

THE
ARROWHEAD
RANCH

Specific Plan

an amendment
to the Glendale General Plan



**Adopted April 25, 1995
By the Glendale City Council**

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Preface

The Arrowhead Ranch Specific Plan sets forth guidelines for future development within the 4000 plus acres of the master planned community known as Arrowhead Ranch in Glendale, Arizona. This document does not establish zoning nor change existing zoning. In some instances the desired uses for land within Arrowhead Ranch differ from the legal, allowable uses granted by the existing zoning. In all such instances, property owners' vested property rights supersede this plan and may be acted upon at the property owners' discretion.

The issues related to the purpose of the Arrowhead Ranch Specific Plan, the authority of the City of Glendale to prepare and adopt this plan, and the relationship of this plan to existing zoning are more fully discussed in the "Introduction" section of this document. Readers of this document are encouraged to carefully review the entire document and to seek clarification as needed.

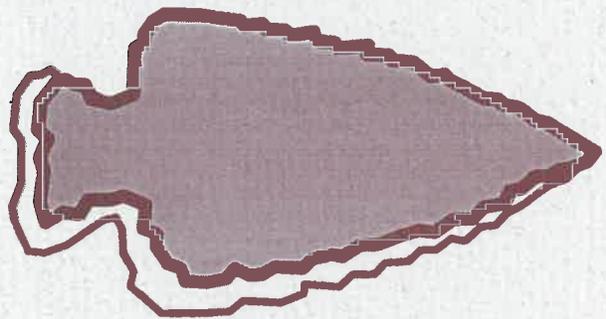
Reference sources include:

For current zoning and plan information:

The City of Glendale
Community Development Group
5850 W. Glendale Avenue
Glendale, AZ 85301
(602) 435-4169

For information on property owners of record:

Maricopa County Assessor's Office
301 West Jefferson Street
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Introduction

INTRODUCTION

Location and Context

Arrowhead Ranch is a master planned community consisting of 4,000+ acres located in the northern portion of Glendale, Arizona. The northeast portion of the Ranch abuts the 1,062 acre Thunderbird Semi-Regional Park. Northwest of Arrowhead Ranch is Hillcrest Ranch, a 331 acre planned community. New River is to the west and Union Hills Drive is the southern boundary. The 55th Avenue Drainage Channel south of Beardsley to Union Hills Drive, and 51st Avenue north of Beardsley Road form the eastern boundary (see Map 1, Regional Vicinity Map).

The Agua Fria Freeway bisects Arrowhead Ranch. This freeway will provide excellent regional and interstate access both to and from the Ranch. Portions of the freeway are currently under construction, to open in 1996.

Historically, Arrowhead Ranch was a working citrus farm. It was annexed to the City of Glendale in 1979. Since annexation, it is approximately 60% developed. Development consists of single family homes, Arrowhead Plaza, a centrally

located neighborhood shopping center, a hospital, two golf courses and a clubhouse, and Honeywell, a modern and attractive campus employment facility.

Additional development includes the new Arrowhead Medical Center, Arrowhead Elementary School, and three City parks; Utopia Park, a small neighborhood park located just south of Arrowhead Country Club; Mohawk park, a four acre neighborhood park east of 59th Avenue north of Beardsley Road; and Foothills Park, a larger facility east and south of Honeywell.

The Paloma Corporation, in developing the original Arrowhead Ranch Master Plan, established a series of section sized neighborhoods. Each neighborhood focused on a major amenity. Completed portions of this plan include The Lakes area in Section 20, The Legend golf course in Sections 18 and 19, Arrowhead Country Club and golf course in Sections 25 and 26, and the Honeywell facility in Section 29. A key feature of the Ranch is a water reclamation system that uses treated effluent to fill developed lakes and water the two golf courses and much of the street landscape areas.

Financial and other problems removed The Paloma Corporation as the master developer of Arrowhead Ranch causing ownership of the Ranch to fragment. Thus, the City of Glendale undertook this planning effort to help the residents of Arrowhead and the financial institutions who became owners of major portions of the Ranch. The City, residents, and the financial institutions seek a successful, cohesive project as further development occurs.

Purpose of the Arrowhead Ranch Specific Plan

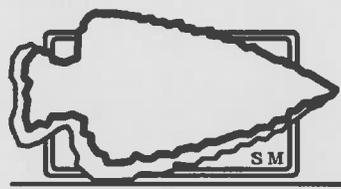
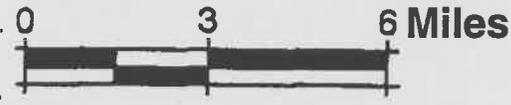
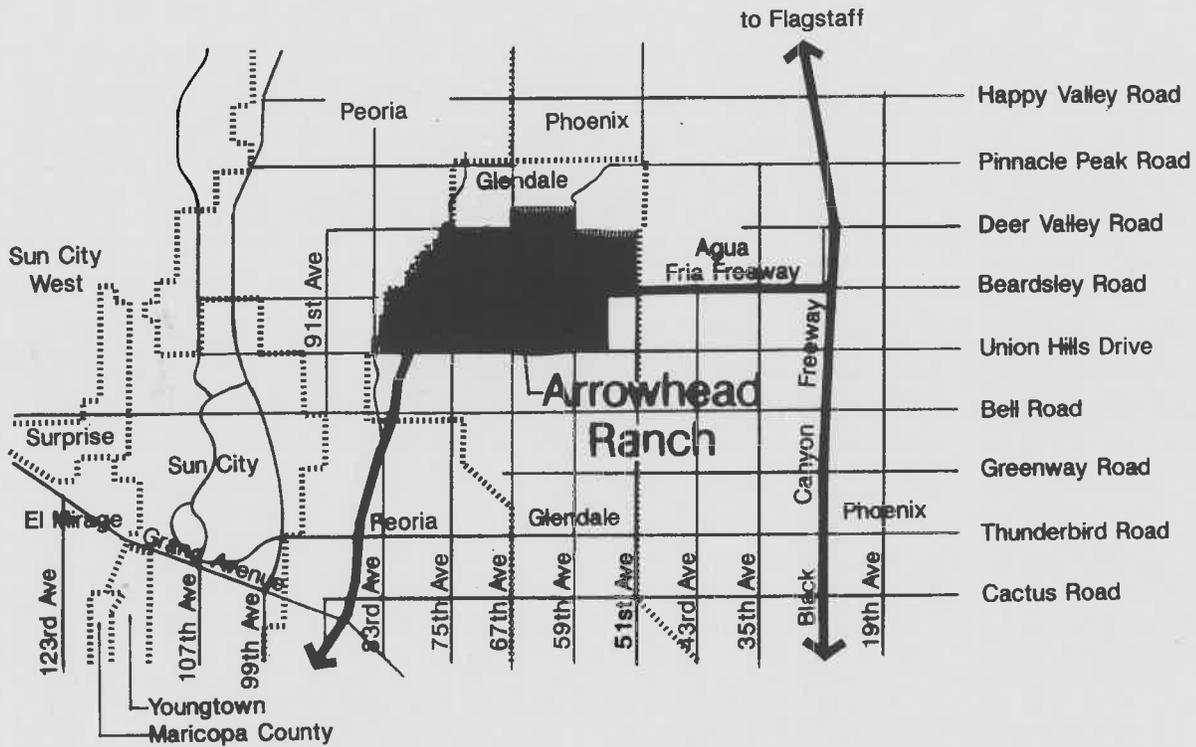
The purpose of this specific plan is to establish development guidelines for Arrowhead Ranch. With the introduction of many other major landowners within Arrowhead Ranch, it is imperative that the City of Glendale take steps to establish unifying development policies and guidelines for the long term benefit of Arrowhead Ranch, its residents, and Glendale.

The Arrowhead Ranch Specific Plan establishes the framework and guidelines for future development within Arrowhead Ranch. As such, it is an amendment to the City's current General Plan. Additionally, this plan is being adopted as a Development

Master Plan to replace the prior adopted Arrowhead Ranch Master Plan. This action has the effect of establishing specific requirements for future development of the Ranch in areas where subdivision of land will take place.

This plan establishes guidelines for land use, general distribution of land uses, and the basic circulation system to serve those uses. The plan also sets forth guidelines for drainage and other infrastructure requirements. It encourages participation in Arrowhead Ranch Amenities, Inc., a nonprofit water cooperative, organized to manage the reclaimed water system. It also encourages participation in various property owners' associations. This participation is necessary for the administration of the water cooperative and for the maintenance of common areas.

The Specific Plan also sets forth supplemental development guidelines and expectations and urban design considerations. It outlines policies for public facilities such as schools, public safety facilities, parks and open space areas. It also establishes certain guidelines relating to developing steep slopes.



THE
ARROWHEAD
RANCH

Regional
 Vicinity Map

Authority

The City of Glendale has authority to prepare and adopt Specific Plans under Arizona Revised Statutes, § 9-461.09. A Specific Plan, as defined by *Arizona Revised Statutes*, is a detailed element of the general plan, in this case, Arrowhead Ranch. The law allows for a Specific Plan to be prepared as may be required for the systematic execution of the adopted general plan. This Specific Plan is an amendment to the adopted *Glendale General Plan* and is also a Development Master Plan, adopted pursuant to § 31-23 of the Glendale Subdivision and Minor Land Division Ordinance. As such, it replaces the previous Arrowhead Ranch Master Plan.

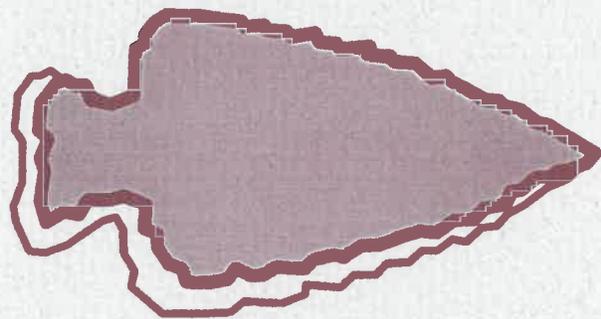
Objectives

This adopted Specific Plan achieves the following objectives:

- Provides that development proposals relate to and are consistent with the policies and development guidelines of the *Glendale General Plan*.
- Coordinates the orderly development of land uses with the City's financial ability to supply or assure essential public support services.
- Promotes a safe, effective circulation system.
- Provides that the quality of new development enhances the existing development at the Ranch.
- Provides general development guidelines and criteria for steep slopes and hillside areas to protect hillsides, assure adequate open space, protect views, and assure that essential services can be provided.
- Continues to ensure an adequate supply of reclaimed water to all non-potable users, while also meeting the Arizona Department of Water Resources's water use requirements.
- Provides for adequate stormwater management for future development in Arrowhead Ranch.
- Provides an appropriate mixture of housing and housing densities, employment opportunities, and other land uses to meet the needs of current and future residents, while creating viable neighborhoods.
- Sustains the desirable development of Arrowhead Ranch and its environs, and provides direction for future private investments.

Relationship to Existing Zoning

Although the land uses shown in this plan are intended to provide more certainty from a policy standpoint as to how the city would like to see the undeveloped areas of Arrowhead Ranch developed, it is also important to note that zoning rights are vested on most of the undeveloped parcels as a result of actions taken by the City Council and landowners in the early 1980's. This vested zoning provides the owners of the undeveloped parcels with development rights that are not changed or reduced by the adoption of this specific plan. Only by requests of the landowners to amend the zoning on their property can vested zoning be changed to conform to the land uses and residential densities shown in this specific plan. Parcels that have zoning inconsistent with the land use designation in this specific plan are noted with asterisks on maps 5 through 9 of this plan.



**Land Use
Element**

LAND USE ELEMENT

Existing Land Uses

Most of the existing development at Arrowhead Ranch is medium density single-family residential. There are three distinct areas of development. Sections 25 and 26, (The Arrowhead Neighborhood) consist of existing single-family development generally located along the golf course at Arrowhead County Club. This development is on either side of 75th Avenue between Beardsley Road and Union Hills Drive, extending east to 67th Avenue. In addition, there is residential development in both section 20 (The Lakes Neighborhood) and in sections 18 and 19 (The Legend Neighborhood), north of Beardsley Road (the future Agua Fria Freeway alignment), on either side of 59th Avenue (see Map 2, Existing Land Use).

Non-residential development occurs in Section 25 (The Arrowhead Neighborhood) and includes Arrowhead Elementary School on the northeast corner of Union Hills Drive and 75th Avenue, Arrowhead Country Club south of Beardsley, between 67th and 75th Avenues, and Utopia Park, north of Utopia, between 67th and 75th Avenue. Non-residential land uses in Sections 29 and 30 (The Parks Neighborhood) include Arrowhead Community Medical Center near the northeast corner of Union Hills Drive and 67th Avenue, Arrowhead Plaza, a neighborhood shopping center near the southeast corner of Beardsley Road and 67th Avenue, and a U.S. Post Office located on the southeast corner of Beardsley Road and 59th Avenue. In addition, Honeywell, a major employer, is near the northeast corner of Union Hills Drive and 59th Avenue. Foothills Park borders it on the east.

In section 19 (The Legend Neighborhood), the Legend golf course pro-shop is the only non-residential use north of Beardsley in Arrowhead Ranch.

The Arrowhead Specific Plan proposes to complement existing development by providing a greater mixture of land uses, and by creating an enjoyable place to live, work, shop, and play. The plan does this by supplementing existing residential uses with a greater land use diversity in the form of larger lots and lower densities in much of the remaining undeveloped area, with some strategically located multiple-family residential development.

In addition, the plan creates opportunities for large and small campus-style employers in a high amenity park-like setting with substantial open area and recreation facilities. It provides for additional neighborhood shopping and for complementary facilities to make The Legend golf course a more complete recreation facility and visitor amenity.

Unique to Arrowhead Ranch is Arrowhead Ranch Amenities, Inc. This is a non-profit corporation formed to provide reclaimed water to area residents' recreation and open space features, which includes lakes, streetscapes, golf courses, and future parks and school grounds.

