Cavalier Dr.	85305	
BILL NORGREN	8608 W. CAVALIER DR	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pullin Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Carnaback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,408 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council Meetings)
Luey Muniz	9421 W Colter St	85305	[REDACTED]
Ventura Herrera	9323 W. Colter St	85305	[REDACTED]
Melissa Miyamura	9323 W. Colter St.	85305	[REDACTED]
Gray Guirao	9309 W. Pasadena	85305	[REDACTED]
Crystal Grand	9309 W. Pasadena	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Cecilia Castille	5011 N 78 th Ave	85305	[REDACTED]
Jerry Simpson	5035 N 85 th Ave	85305	
Ziggy [Signature]	8387 W. Yucca Ave	85305	
[Signature]	8304 W. Yucca Ave	85305	
[Signature]	8355 W. Denton Ln.	85305	

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pullie Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
KAREN WOODLEY	6751 N. 72 nd DR	85303	[REDACTED]
STONEHAVEN	7720 W. Camelback Rd	85303	[REDACTED]
CARLOS SOTO	8354 W. Maryleland Ave	85305	[REDACTED]
L. ERVIE JACKSON	8354 W. Maryland Ave	85305	[REDACTED]
BONNIE ERVINE	9302 W. Missouri Ave, Glendale	85305	[REDACTED]
			[REDACTED]
			[REDACTED]
			[REDACTED]
			[REDACTED]
			[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
George MARTIN	8586 W. WINDSOR BLVD Glendale	85305	[REDACTED]
JESSICA FERRUSCA	8586 W WINDSOR BLVD	85305	JESSICA.FERRUSCA@YAHOO.COM
Nick Martin	8586 W Windsor BLVD	85305	NICK.MARTIN@YAHOO.COM
FRANK MARTIN	8586 W WINDSOR BLVD	85305	FRANKIE.MARTIN@YAHOO.COM
ESTHER MARTIN	8586 W WINDSOR BLVD	85305	MAMA221TA@COMcast.NET

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

[illegible]

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NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings)
Henry H. H. H.	6130 N. 90th Dr.	85305	[REDACTED]
Lois Glad	8201 W. Georgia Ave	85303	101591ad@ymail.com
Brenda Bortals	7607 W. Claremont St.	85303	[REDACTED]
Alan McCarver	8323 W. Oregon St	85305	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



NAME	STREET ADDRESS	ZIP CODE	EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning Commission meetings)
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Davis	[REDACTED]	[REDACTED]	[REDACTED]
Jenny & Helen	7835W Rancho Dr	85303	[REDACTED]
Karen Aborne	7318 W. Griffin Ln.	85303	[REDACTED]
Sue Komer-Nucky	6901 W Windsor Blvd	85303	[REDACTED]

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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[illegible]

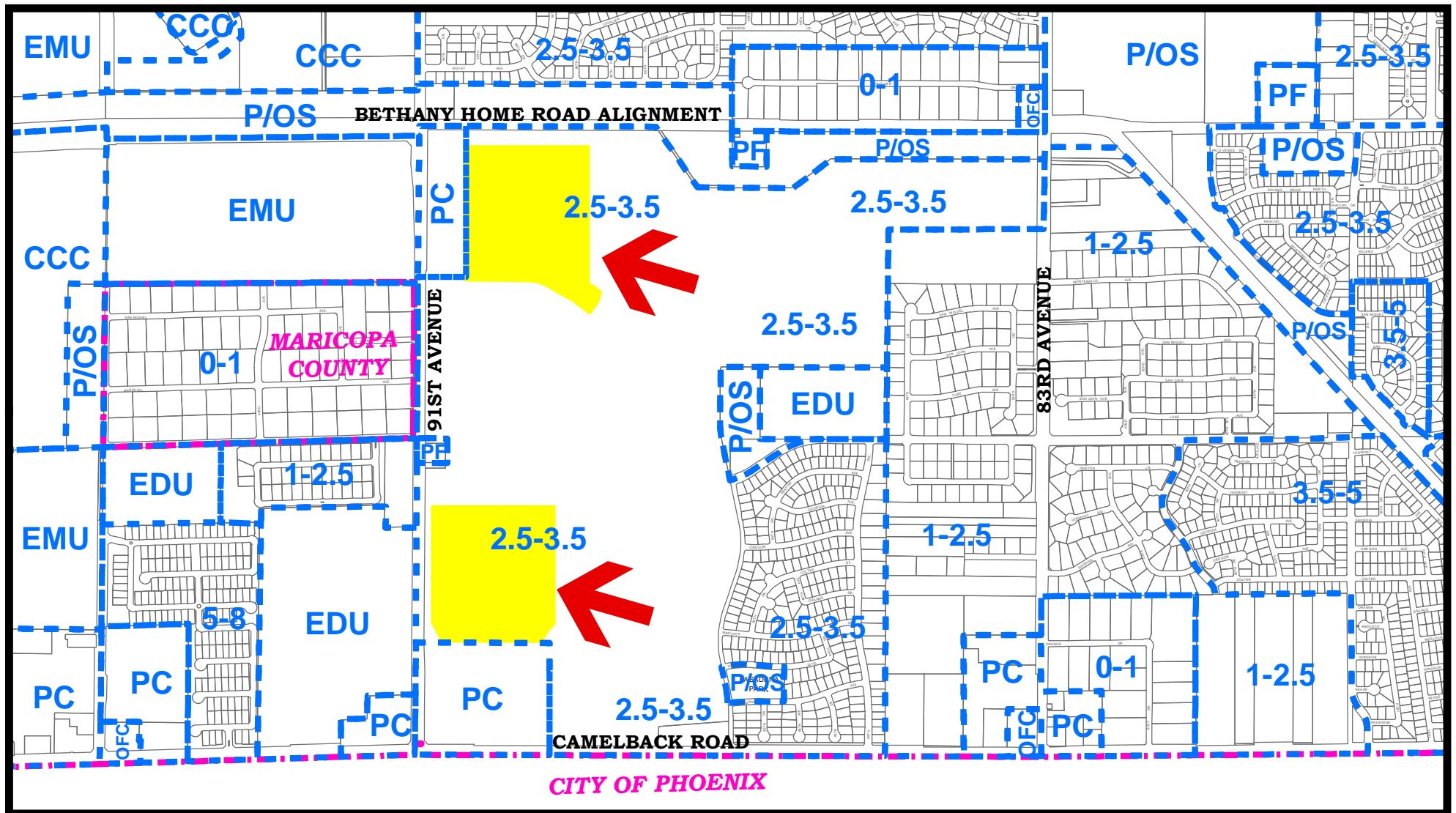
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[illegible]