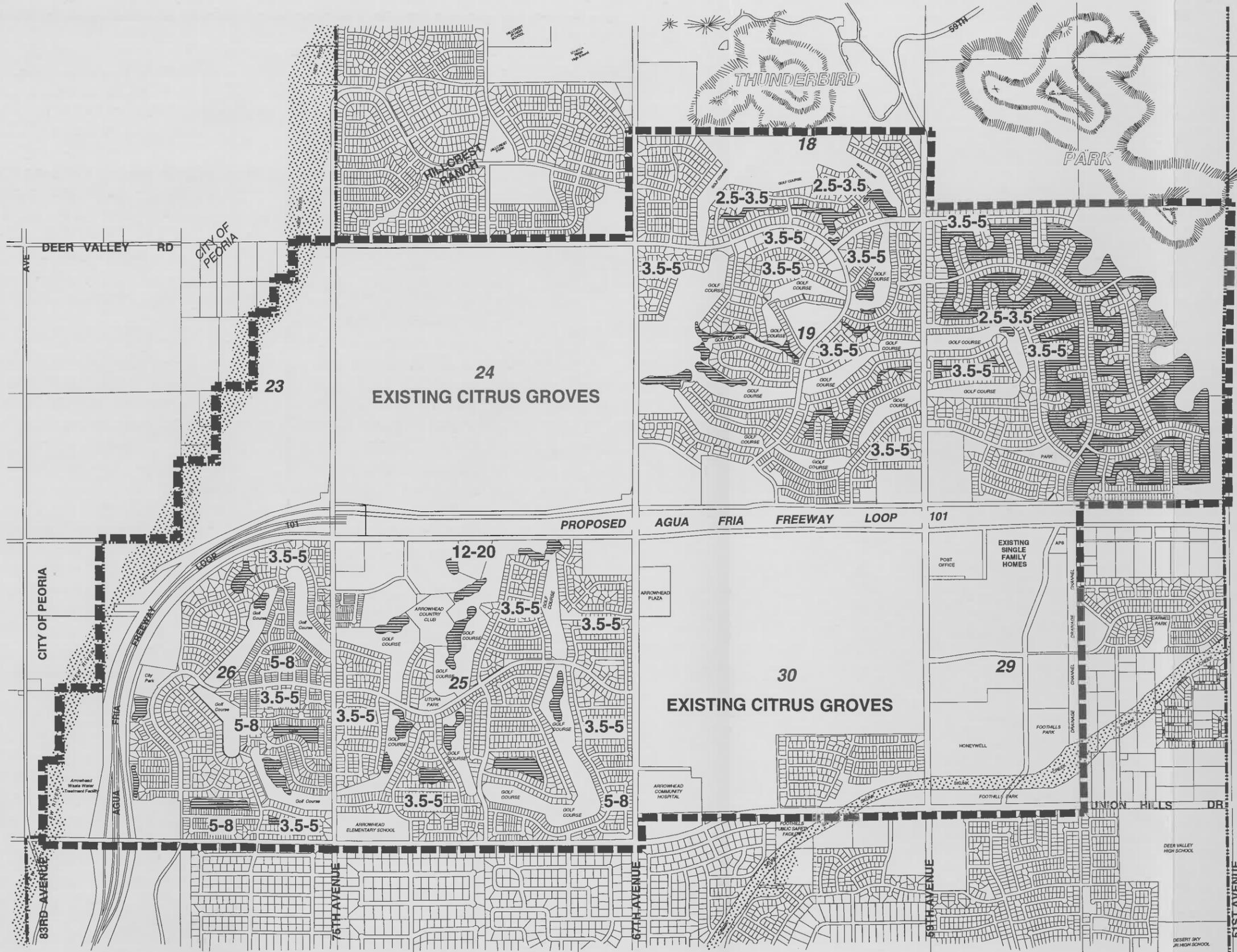
Land Use Classifications and Intensity

The first component of the specific plan is a description of land use classifications. These land use classifications identify development type, density, and intensity. Special development guidelines for the land uses may also be found in the text relating to a specific area of a section. For example, a specific area may also have a requirement for a primary or secondary entry feature or additional landscape areas. The plan, therefore, must be considered in whole.

The following land use categories (see Map 4 for location of designations) are used in the Arrowhead Ranch Specific Plan:

Residential Land Uses

Residential uses (both single and multi-family) are described by the number of dwelling units per gross acre. Density is an important measurement that determines residential lifestyle. It also provides a benchmark so the city can assess the amount of public services it needs to provide to an area. The city assumes that variations in density and private market conditions will determine the types of housing products.



LEGEND

- 1 - 12 DU/AC Single Family Residential
Dwelling Units per Gross Acre
- 12 - 20 DU/AC Multi-Family Residential
Dwelling Units per Gross Acre

- Lakes
- City Limits
- Arrowhead Boundary

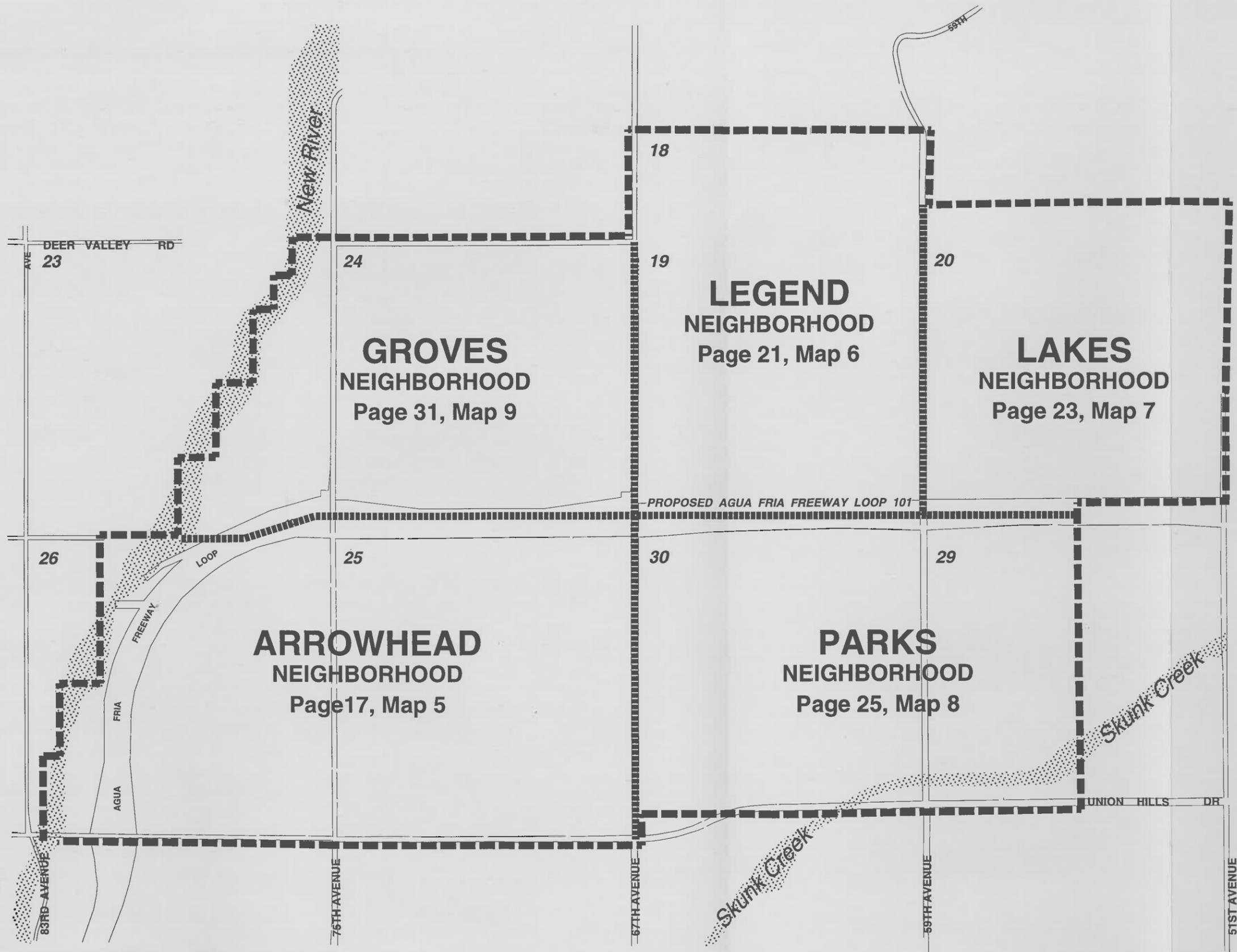


Existing Land Uses

Map 2

Uses that are customary to residential areas, such as churches, child care facilities, fraternal organizations, foster care homes, and schools which fulfill the general education requirements mandated by Arizona law are not specifically mentioned within the residential land use category, but are uses conditionally permitted in residential areas.

- **1-2.5 dwelling units per acre** - This residential classification provides for low density residential development both for those residents who want the feeling of open space, and for developmentally sensitive lands where steep slopes will make providing services, especially emergency services, difficult.
- **2.5-3.5 dwelling units per acre** - This residential classification allows larger lot sizes for residents who want more open space, but also an urban lifestyle. This development pattern is sensitive to the needs of families who have children, and others who need increased yard space.
- **3.5-5 dwelling units per acre** - This is a single family subdivision development with average lot sizes. An average minimum lot size of 8,000 square feet is recommended. Lot and house sizes allow some distance between streets and between houses. Developments will have planned open spaces to provide visual relief and recreational opportunities for residents.
- **5-8 dwelling units per acre** - A typical development in this range includes a variety of residential products, including single family detached units or attached patio homes. Common open spaces and recreational amenities are provided.
- **8-12 dwelling units per acre** - A typical development in this range includes a variety of residential products such as attached single-family patio homes or townhomes. Common open spaces and recreational amenities are provided to serve residents in the development.
- **12-20 dwelling units per acre** - This range allows a variety of multiple residential projects ranging from townhomes and condominiums to apartments. Typically, projects include common open spaces, recreational areas, and other on-site facilities to accommodate the daily needs of residents.



LEGEND

- ■ ■ Arrowhead Boundary
- ||||| Neighborhood Boundaries



Neighborhoods
Map

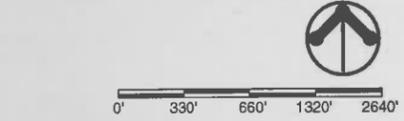
Map 3

Commercial Land Uses

- **Limited Office (LO)** A building, or cluster of buildings, built at a residential scale that provides professional office space. The building(s) accommodates service businesses that generate little traffic and are quiet. The typical project has its own driveway entrances, parking area, identification signs, and landscaping. Projects that involve more than one building share a common architectural theme, landscape theme, identification sign, parking, and driveway entrance. Uses which provide services or support for office/business park uses may also be permitted in these areas; supportive uses could include activities such as the provision of services and supplies or eating establishments. These supportive uses are ancillary and must be developed in conjunction with and at the same neighborhood scale as the professional offices themselves.
- **General Office (GO)** A freestanding, multiple-story office project which includes a building or a cluster of buildings that provides professional office space and office support services. The businesses are quiet but large, requiring several hundred square feet. The project has its own entrances, parking areas, identification signs, and landscaping. A multi-building project shares architectural and landscape theme. There is also common open space and a strong pedestrian orientation between buildings.
- **Shopping Center (SC)** This classification is a commercial retail development; planned, constructed, and operated as a single entity. The center will accommodate several larger retail businesses within one or more functionally related buildings that share a common architectural theme. The center provides a place for the public to accomplish several shopping trips at one location. It promotes a strong pedestrian orientation between businesses. The uses within the property designated as Shopping Center may be constructed in phases as long as the architectural design, circulation system, signage and landscape themes are consistent. A typical shopping center will include an anchor tenant with several smaller associated retail businesses.

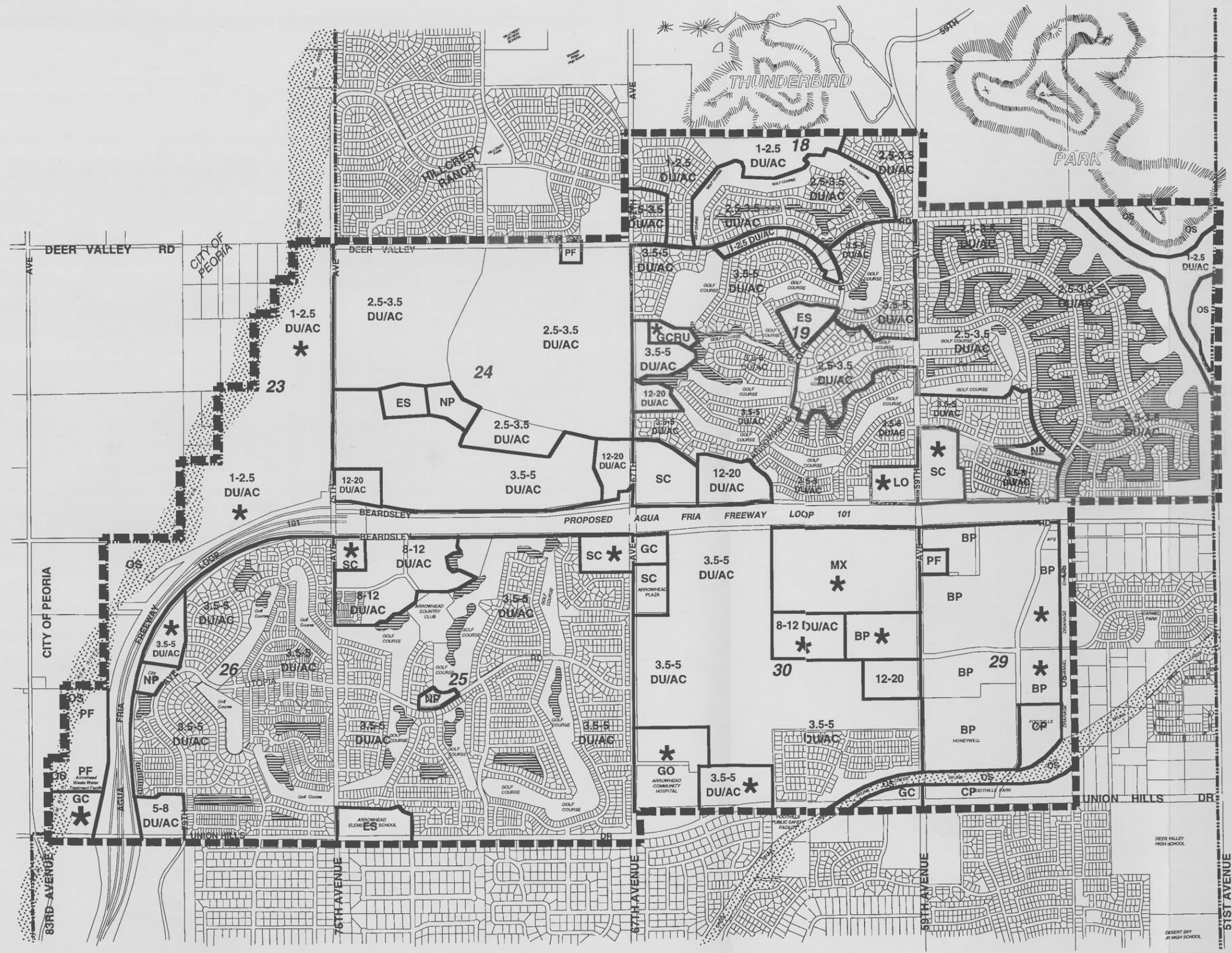
LEGEND

- 1-8 Single Family Residential
DWELLING UNITS PER GROSS ACRE
- 8-20 Multi-Family Residential
DWELLING UNITS PER GROSS ACRE
- OS Open Space
- BP Business Park
- GO General Office
- LO Limited Office
- SC Shopping Center
- GC General Commercial
- ES Elementary School
- NP Neighborhood Park
- CP Community Park
- GCRU Golf Course Related Uses
- PF Public Facility
- EHD Existing Housing Development
- MX Mixed Use
-  Lakes
-  City Limits
-  Arrowhead Boundary
-  Properties where plan is inconsistent with current zoning



Proposed
Land Use Plan

Map 4



- **General Commercial (GC)** Either an integrated or freestanding commercial use on its own parcel. This use is oriented to the arterial street system, and has its own driveways, entries, signage, parking areas, and landscaping. The project allows the public to drive to the site to accomplish a specific shopping trip. The typical general commercial use either provides services for local neighborhoods or is a high-way oriented business that provides services to people traveling along a major transportation route.
- **Mixed Use (MX)** This is a special land use designation, as identified in the Glendale General Plan given to the north-east area of Section 30. It provides for flexible design development of projects, including a variety of retail, office, and multi-family residential uses. The Mixed Use designation intends to provide a way for developers to respond to changes in the market and economic conditions over time. Uses could include commercial uses such as community serving retail, services, restaurants, small suite hotels and professional offices. These commercial uses provide services for local neighborhoods as well as providing

services to people traveling the Agua Fria freeway. Public uses, such as a branch library, park and ride lot, a community center, or museum could also be located within this area. The land use pattern within the Mixed Use area will be determined by the owners of this area through the submittal of a Development Master Plan which first must be approved by the City of Glendale.

Industrial Land Uses

- **Business Park (BP)** A large building, or cluster of buildings, developed as an entity on a single parcel or within a planned park. Business uses include employee intensive manufacturing operations within completely enclosed buildings, office buildings, trade schools, and supporting retail activities. Limited screened outside storage is permitted. Buildings are visually pleasing with extensive landscaping around buildings and parking areas, activities within the buildings are generally quiet. Projects with multiple buildings provide a strong pedestrian orientation between them. A typical project has vehicular access to a major street with on-site parking, an internal circulation system, and a project identification sign.

Other Land Uses

- **Elementary School (ES)** Two new elementary school sites are anticipated for Arrowhead Ranch. The final location of each will be determined by the Deer Valley Unified School District.
- **Middle School (MS)** One new middle school site is planned for Arrowhead Ranch. The final location will be determined by the Deer Valley Unified School District.
- **Neighborhood Park (NP)** Improved open space that provides passive and some active recreation opportunities to surrounding residents. Improvements may include picnic areas, tot lots, sand volleyball, basketball courts, and major landscape features.
- **Community Park (CP)** Foothills Community Park is the only park within Arrowhead Ranch within this designation. The park includes active and passive recreation areas for use by area residents.
- **Open Space (OS)** Has major natural features that include a trail system for pedestrian, equestrian, and bicycle circulation.
- **Existing Housing Development (EHD)** Those areas of Arrowhead Ranch currently developed with homes.
- **Golf Course Related Uses (GCRU)** A special land use as identified in the Glendale General Plan. This area is within the Legend Neighborhood (section 19) of Arrowhead Ranch to encourage development of a clubhouse for The Legend golf course, and other related accessory uses.
- **Public Facility (PF)** A publicly owned facility, includes fire stations, the Arrowhead Wastewater Treatment Facility, transfer stations, post offices, and other municipal and governmental uses.

Arrowhead Ranch Neighborhoods

For the purpose of this Specific Plan, Arrowhead Ranch is divided into five "neighborhoods." These include the following:

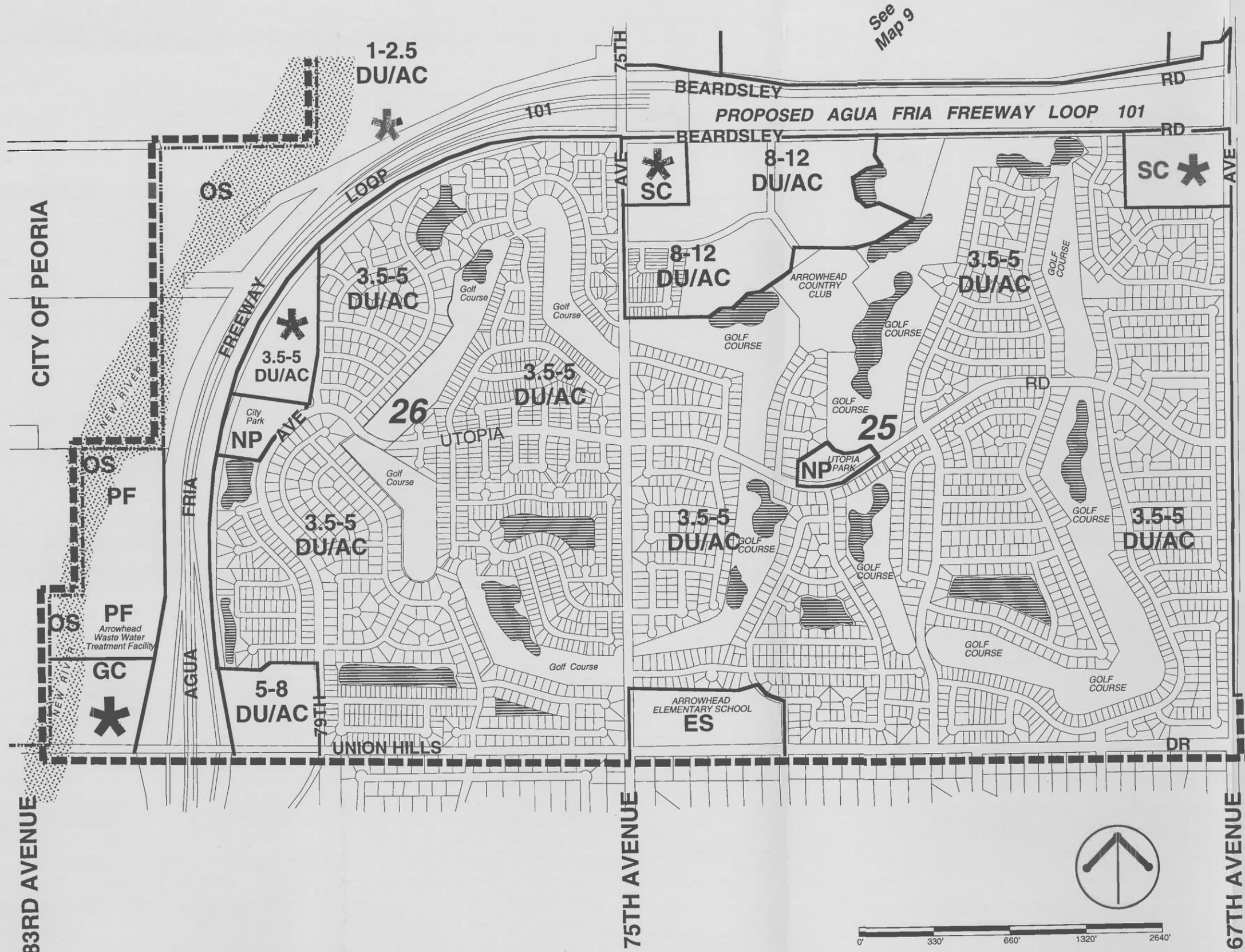
- Arrowhead Neighborhood (sections 25 & 26)
- The Legend Neighborhood (sections 18 & 19)
- The Lakes Neighborhood (section 20)
- The Parks (sections 29 & 30)
- The Groves (section 23 & 24)

See Map 3 for general neighborhood boundaries.

Arrowhead Neighborhood (Sections 25 and 26)

The Arrowhead Neighborhood (see Map 5), is the area generally between New River on the west, Beardsley Road (future freeway alignment) on the north, 67th Avenue on the east, and Union Hills Drive on the south. It is now generally developed with single family homes with key amenities, including the Arrowhead Country Club and golf course. The neighborhood has a small, three acre City park, located in the center of Section 25, abutting Utopia Road.

The area west of the Agua Fria Freeway, on the north side of the Wastewater Treatment Facility, is planned as a refuse transfer station to serve the northern area of the City and to serve as a staging area for Field Operations. This site does not appear suitable for much more than a parking activity. It is in the floodplain and has very poor access that only an expensive bridge structure could resolve. If not acquired by the City for municipal uses, then the property should have very limited special industrial uses, provided they are compatible with the Wastewater Treatment Facility. Self storage, boat or R.V. storage and similar activities



See Map 9

LEGEND

- 1-8 Single Family Residential
DWELLING UNITS PER GROSS ACRE
- 8-20 Multi-Family Residential
DWELLING UNITS PER GROSS ACRE
- OS Open Space
- BP Business Park
- GO General Office
- LO Limited Office
- SC Shopping Center
- GC General Commercial
- ES Elementary School
- NP Neighborhood Park
- CP Community Park
- GCRU Golf Course Related Uses
- PF Public Facility
- EHD Existing Housing Development
- MX Mixed Use
- Lakes
- City Limits
- Arrowhead Boundary
- Properties where plan is inconsistent with current zoning

See Map 8



Arrowhead
Neighborhood

Sections 25, 26
Map 5



CITY OF PEORIA

83RD AVENUE

75TH AVENUE

67TH AVENUE

AGUA FRIA FREEWAY

PROPOSED AGUA FRIA FREEWAY LOOP 101

BEARDSLEY RD

BEARDSLEY RD

75TH AVE

75TH AVE

8-12 DU/AC

8-12 DU/AC

3.5-5 DU/AC

3.5-5 DU/AC

26

UTOPIA

3.5-5 DU/AC

25

UTOPIA PARK

NP

3.5-5 DU/AC

3.5-5 DU/AC

3.5-5 DU/AC

ES

ARROWHEAD ELEMENTARY SCHOOL

5-8 DU/AC

5-8 DU/AC

1-2.5 DU/AC

1-2.5 DU/AC

3.5-5 DU/AC

could be considered. The area to the south of the Wastewater Treatment Facility is designated general commercial as it fronts on Union Hills Drive and is large enough to accommodate these uses. Clear access to the Wastewater Treatment Facility needs to be maintained, and barriers erected to prevent non-vehicular access.

Further north is an area located between New River and the Agua Fria Freeway, and south of the Beardsley Road alignment. This property is isolated by two drainage outlet structures, the freeway, and New River. It is planned to be part of the lineal park and regional trail system along New River because of its poor access, location, and parcel configuration. But, if the owner of this property provides adequate all-weather access, and can prove the property is not subject to flooding or erosion hazard to the satisfaction of the City and the Federal Emergency Management Agency, the property could be used for residential uses at a density of 1-2.5 dwelling units per acre.

East of the future freeway is property located on the northeast corner of the Agua Fria Freeway and Union Hills Drive designated as single family residential at a 3.5-5 dwelling units per acre density, with the corner 10+ acres designated for 5-8 dwelling units per acre. Additionally, a 4-5 acre City maintained neighborhood park is being constructed to serve the residents of the area. The northeast corner of Union Hills Drive and the freeway is

also a major entry location as later discussed in the Urban Design Element of this plan.

South and east of the corner of Beardsley Road (Agua Fria Freeway) and 75th Avenue are the major entries to Arrowhead Country Club. This area consists of two properties that are among the most critical in the Arrowhead Neighborhood. These properties border the Arrowhead Country Club entrance drive and should be considered a part of that feature. This plan identifies the corner parcel as a shopping center, and the remainder a carefully planned townhome or patio home project with a residential density of 8-12 dwelling units per acre.

This development should have large setbacks from the entry road to the County Club. The entry streets into the Country Club are to include twenty foot street setbacks, densely landscaped, using the same plant palette as the Country Club. The existing drive off 75th Avenue to Arrowhead Country Club is temporary and must be reconstructed to City standards when development occurs.

A twelve acre portion of the southwest corner of 67th Avenue and the Agua Fria Freeway is designated as a shopping center. The surrounding land is designated as single family homes at a density of 3.5-5 units per acre.

The remainder of Section 25 is developed or consists of smaller in-fill lot areas currently being developed, typically at a density of 3.5-5 dwelling units per acre.

The Legend Neighborhood

(Sections 18 and 19)

The Legend Neighborhood (see Map 6) is the area generally surrounding The Legend golf course. Sixty-seventh Avenue is to the west, Thunderbird Regional Park is to the north, 59th Avenue is on the east, and Beardsley Road (future freeway) is the boundary to the south. It is currently being developed for residential uses.

The northern-most area of Section 18 has steep slopes and comes to a small, narrow point at the east end of the property that makes it difficult to reach 59th Avenue. This plan identifies residential uses at a density of 1-2.5 dwelling units per acre at the western edge, with larger lots moving towards the eastern side at the steeper areas. Special consideration needs to be given when planning this area. While little of the area exceeds 15% average cross slopes, development of these slopes will be highly visible and will directly impact other develop-

ment in this area and further to the south. Grading should be minimized with only house pads and driveways graded, and all exposed slopes revegetated to control erosion and visually mitigate their impact. Retaining walls should be a maximum of six feet in height and designed to blend into the surrounding area. Retaining walls combined with patio walls should not exceed eight feet in height. The properties that are immediately east and south of the properties described above, north of Deer Valley Road, are designated for housing densities of 2.5-3.5 dwelling units per acre.

The areas generally south of the Hillcrest Boulevard alignment, and the northern fairways of the Legend golf course are designated as 2.5-3.5 dwelling units per acre, and are developed or are in the process of development. Just south of Deer Valley Road, and just east of the intersection of Arrowhead Loop Road is a small triangular parcel which is appropriate for 3.5-5 units per acre. Most of the remaining area south of Deer Valley Road is also designated as 3.5-5 units per acre, with an area of existing large lots fronting Deer Valley Road designated as 1-2.5 units per acre. An elementary school site is designated in the center of the section.