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[illegible]



CASE NUMBER

GPA17-01

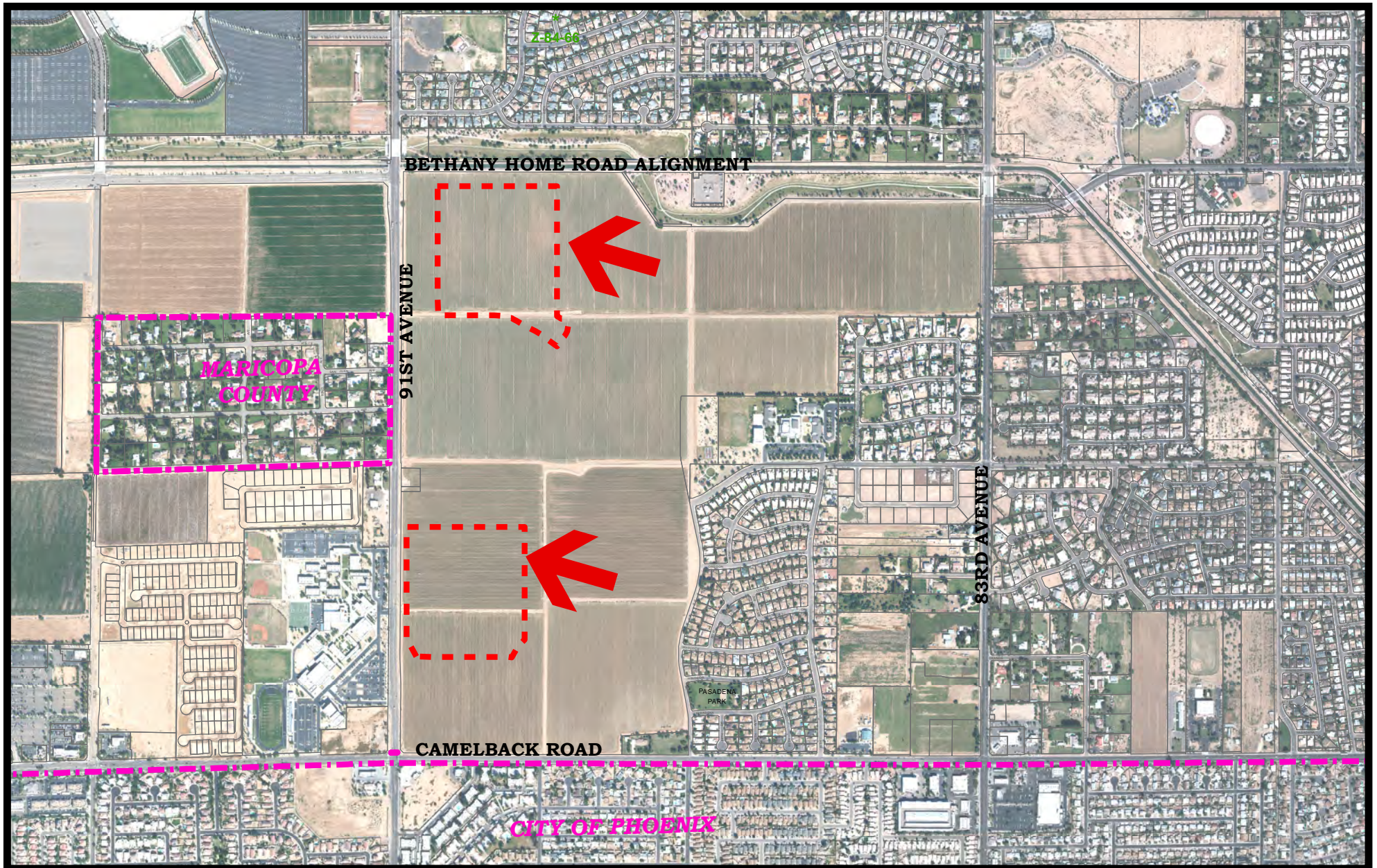


LOCATION

9050 W. CAMELBACK ROAD

REQUEST

AMEND APPROXIMATELY 65 ACRES OF THE GENERAL PLAN FROM MDR (MEDIUM DENSITY RESIDENTIAL, 2.5-3.5 DU/AC) TO MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL, 5-8 DU/AC).



Aerial Date: October 2014



CASE NUMBER

GPA17-01

ZON17-01