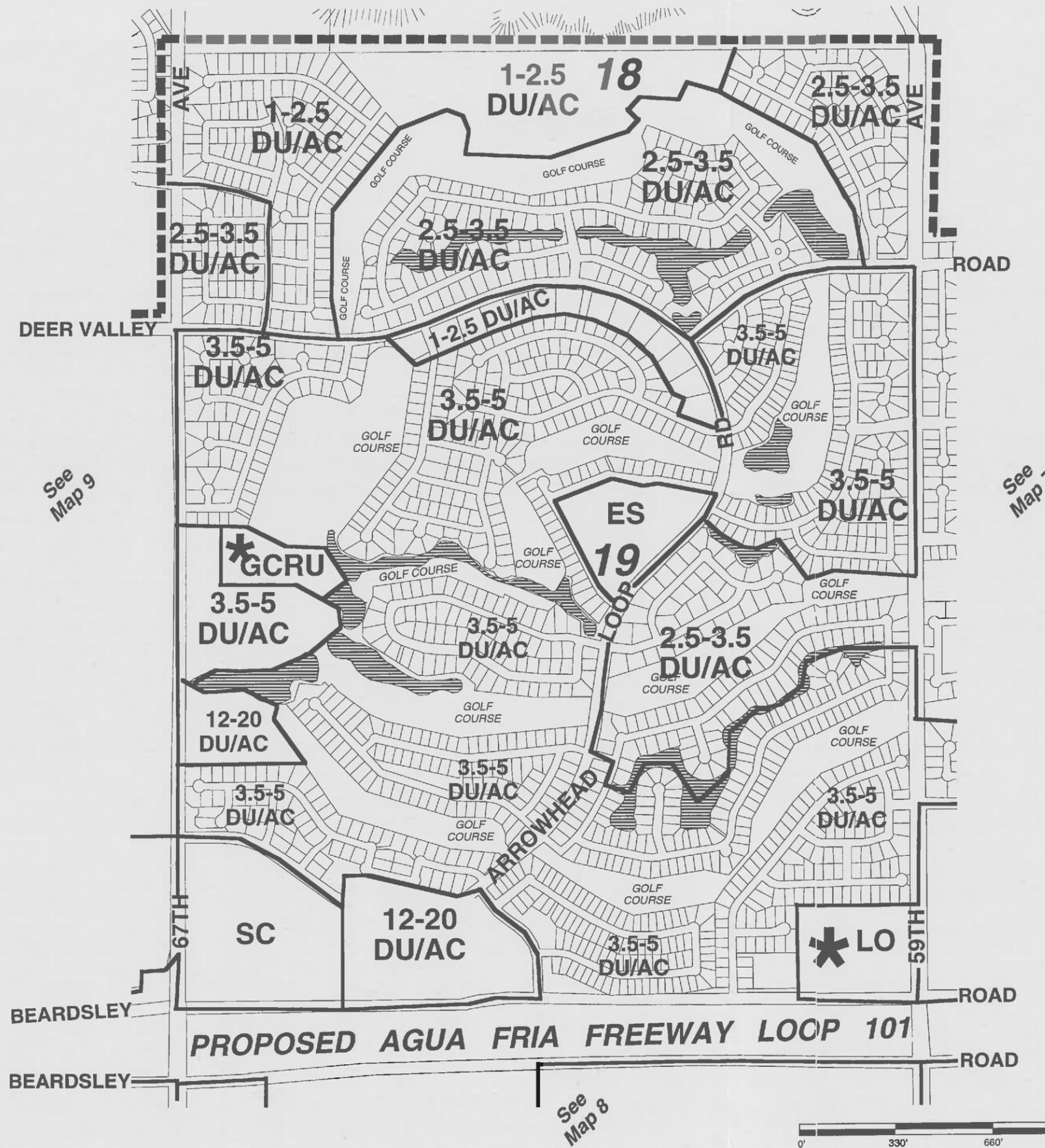
At the west edge of the Legend Neighborhood, between Beardsley and Deer Valley Roads and fronting 67th Avenue, is the temporary clubhouse facility for the Legend Golf Course. This area (approximately 5 acres) is planned for Golf Course Related Uses. This plan is seeking a permanent club house and support uses including a restaurant, gift shops, and other similar uses. The remaining property surrounding the clubhouse and property to the south across the golf course lake is designated for single family, 3.5-5 dwelling units per acre.

South of Arrowhead Loop Road, on the northeast corner of the Agua Fria Freeway and 67th Avenue, is property identified as a neighborhood shopping center, due to its location on the freeway and easy access throughout the area. Multi-family residential at a density of 12-20 units per acre is proposed east of the shopping center site. Continuing easterly, the plan recommends a residential area at a density of 3.5-5 units per acre for the area between 63rd Avenue and the Discovery neighborhood, and south of the second fairway of the Legend golf course.

The northwest corner of the Agua Fria Freeway and 59th Avenue is designated as Limited Office, as the site has good access and is in keeping with the residential scale of the neigh-

borhoods to the north and west. The corner of this parcel is also the site of a major entry as discussed in the Urban Design Element of this plan.

No neighborhood park is planned for the Legend Neighborhood. Instead, individual subdivisions shall include tot lots for small children. The City will work with the Deer Valley Unified School District to provide basketball courts, soccer fields, and other facilities for older children at the planned elementary school.



LEGEND

- 1-8 Single Family Residential
DWELLING UNITS PER GROSS ACRE
- 8-20 Multi-Family Residential
DWELLING UNITS PER GROSS ACRE
- OS Open Space
- BP Business Park
- GO General Office
- LO Limited Office
- SC Shopping Center
- GC General Commercial
- ES Elementary School
- NP Neighborhood Park
- CP Community Park
- GCRU Golf Course Related Uses
- PF Public Facility
- EHD Existing Housing Development
- MX Mixed Use
- Lakes
- City Limits
- Arrowhead Boundary
- * Properties where plan is inconsistent with current zoning



The Legend
Neighborhood

Sections 18, 19
Map 6



The Lakes Neighborhood (Section 20)

The Lakes Neighborhood is at the northeast corner of Arrowhead Ranch (see Map 7). It is bordered by 59th Avenue to the west, Thunderbird Park to the north and east, and Beardsley Road (future freeway) to the south.

The northeast corner of the Agua Fria Freeway and 59th Avenue is identified to provide a 20 acre shopping area to serve the immediate neighborhood. Mohawk Lane serves as a collector street with landscaped rights-of-way. The neighborhood center should provide a major entry feature on the corner of the Agua Fria Freeway and 59th Avenue as discussed in the Urban Design Element of this plan.

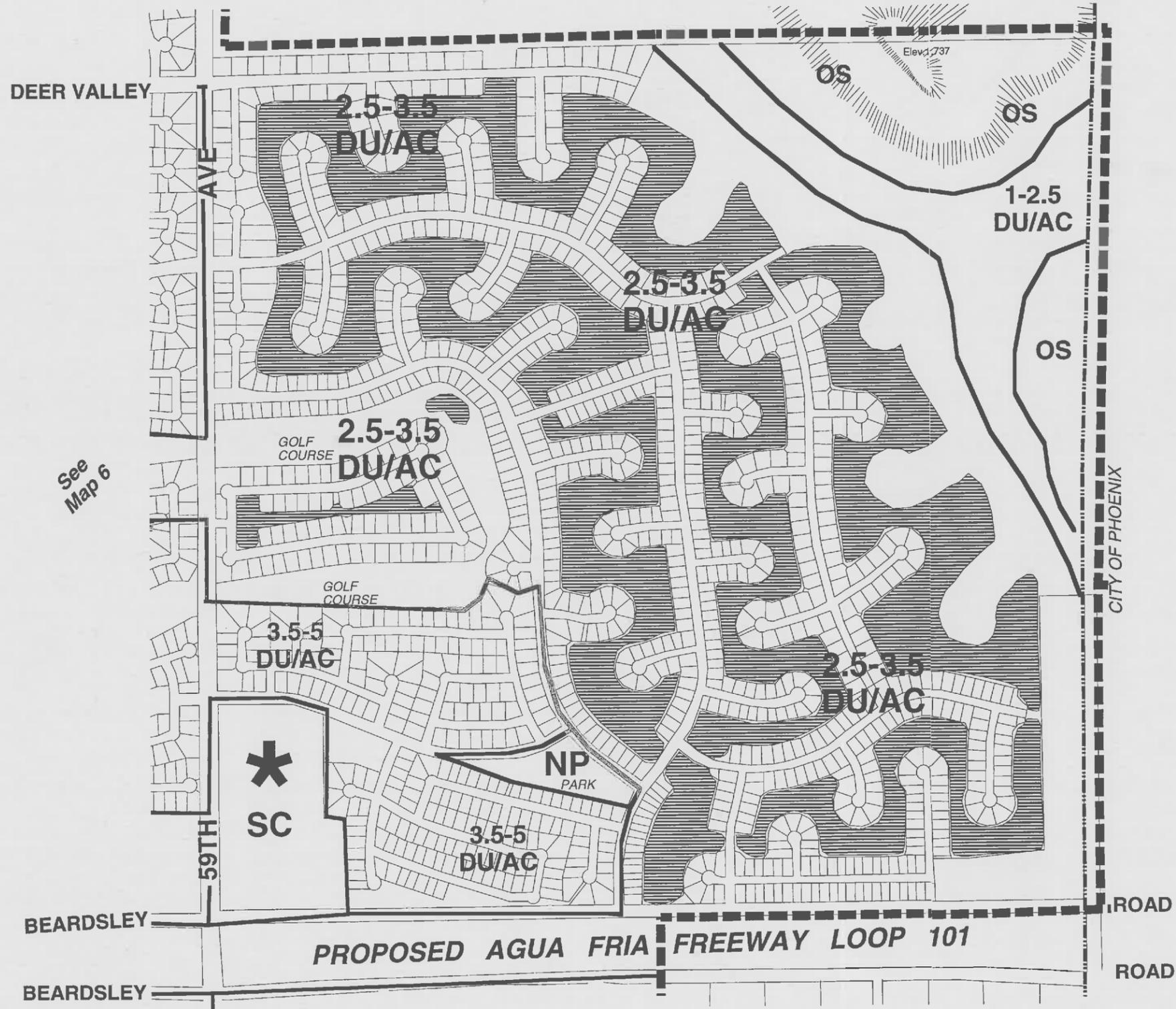
The rest of the northeast corner of the future Agua Fria Freeway and 59th Avenue, east of the planned shopping center, is designated as residential with 2.5-3.5 dwelling units per acre north of Mohawk Lane and 3.5-5 dwelling units per acres south of Mohawk Lane. This density is consistent with current development in the area. In addition, a neighborhood park has been recently constructed in this area. This park is a key amenity for this area, since this location has no frontage on or direct access to any of the lakes.

The central portion of The Lakes area extending north to Thunderbird Park is designated residential and will be developed with a variety of lot sizes, with smaller lots in the south-

ern area and lot sizes gradually increasing closer to Thunderbird Regional Park. A density range of 2.5 to 3.5 dwelling units per acre is identified. This area does have frontage and access to the lake network in Section 20, except the isolated lake that is maintained by the Del Lago Homeowner's Association.

The rest of the area around the lakes is largely within the Arrowhead Lakes Neighborhood Association. This association is responsible for the maintenance of four interconnected lakes, a private amenity benefiting lot owners. The lakes are not open to the public, nor to other neighborhoods within this Section.

Emergency and neighborhood residential access to the lakes is provided at several locations throughout the area. The ramps are private, available only to members of the Arrowhead Lakes Homeowner's Association, and for emergency purposes.



See Map 6

See Map 8

LEGEND

1-8	Single Family Residential DWELLING UNITS PER GROSS ACRE
8-20	Multi-Family Residential DWELLING UNITS PER GROSS ACRE
OS	Open Space
BP	Business Park
GO	General Office
LO	Limited Office
SC	Shopping Center
GC	General Commercial
ES	Elementary School
NP	Neighborhood Park
CP	Community Park
GCRU	Golf Course Related Uses
PF	Public Facility
EHD	Existing Housing Development
MX	Mixed Use
	Lakes
	City Limits
	Arrowhead Boundary
	Properties where plan is inconsistent with current zoning



The Lakes
Neighborhood

Section 20
Map 7



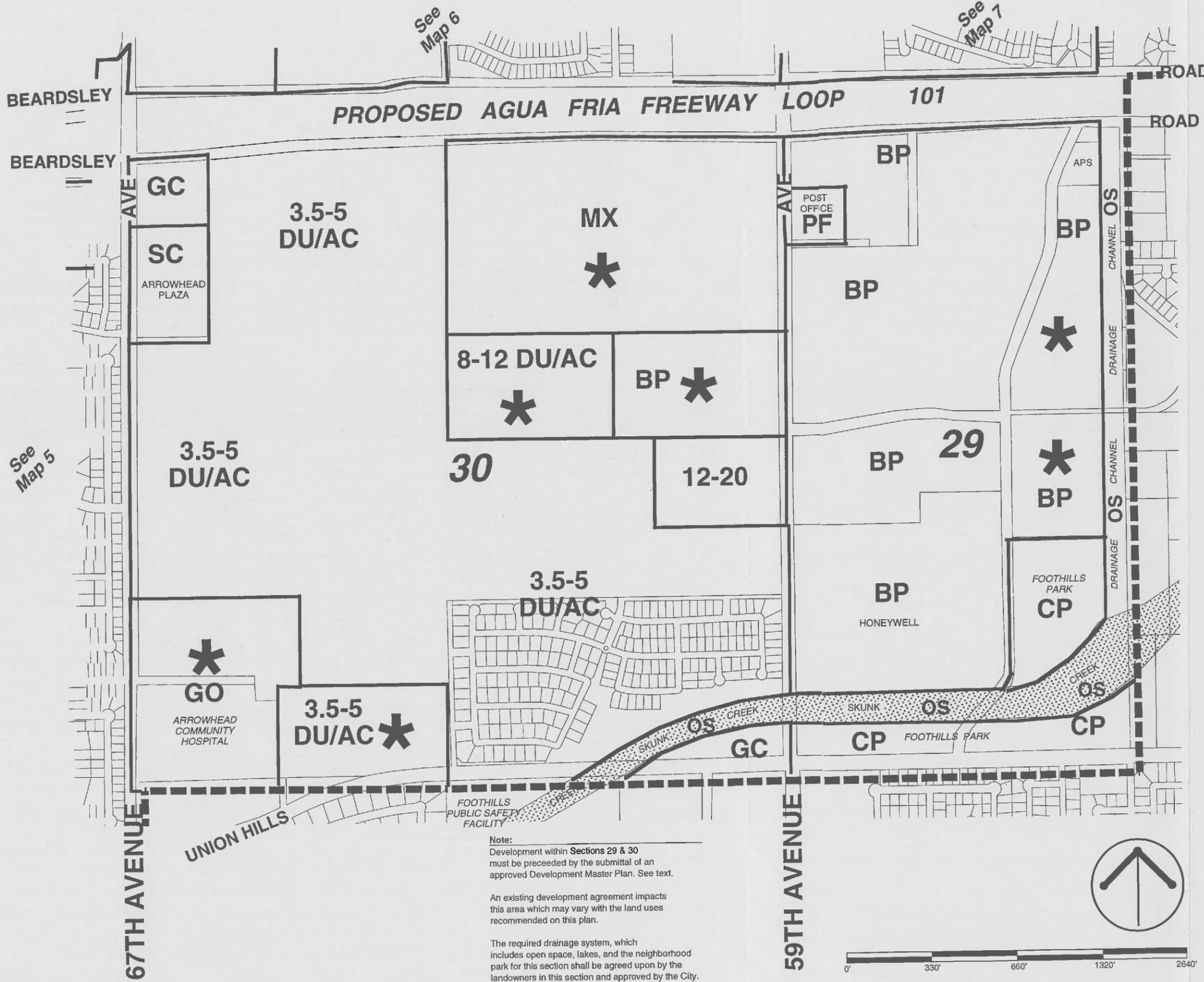
The east side of The Lakes, along the base of the Hedgepeth Hills, is designated for residential use at a density of 2.5-3.5. The adjacent area, extending northeasterly into the Hedgepeth Hills adjacent to Thunderbird Park, has very steep slopes and development is subject to the Hillside Development Standards that are part of this Specific Plan. Gross densities in this area are to remain low (1-2.5 dwelling units per acre). Those portions of the parcel with the most severe slopes are designated as Open Space and are anticipated to be future additions to Thunderbird Park.

The Parks Neighborhood
(Section 29 and 30)

The Parks Neighborhood consists of the west half of Section 29 and all of Section 30 (see map 8). It is bounded by 67th Avenue on the west, Beardsley Road (future freeway) on the north, the 55th Avenue Drainage Channel to the east and Union Hills Drive to the south. Due to its location, size, and large tracts of undeveloped land, this area has significant development opportunities and the potential to play a major role in shaping the character of Arrowhead Ranch and the northern part of the city.

The west half of Section 29 is partially developed, containing scattered single family homes and a Post Office to the north; Foothills City Park, and the Honeywell facility to the south. Section 30 is generally undeveloped, except for the Arrowhead Community Medical Center and Arrowhead Plaza and a drug store along 67th Avenue. In addition, a new single-family subdivision is under construction at Union Hills and 59th Avenue.

The Parks Neighborhood of Arrowhead Ranch is identified as a major employment center by the Glendale General Plan. As such, the plan for this neighborhood provides for significant employment opportunities for city residents within designated Business Park, Office, Mixed Use, and Commercial areas. It has excellent transportation accessibility, via the future Agua Fria Freeway, to all areas of metropolitan Phoenix, making it competitive with similar employment areas in the rest of the northwest valley. Unlike most other metropolitan business parks or employment centers, this area of Arrowhead Ranch can provide housing, shopping, recreation, a scenic setting, and other high level amenities attractive to major employers to whom employee satisfaction is important. A major employment center in this area also creates options for residents in Arrowhead Ranch to locate their jobs (or their companies) close to home. This area of Glendale is expected to be attractive to the northwest market for office space and new or expanding research and development or light manufacturing firms.



LEGEND

1-8	Single Family Residential <small>DWELLING UNITS PER GROSS ACRE</small>
8-20	Multi-Family Residential <small>DWELLING UNITS PER GROSS ACRE</small>
OS	Open Space
BP	Business Park
GO	General Office
LO	Limited Office
SC	Shopping Center
GC	General Commercial
ES	Elementary School
NP	Neighborhood Park
CP	Community Park
GCRU	Golf Course Related Uses
PF	Public Facility
EHD	Existing Housing Development
MX	Mixed Use
	Lakes
	City Limits
	Arrowhead Boundary
	Properties where plan is inconsistent with current zoning

See Map 5

See Map 6

See Map 7

Note:
Development within Sections 29 & 30 must be preceded by the submittal of an approved Development Master Plan. See text.

An existing development agreement impacts this area which may vary with the land uses recommended on this plan.

The required drainage system, which includes open space, lakes, and the neighborhood park for this section shall be agreed upon by the landowners in this section and approved by the City.



The Parks Neighborhood

Map 8

The plan for the Parks Neighborhood must satisfy the long-term employment objectives of the community, incorporate regional market considerations, and anticipate future development trends, as well as consider short-term development opportunities and recent development activity. The planned land uses should result in a distinctive regional role for this area. The proposed land use plan for the Parks Neighborhood describes a mix of land uses that is realistic in terms of both the short-term and the long-term objectives of the City. The recommended plan establishes a pattern and mix of land uses based upon current market analysis, a best estimate of future market conditions, the stated employment objectives of the General plan, and local/regional land use considerations. The plan, however, must retain sufficient flexibility to respond to the changes in market conditions and development trends, while maintaining its primary role as a major employment center within the city. It is anticipated that over time, both major and minor adjustments will be made in the land use mix and pattern of this plan as the area undergoes development. For this reason, the areas illustrated on the map for this neighborhood are conceptual, and do not reflect precise boundaries for future development projects.

As provided for in § 31-32 of the Glendale Subdivision and Minor Land Division Ordinance, before any development in Section 30 of the Parks Neighborhood occurs, a Development Master Plan (DMP) must be prepared

which addresses section-wide constraints, including drainage, lake requirements, and overall circulation. The first development applicant will prepare a concept DMP that addresses these issues in cooperation with adjacent land owners and will then be submitted to, and approved by, the City. The level of detail and extent of area covered by any DMP may vary depending on the type and size of development application. DMP parameters will be determined during standard City review processes. The purpose of the Development Master Plan is to further define land uses, parks and open spaces, ensure the transition and compatibility of dissimilar uses, define an overall circulation plan for the area, provide development design standards for the varied uses, insure positive drainage and a functional lake system, and establish necessary implementation measures for the development of this area.

Section 29

The vast majority of the west half of Section 29 east of 59th Avenue is designated as Business Park (BP). This designation carries over from previous plans for the Ranch and the current Glendale General Plan. This area will provide for at least one large user and several small to medium size employment users. The tract of land lying north of Utopia Road should be reserved for the one large employment user planned for this area. The remaining Business park acreage will accommodate the small to medium size employment uses of 3 to 5 acres in size. No parcels less than 2 acres should be created within the Busi-

ness Park designation. The proposed Business Park areas should have substantial amenities, such as large setbacks, screened parking areas, common project signage and architectural themes. Prior to rezoning or subdivision approval, a conceptual master plan must be submitted and approved for the Business Park(s) pursuant to Section 5.818, of the Glendale Zoning Ordinance.

The existing Foothills Park is located along the 55th Avenue drainage channel east and south of the Honeywell facility. The U.S. Post Office is located on 59th Avenue, south of the Agua Fria Freeway. No change is recommended for these properties, and they are designated as a Community Park and Public Facility, respectively. Significant aesthetic treatment and improvement of the 55th Avenue drainage channel along the eastern edge of the Parks Neighborhood is required in order to enhance the marketability of the adjoining business park lands west of the drainage channel.

Section 30

Section 30 is the area located between Beardsley Road (future Agua Fria Freeway) to the north and Union Hills Drive to the south, between 59th Avenue and 67th Avenue. It also includes a small triangular parcel, not part of the Arrowhead Ranch development, located on the northeast corner of 67th Avenue and Union Hills Drive.

The intent of the recommended plan for Section 30 is to create a development pattern that is compatible with adjacent uses and to provide a reasonable transition between dissimilar uses, and to retain the necessary flexibility to respond to market changes during a mid- to long-term development period. This plan retains the ability to locate commercial, office, and business park uses along the freeway where they benefit from access and visibility. The plan provides for flexibility within a mixed use area to develop a blend of uses appropriate to meet changing market demands. The plan also includes residential development, with single-family and multi-family densities anticipated. The expansion of the existing medical center is planned, and commercial support services, parks and open space, and other public facilities are incorporated in the plan for Section 30.

The northern part of Section 30 contains a special land use designation for Mixed Use development. This area could include community level retail commercial, restaurants, offices, business park uses, and smaller residential-scale lodging (such as a residence inn). A community commercial center could be built within the Mixed Use area, as could a neighborhood center with a discount store, furniture store, electronics outlet, or other anchor. Other commercial uses, such as professional offices, services, restaurants, or specialty retail could also occur in the MX area. Sites may be used for a large single retail building or a cluster of several buildings with

a consistent design theme. Multi-family developments, well integrated with commercial and employment uses, could also occur here. The precise boundary between the Mixed Use area and the residential uses to the south will be determined through the Development Master Plan and subdivision approvals. No development will occur in the Mixed Use area until a Development Master Plan has been submitted and approved by the City of Glendale.

It is essential that both the southwest and southeast corners of the intersection of 59th Avenue and the freeway be developed with high quality uses to create a desired "corporate focus" for this major employment center. Accordingly, it is important that the design of any developments at these locations support that corporate image for this area.

Market and land use analysis has identified that additional business park land in Section 30 (beyond that currently planned in Section 29) is needed in the Parks Neighborhood area to meet the employment objectives identified in the General Plan and provide the desired employment opportunities for city residents. This plan includes a Business Park area of approximately 40 acres along 59th Avenue. This development will continue the pattern begun with the Honeywell development east of 59th Avenue. This area should be designed to create opportunities for high quality campus industrial or office uses with significant landscaped ar-

reas, open space, and other amenities as specified in the Urban Design section of this plan. A portion of this area must be reserved and marketed for large employers and employment uses demanding sites of 10 to 20 acres. At least one site of approximately 40 acres should be provided for the corridor along 59th Avenue and 4 or 5 smaller sites planned at about 10 to 20 acres for large employers wanting to locate in a high-amenity business park.

The central and western part of Section 30 is planned for single family residential use, creating new residential neighborhoods which incorporate the Ranch's distinctive design themes and character. The new residential areas must be buffered from the adjacent medical (General Office), Business Park, and Mixed Use areas. Within this residential area, the Deer Valley Unified School District is planning a middle school to be located on a 30 to 40 acre site near the center of the section.

The southwestern quadrant of the Section is designated as a medical support area (General Office). This area builds on the existing Arrowhead Community Hospital to create a larger medical-related district. While the primary use is professional offices, limited support uses such as restaurants, daycare, and service retail are permitted as described in the office districts of the City's zoning ordinance.

Section 30 has significant drainage and detention/retention needs. In addition, in order to achieve a water balance for the area, lake and turf development is required in Section 30 (see Utilities section). The lake requirement is common throughout Arrowhead Ranch and is distributed to meet drainage needs, storage for reclaimed water, and to maintain water levels throughout Arrowhead Ranch.

The significant areas of residential land use create a need for passive park areas within the section. A portion of this need is satisfied by a 4-5 acre neighborhood park near the center of the section. This will be a public, City-maintained facility. In addition, the required drainage systems in this area will be combined to provide open space for the residential developments within Section 30, as well as provide amenities for employment uses in the business park and mixed use areas. These amenities could include picnic areas, horse-shoe and volleyball areas, par courses, and other active and passive recreation uses. The amount and configuration of these areas will be finally determined through the Development Master Plan and the subdivision process. These facilities will not be publicly owned, and the ownership and maintenance of these areas will be determined through later review processes, consistent with the objectives outlined in the Water Cooperative and Owners' Association section of this plan.

Drainage areas will vary in width and design depending upon drainage volumes, the inclusion of lake areas, and planned open space amenities. The drainage open space areas should be 200'-300' wide with side slopes not exceeding 5:1. The drainage area should have a maximum 4 foot depth (see the Public Facilities section for a complete description of parks and open space requirements). The required Development Master Plan for all of Section 30 will establish the conceptual grading and drainage plans for this required open space area. The general street circulation system for this section, and the specific alignments of 63rd Avenue and Utopia Road will also be determined at the time of Development Master Plan approval.

The Groves Neighborhood (Sections 23 and 24)

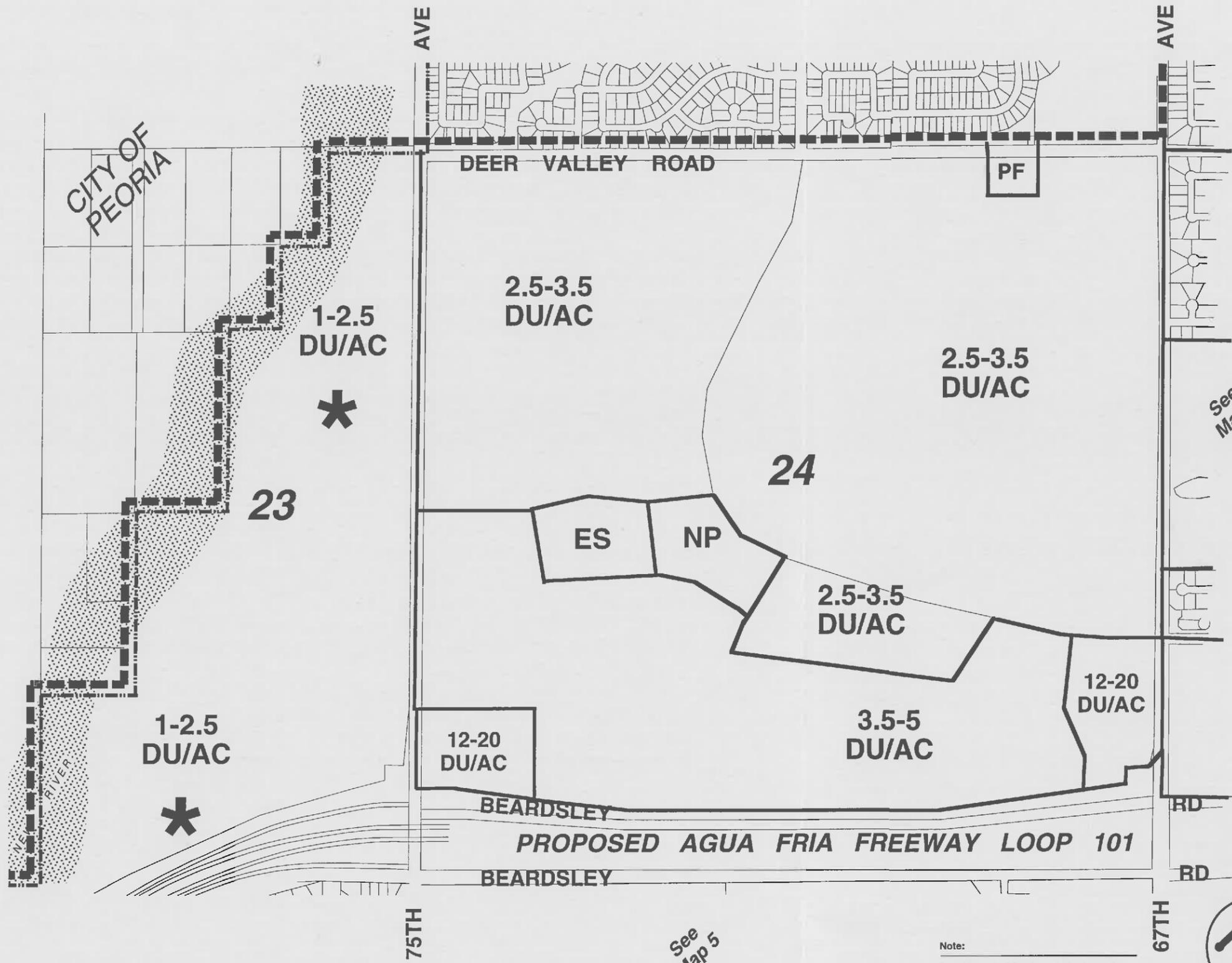
The Groves Neighborhood presents a unique opportunity for development in northern Glendale and the entire northwest Valley (see map 9). The Groves consists of approximately one and one fourth sections of land, located along the future Agua Fria freeway and bordered by New River.

The preparation of a Development Master Plan for the entire area is required before development can occur. This plan will be prepared by a property owner or owners, and be approved through standard City review processes. All property owners in the neighborhood shall consult with each other prior to submitting the Development Master Plan for city review and approval.

Like other areas within Arrowhead Ranch, the Development Master Plan should establish a unique character for the neighborhood. For example, lakes and turf are required both to achieve a proper water balance, for reclaimed water from the Wastewater Treatment Facility and for storm water detention. These required lakes could be the starting point for a spectacular amenity package, comparable to the Arrowhead and Legend golf courses, or the lake system in Section 20. Instead of a series of small lakes, consideration should be given to a centralized amenity that could be shared by the entire neighborhood. The amenity could be combined with passive and active rec-

reation areas, or even a community bandshell or other focal point to further enhance the neighborhood. The DMP will also define the circulation pattern within the section, define the boundaries of the proposed land uses, provide adequate transitions and buffering of dissimilar uses, specify design guidelines for development, and locate required schools, parks, and other public facilities. Features to be considered in developing the Development Master Plan to make the Groves a complete neighborhood include; a neighborhood park, an elementary school site, neighborhood center, and community facilities, such as a possible place for concerts or other evening events.

A variety of residential options should be considered for the area, with a significant amount of low density single family housing (1-2.5 du/ac) west of 75th Avenue, along New River. The Development Master Plan should include plans to make New River a linear park with an equestrian trail system for residents. This low density area in Section 23 is intended to provide Arrowhead Ranch with housing for residents who want access to proposed equestrian trails along New River and larger lots for horse corrals. Large lot sizes might also allow preservation of existing specimen citrus trees. While the plan map designates Section 23 as residential, at the time this plan was adopted, a large church development was proposed that would include schools, assisted and elderly living quarters, a memorial garden, and large recreational facilities. Although



LEGEND

- 1-8 Single Family Residential
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- GCRU Golf Course Related Uses
- PF Public Facility
- EHD Existing Housing Development
- MX Mixed Use
- Lakes
- City Limits
- Arrowhead Boundary
- Properties where plan is inconsistent with current zoning



The Groves
Neighborhood

Sections 23, 24
Map 9

Note:
Development of Sections 23 & 24 must be preceded by the submittal of an approved Development Master Plan.



See
Map 5

See
Map 6

CITY OF
PEORIA

NE
RIVER

75TH

67TH

AVE

AVE

DEER VALLEY ROAD

BEARDSLEY

BEARDSLEY

2.5-3.5
DU/AC

2.5-3.5
DU/AC

2.5-3.5
DU/AC

3.5-5
DU/AC

12-20
DU/AC

12-20
DU/AC

1-2.5
DU/AC

1-2.5
DU/AC

23

24

ES

NP

PF



See
Map 6

See
Map 5

Note:
Development of Sections 23 & 24 must be preceded by the submittal of an approved Development Master Plan.



CITY OF
PEORIA

NE
RIVER

75TH

67TH

AVE

AVE

DEER VALLEY ROAD

BEARDSLEY

BEARDSLEY

2.5-3.5
DU/AC

2.5-3.5
DU/AC

2.5-3.5
DU/AC

3.5-5
DU/AC

12-20
DU/AC

12-20
DU/AC

1-2.5
DU/AC

1-2.5
DU/AC

23

24

ES

NP

PF



See
Map 6

See
Map 5

Note:
Development of Sections 23 & 24 must be preceded by the submittal of an approved Development Master Plan.



churches are a customary use in residential areas, (see residential land use description page 4) the magnitude of the proposed development makes it important that future residents and developers in the area know of its potential.

Other housing densities should generally reflect the abutting densities. For example, the "Hillcrest Ranch Development Master Plan" calls for smaller lots along Deer Valley Road, from 67th to 71st Avenues. The Arrowhead Ranch side of Deer Valley Road and the area along 67th Avenue abutting The Legend Neighborhood should be allowed similar densities. Smaller lots are more appropriate along the future Agua Fria Freeway in the southern portion of this section. Multi-family areas should be located at the intersections of the freeway and arterial streets for good access and be buffered by the inclusion of open space areas. A fire station site of three (3) acres is proposed on Deer Valley Road west of 67th Avenue. This station will serve the needs of Glendale north of the Agua Fria freeway.

Seventy-fifth Avenue, a designated arterial, will be down-graded to function as a collector street north of Deer Valley Road through the adjacent Hillcrest Ranch. While still an arterial south of Deer Valley Road, 75th Avenue will function as a collector route typically found at half-mile locations, allowing The Groves Neighborhood to function as a unit.

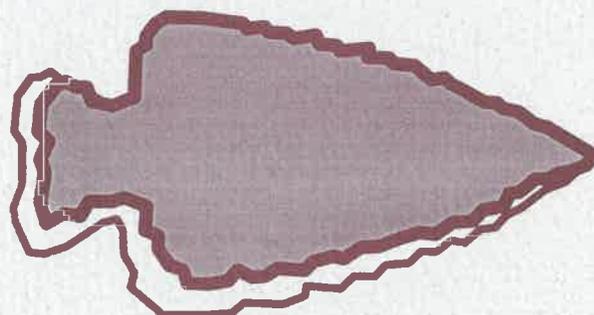
It is intended to have the residential areas of The Groves Neighborhood be an integrated neighborhood, including such design features as:

- Meandering residential streets.
- Larger front yards.
- Street trees on internal streets and landscaped rights-of-way
- Internal pathways to encourage pedestrian and bicycle movement between individual residential neighborhoods and the community node, parks, and schools. These pathways may also contain essential portions of the drainage network for this area.

While an architectural style is not being suggested, a lifestyle is. To that end, it is urged that the Development Master Plan incorporate family oriented and neighborhood oriented features such as those suggested above.

There are two areas in Section 23 physically outside the original boundaries of Arrowhead Ranch, but east of New River. Residential densities of 1-2.5 dwelling units per acre are identified for these properties consistent with adjacent designated densities. Access should be coordinated with the City and The Groves Neighborhood development. The Arrowhead Ranch Specific Plan suggests residential uses for these properties due to their being logical extensions of this planning effort.

These areas are subject to floodplain regulations and may require Federal Emergency Management Agency approval for development. Portions of those properties are also part of the New River linear park and regional trail system.



**Circulation
Element**

CIRCULATION ELEMENT

The Circulation Element of the Arrowhead Ranch specific plan describes the type and location of streets, hiking, multi-use and equestrian trails, bike lanes, sidewalks, and the bus transit facilities within the plan area (see Map 10). The Agua Fria Freeway bisects the Ranch, separating the north and south sections. Circulation routes and trail crossings over the freeway are especially important to maximize the efficiency of the circulation system and to unify the two sections of Arrowhead Ranch.

The circulation system for the planned area ideally routes people, horses, bicycles, and vehicles safely and efficiently. The system is designed so that it is internally well integrated, and different uses are separated from each other for safety. Different modes of transportation are available to provide regional and internal access to the varying land uses at Arrowhead Ranch.

Vehicular Circulation

The hierarchy of the street system includes, in decreasing order of volume of traffic, freeway, major arterial, arterial, collectors, and local streets:

- *Agua Fria Freeway* - Carries large volumes of traffic and serves people taking long, regional trips. The freeway has six to eight travel lanes and access is restricted to interchanges only. One-way frontage roads are planned for both sides of the freeway.
- *Major Arterial* - Moves large volumes of moderate speed traffic to and from the freeway and serves some city-wide trips. The major arterial connects land uses that generate a lot of traffic. Also connects activity centers. Residential uses are served from side streets and buffered from the major arterial. Commercial uses will have controlled access points from the arterial.

- *Arterial* - Moves large volumes of traffic within the City. The location of an arterial is a function of land use rather than distance. Direct property access is a secondary concern to the movement of through traffic. Arterials primarily connect neighborhoods to local commercial uses.
- *Collector* - Moves traffic locally from residential and commercial areas to arterial streets. Collectors primarily serve neighborhood traffic rather than non-neighborhood, through traffic movements.
- *Local* - Provides access to individual parcels.

Rights-of-Way

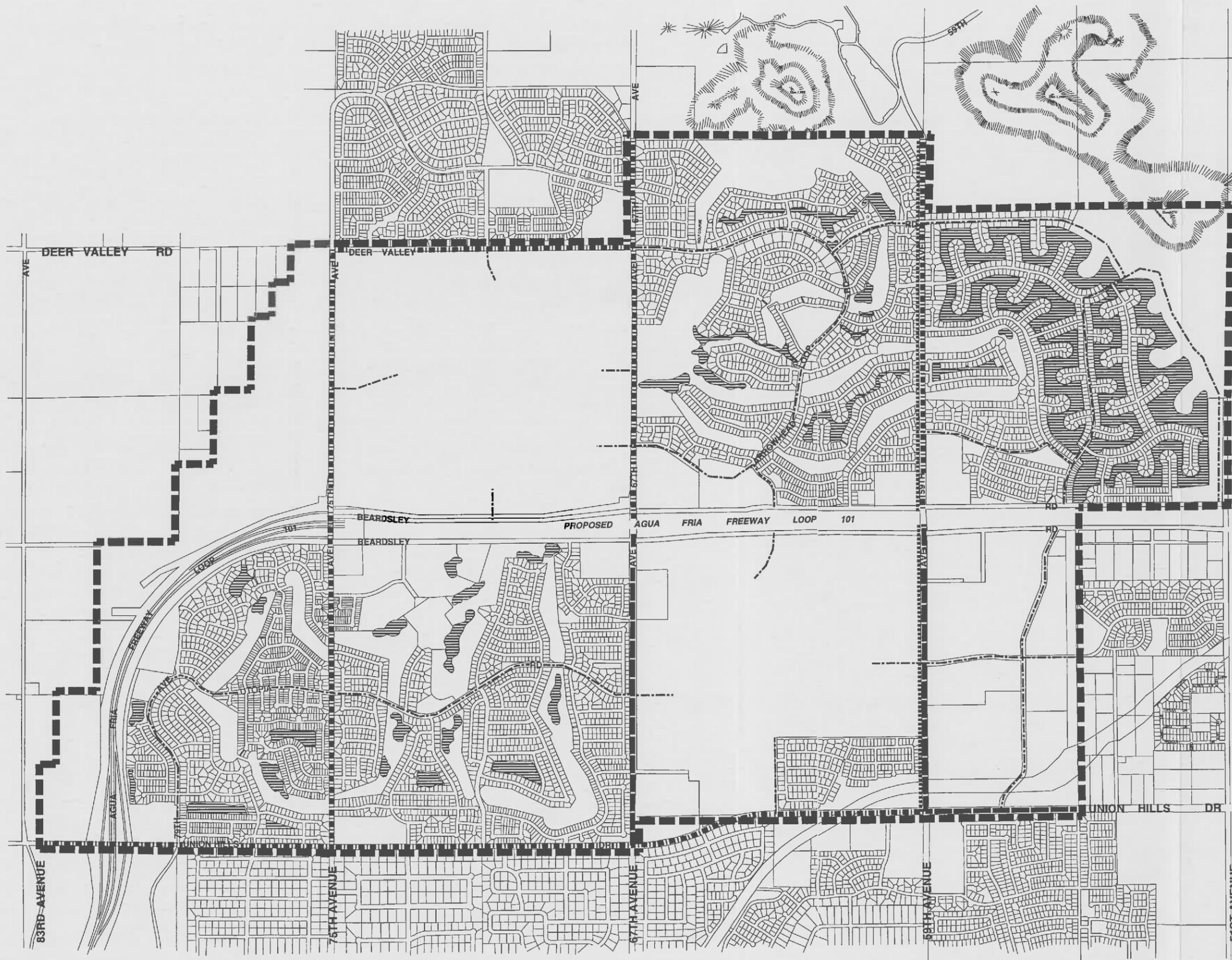
The right-of-way cross sections for the streets described above vary considerably. See the City of Glendale *Design Guidelines for Site Development and Infrastructure* for specific details.

Medians

All proposed arterials and collector streets within Arrowhead Ranch will include landscaped medians of varying sizes. Medians provide traffic safety for high-volume streets, control turning movements and also define the character of the street.

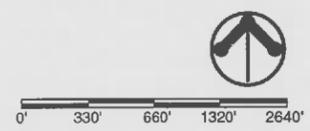
There are existing medians along the arterials at 59th Avenue from Union Hills Drive to Melinda Lane, at 67th Avenue from Union Hills Drive to the future Agua Fria Freeway and 75th Avenue from Union Hills Drive to the freeway. Additionally, Arrowhead Loop Road, Deer Valley Road and Utopia Road have existing landscaped medians.

Arterials north of the freeway, including 75th, 67th and 59th Avenues will also have landscaped medians (see Urban Design Element for specifics on landscape concepts) as well as 71st Avenue, the continuation of Arrowhead Loop Road, Utopia Road through Sections 29 and 30, 57th Drive and 63rd Avenue.



LEGEND

-  Major Arterial
-  Arterial
-  Collector Street
-  Local Street
-  Bus Transit Route
-  Lakes
-  Arrowhead Boundary



Auto and Transit Circulation

Map 10

The Groves Neighborhood Circulation

The continuation of Arrowhead Loop Road and 71st Avenue will serve as the major collector streets for the neighborhood. There may be additional collector or local street access points onto 75th or 67th Avenues. Seventy-first Avenue will not continue across the freeway, but will connect with the frontage road, and on the north, connect into Hillcrest Ranch.

The Legend and The Lakes Neighborhood Circulation

Much of the circulation system in these two sections has already been constructed. Freeway crossings include 67th and 59th Avenues. Also, several additional local streets are proposed for the northern part of Section 18, and at the southeast and southwest corners of Sections 19 and 20, respectively. Again, there may be additional local or collector streets at the time of development approval.

The Parks Neighborhood Circulation

Existing circulation provides freeway crossings at 67th and 59th Avenues. Fifty-seventh Drive and 63rd Avenue will connect with the frontage roads of the freeway. The continuation of Utopia Road will be the major collector street for Sections 29 and 30.

The Arrowhead Neighborhood Circulation

The majority of the circulation system in this neighborhood has already been built. There are freeway crossings at 75th and 67th Avenues. A connection at 79th Avenue and Utopia Road is proposed to assist neighborhood traffic in getting to the arterial. Additional roads for this section will be site specific local streets.

Traffic Signals

Traffic signals will occur at collector and arterial intersections as warranted.

Public Transit

The transit system planned to serve Arrowhead Ranch includes local bus service and a park and ride lot. The bus service will be augmented as the population and employment base increases over time. The park and ride lot will be located along 59th Avenue and close to the freeway interchange, in the major employment area to decrease automobile trips to work and encourage bus use.

Currently bus service throughout the Ranch is designed to use the regional bus route designated along 59th Avenue (See Auto and Transit Circulation Map 10). Additional major and local routes will be supplemented as the population warrants and will use adjacent arterial streets. Local bus stops will conform to the design standards already established by the City of Glendale and will provide shelter, parking for buses, and an information center.

Pedestrian and Bicycle Circulation

The planning area includes provisions for safe pedestrian and bicycle routes. Seventy-fifth, 67th and 59th Avenues, Union Hills Drive, Arrowhead Loop Road, Deer Valley and all collector streets should provide bike lanes and sidewalks. Any future improvements to either arterials or collectors will include sidewalks (See Equestrian, Pedestrian and Bicycle Circulation, Map 11). Sidewalks are to be provided from public streets to adjacent development as well.

Bikelanes will follow the arterials throughout Arrowhead Ranch and are planned for both sides of the frontage road along the Agua Fria Freeway. Additionally, provisions should be made for bicycles to cross the freeway at 75th, 67th, 59th and 51st Avenues to interconnect the project area. Local bike traffic will be accommodated on collector and neighborhood streets.

Multi-Use and Equestrian Trails

Arrowhead Ranch contains or is adjacent to several major recreation areas, the existing Foothills Park at Skunk Creek, the undeveloped New River, and the existing Thunderbird Park.

The Foothills Park at Skunk Creek is partially developed with playfields and other amenities, but the section west of 59th Avenue is ripped and not accessible to users. A multi-use trail, including equestrian, pedestrian and bikeways is planned along the top of the channel to continue the connection. Another multi-use trail is planned along the New River as it continues north, adjacent to Hillcrest Ranch.

The continuation of the Skunk Creek trail is an important equestrian link to Thunderbird Semi-Regional Park to the north. This trail will travel along 51st Avenue, cross the freeway, continue at the bottom of the Hedgepeth Hills (see Exhibit 1) and finally enter Thunderbird Park.

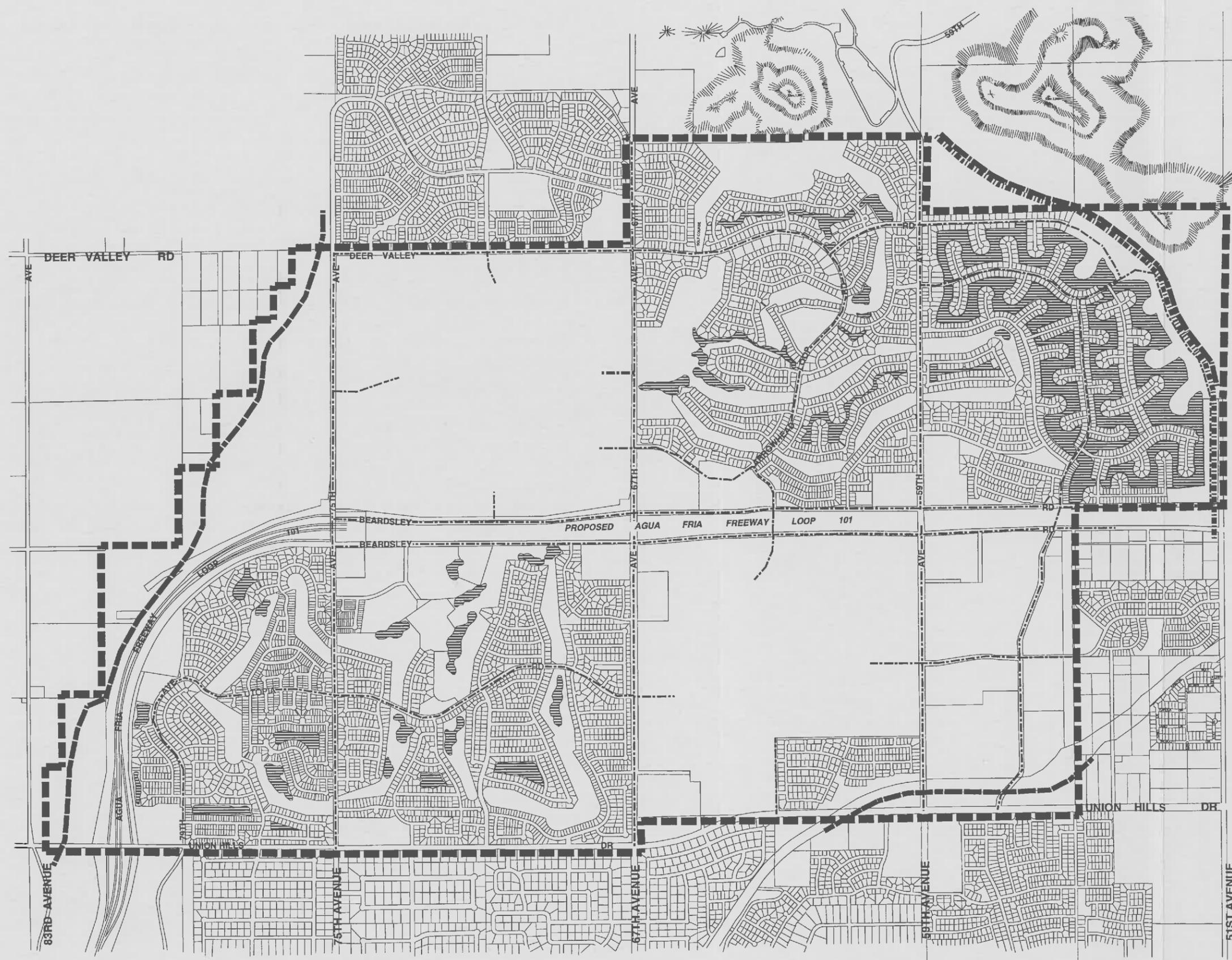
Transportation Management

The business park area of The Parks Neighborhood should prepare a Transportation Demand Management Program as part of their Development Master Plan application. The Transportation Demand Management (TDM) program is intended to reduce peak-hour travel demand by automobile. The lack of such a program results in a larger street system to accommodate the maximum amount of traffic. Strategies are directed at encouraging travel outside peak hours, discouraging single-occupancy vehicles, and encouraging carpooling and transit use. Suggested strategies appropriate for this planning area include:

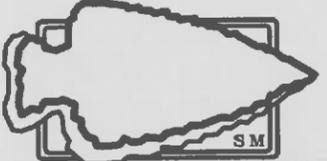
- *Encourage Transit Use* - Service to Arrowhead Ranch will grow with the increased development and level of employment. Planning for transit activities will be included in the agenda of the future Transportation Management Association that will be established for the area, especially for the employment area in The Parks Neighborhood.
- *Variable Work Hours* - Variable work hours can be implemented by employers to address the peak-hour reduction effort while encouraging the use of carpools to reinforce the effort.

LEGEND

-  Pedestrian Way
-  Bicycle Lane
-  Equestrian Trail
-  Multi - Use Trail
-  Lakes
-  City Limits
-  Arrowhead Boundary






ARROWHEAD RANCH
 Equestrian,
 Pedestrian and
 Bicycle Circulation

Map 11

- *Carpool/Vanpool Promotion* - Organized transportation coordination should be considered by all employers and employees. The potential for ridesharing is high for the planned business park in sections 29 and 30.
- *Parking Management* - Parking will be managed to reduce the convenience of single-occupancy vehicles and improve convenience for carpool/vanpool users.
- *Cycling* - All major business developments and neighborhood parks should include safe storage facilities for bicycles with lockers and showers on site to encourage biking.

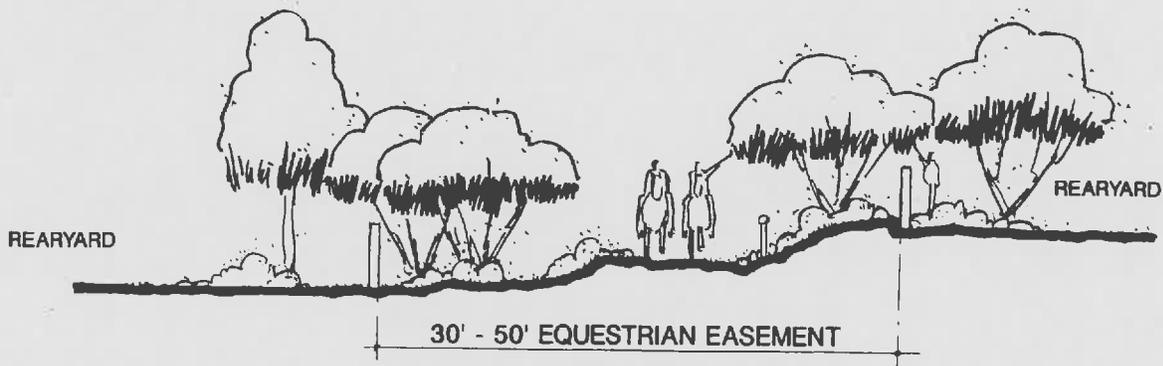
LANDSCAPE MATERIALS: NATIVE DESERT TREES,
DESERT SHRUBS AND GROUNDCOVER.

INORGANIC GROUNDCOVER SUCH AS DECOMPOSED GRANITE AND
RIVER ROCK IN DRAINAGE AREAS AND ALONG DET/RET BASINS.

HITCHING POSTS AND BENCHES BENEATH SHADE TREES
(CANOPY TRIMMED UP TO 12' AT THESE AREAS)

ACCESS BY ADJACENT USERS IF DESIRED.

6' SCREEN WALLS BY
RESIDENTIAL USERS

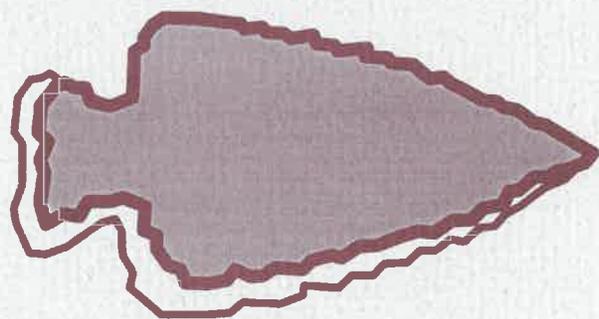


PROVIDES BUFFER BETWEEN REAR YARDS.
PROVIDES FOR VISUAL VARIETY OF
SPACE & MEANDERING TRAIL
ALLOWS FOR GRADE CHANGES
PROVIDES TRAIL CONTINUITY BETWEEN
NORTH VALLEY & HILLCREST



Equestrian
Easement
Cross Section

Exhibit 1



**Urban Design
Element**

URBAN DESIGN ELEMENT

The Urban Design Element at Arrowhead Ranch must meld unique natural features, diverse existing development, and future man-made features. Site design, site amenities, and consistent architectural styles can combine to meet the challenge of creating a distinctive sense of place for Arrowhead Ranch.

The design elements used within Arrowhead Ranch include buffering and transitions between differing land uses, streetscape standards, project entries, landscape standards, open space and park development, and design guidelines for the different land uses at Arrowhead Ranch.

Preservation of Existing and Natural Features

Arrowhead Ranch is part of the Foothills Character Area of the *Glen-dale General Plan* that recommends special attention be paid to the natural beauty and the recreation opportunities at Hedgepeth Hills, Thunderbird Semi-Regional Park, New River, and Skunk Creek.

Hedgepeth Hills

These hills are the only vertical natural element in all of Arrowhead Ranch, and therefore important to carefully consider how development will affect not only the immediate, but the distant, views of this unique feature. The foothills region provides a multi-use linkage from 51st Avenue to Thunderbird Semi-Regional Park. A transition area of undisturbed open space is required between the foothills and the residential area that will buffer and protect this natural amenity.

Thunderbird Semi-Regional Park

This classification of park serves as a transition between urban parks and regional parks. Ultimate plans for the 1,062 acre desert park include large picnic areas, day and overnight camping facilities, a hiking and riding trails system, a recreation complex, and an equestrian center. Site grading and construction in Sections 18, 19, and 20 (The Legend and The Lakes Neighborhoods), should be carefully planned so that viewsheds towards the park and from the park will be unobstructed and unaffected.

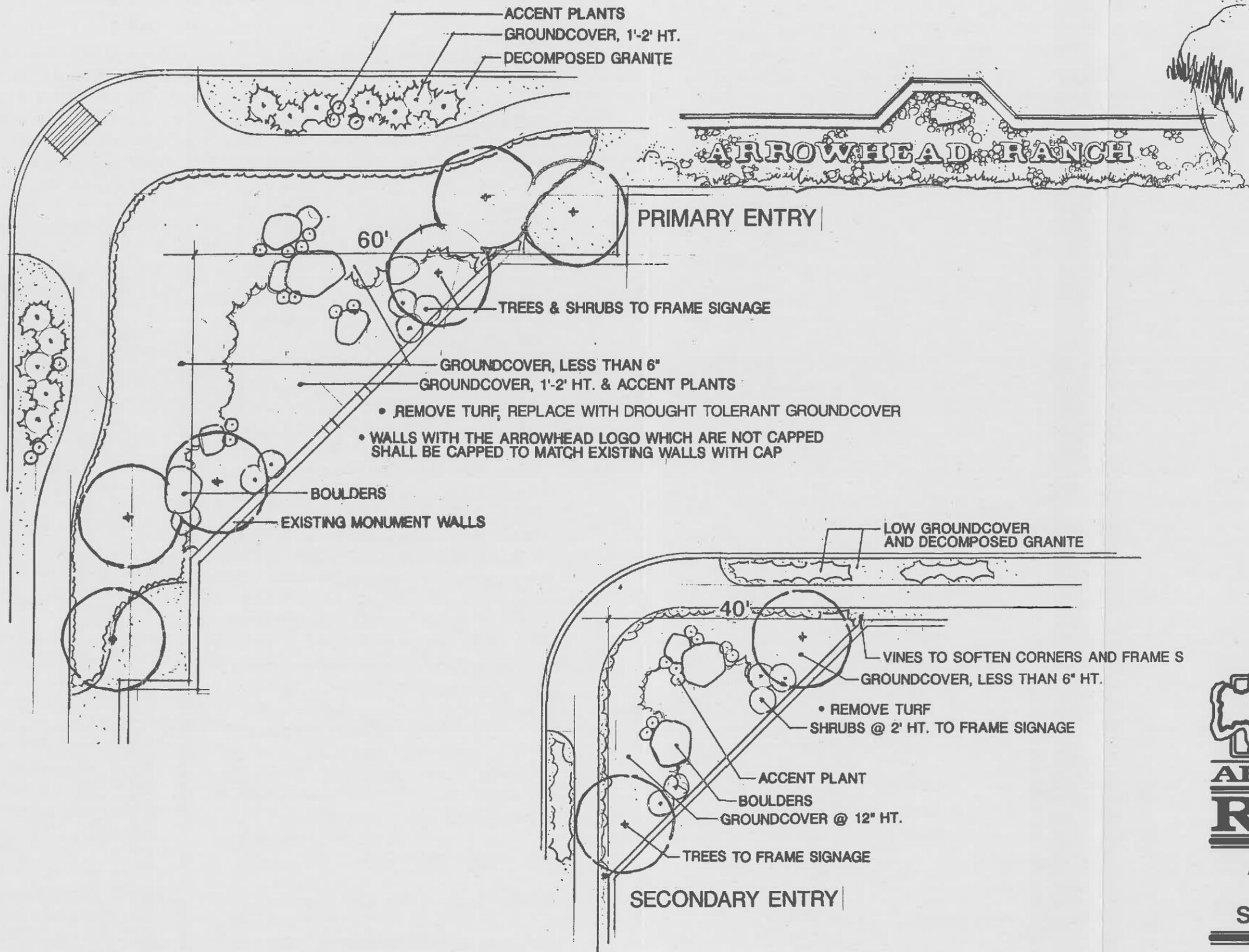
Project Entries

Major project entry monumentation has been constructed at several different locations in Arrowhead Ranch. Since the graphic style of the monumentation has been designed and limitedly constructed, continuing with this theme successfully invokes a project identity for Arrowhead Ranch and offers opportunities for additional entry features.

Primary project entries, using the Arrowhead Ranch monumentation, (see Exhibit 2 and Map 12) will be built by developers at 59th Avenue on either side of the Agua Fria Freeway, on both the east and west sides of the street. Additional major project entries will be constructed at the Union Hills Drive/Agua Fria Freeway interchange corners and at 67th Avenue and Union Hills Drive.

Secondary Arrowhead Ranch project entries (see Exhibit 2) will occur at the northern edge of the property at 59th Avenue, Union Hills Drive and 59th Avenue, Union Hills Drive and 75th Avenue, 75th Avenue and the freeway, 75th and Deer Valley Road, and at 67th Avenue and Deer Valley Road (See Landscape Architecture Plan, Map 12). Where primary or secondary entries do not occur, individual subdivision project entries will be constructed. Subdivision entries will include project name, landscape, and wall construction.

Focal points of Arrowhead Ranch, which designate landmarks for orientation purposes, will occur at any major commercial or business development and all subdivision development entries. Focal point elements will include use of the Arrowhead Ranch project entry construction materials, colors, and enhanced landscape treatments on the project site as well as along project boundaries.



Arrowhead Wall,
 Primary and
 Secondary Entries

Exhibit 2

Landscape Architecture

Plant Materials and Design Concepts

The existing landscape theme of Arrowhead Ranch reflects a time that utilized large areas of turf and non-native, non-drought tolerant shrubs and trees. Because Arrowhead Ranch was a working citrus grove before subdividing, the landscape incorporated transplanted citrus trees as the dominant street tree.

Unfortunately, many of the citrus have since died and many more are in various states of decline. Seventy-fifth, 67th, and 59th Avenues have had the citrus trees removed from the medians and replaced with Mondel Pines and Pistache (Chinese and "Red-Push") trees. The intent behind the choice of these two trees was first and foremost, a water conserving tree, and second, a tree that would offer a lush, green effect throughout the year that would complement the existing landscape at Arrowhead Ranch.

The future landscape concept for the commercial and residential perimeter areas, medians, rights-of-way, and entry monuments at Arrowhead Ranch will follow the two design principles stated above, drought tolerance and a lush, green effect, and will expand on the plant palette to create variety and interest in the landscape. The landscape concept for Arrowhead Ranch will incorporate trees, shrubs, and groundcovers chosen from the Arizona Department of Water Re-

sources plant list or other lists that include drought tolerance as a criteria for selection. As subdivisions, commercial, and industrial areas are improved throughout Arrowhead Ranch, all landscape areas will be watered with treated effluent.

Streetscapes

In future developed medians and rights-of way no turf will be allowed and low water using groundcovers and inert material is required. Medians will contain tree, shrub, and groundcover plantings, using species selected from the DWR plant list.

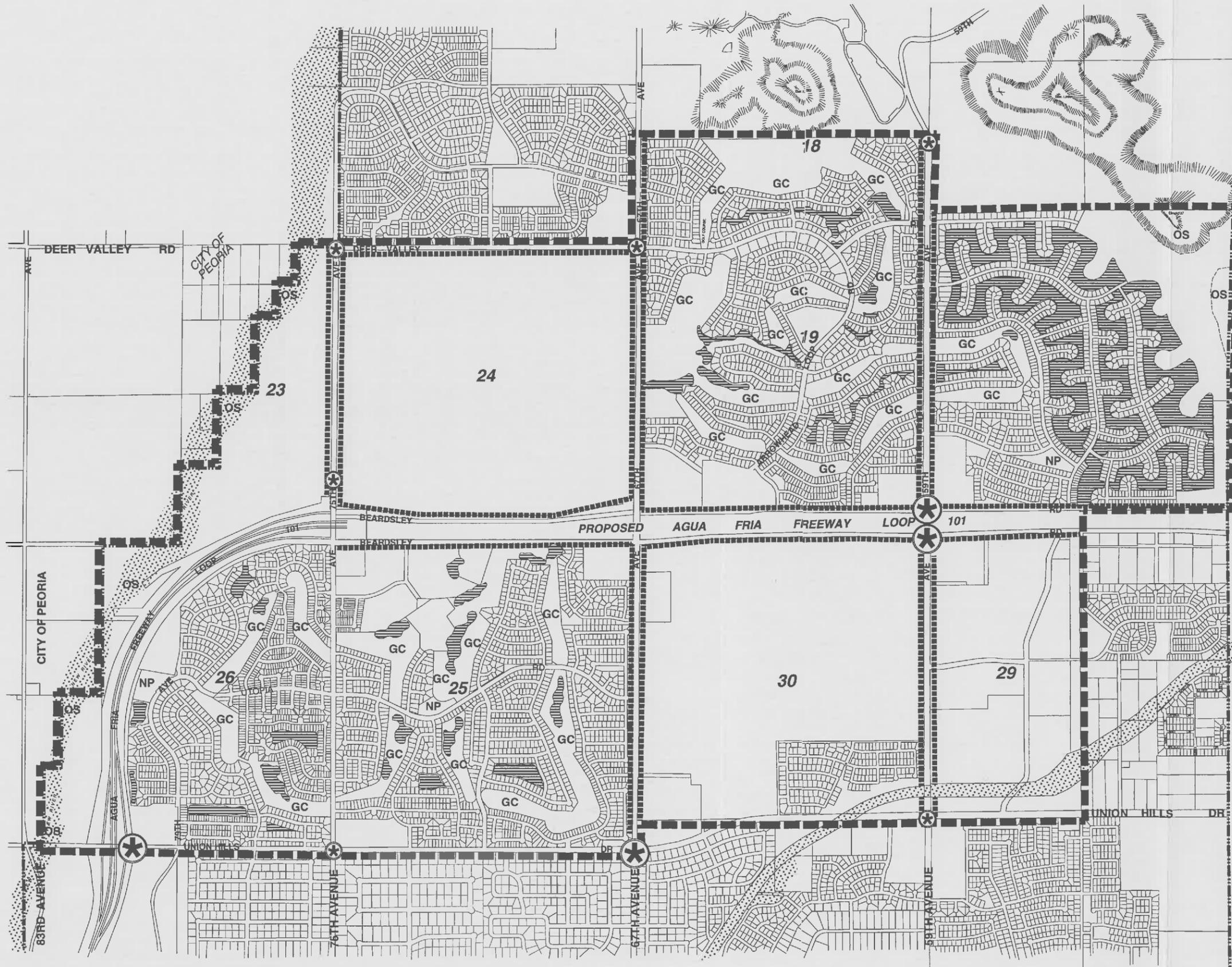
New medians should function as water harvesting islands. A "dry" stream bed of river rock can meander through the median, with finer rock underneath to encourage water infiltration. Mounds can be used to enhance and provide visual interest along the medians.

Street tree plantings will occur as roads are built out to provide shade for pedestrians and cyclists. Trees will be pruned upwards, to encourage the formation of a high canopy. Pedestrian areas require a minimum of seven feet for tree canopy clearance. Bike lanes require at least eight feet, six inches of clearance.

Street tree species will include the Mondel Pine, and the "Red-Push" and Chinese Pistache, although expanding the street tree plant palette is recommended to avoid major disease and insect infestations. A low story shrub planting along detached

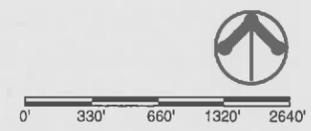
LEGEND

-  Primary Project Entry
-  Secondary Project Entry
-  Decorative Theme Wall
-  NP Neighborhood Park
-  GC Golf Course
-  OS Open Space
-  Lakes
-  City Limits
-  Arrowhead Boundary



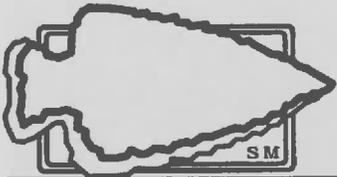
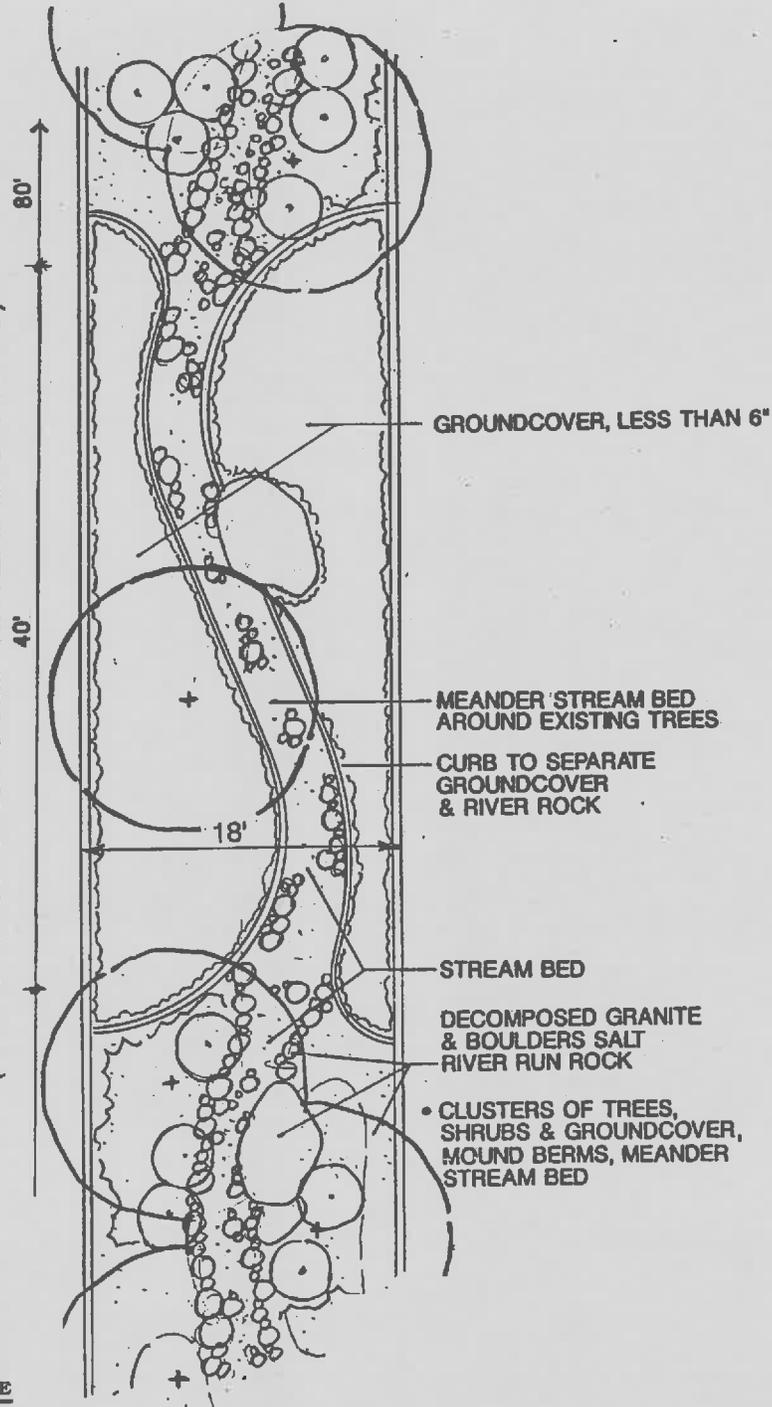
CITY OF PEORIA

CITY OF PHOENIX



Landscape
Architecture Plan

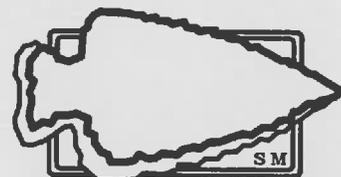
(OCCURS ON PROPOSED ARTERIAL STREETS)



THE
ARROWHEAD
RANCH

Arterial Street
Median Plan View

Exhibit 3



THE
ARROWHEAD
RANCH

Arterial
Median Landscape
Treatments

Exhibit 4

sidewalks is also recommended to visually and psychologically separate pedestrian and vehicular activities. Drip irrigation will be used to irrigate all new plant installations.

Parks

The existing parks in Arrowhead Ranch will remain as they are, however, as trees and shrubs die they should be removed and replaced with plants selected from *Plants of the Desert Southwest*, a 1991 publication by Arizona Municipal Water Users or the DWR plant list. Existing turf will also remain, unless there are areas where the turf does not provide a true function of park activity. Proposed park areas may include turf areas for informal and formal playfields. These areas function well as retention areas, provided inundation periods are infrequent and short-lived. Canopy trees will be used extensively to provide cool, shady areas for informal gathering and relaxation. Drip irrigation will be used for all new plant installations and turf will be irrigated with automated sprinklers. See the Public Facilities section for park sizes and other requirements.

Lakes

Existing plants around lakes will be maintained by the appropriate homeowner's association, and should be removed and replaced with species from the DWR list as plants die. Drought tolerant landscaping around newly constructed lakes will form a soft edge. Turf use at the lake edges is not encouraged. Drip irrigation will be used to water plantings around the lake perimeter.

Project Entries

Trees in good condition will remain at existing project entries, those declining will be replaced by the respective homeowner's associations with species on the DWR plant list. The landscape at the primary and secondary entries will generally exclude turf areas, although drought tolerant groundcovers may be used to provide accent and color.

New project entries will include drought tolerant shrubs and groundcovers to frame and accent the Arrowhead Ranch logo and signage. Boulders, river rock, and/or decomposed granite may also be used in these areas. Again, drip irrigation will be used to water all plants.

Landscape Maintenance

Maintenance of the medians and the arterial rights-of way, parks and public drainageways are the responsibility of the City of Glendale. Property owners of the developed areas are responsible for the installation and maintenance of their adjacent landscape areas, private drainage areas, street frontage, lakes, and other private open space areas. Maintenance of private landscape areas includes replacing dead or dying plants, ensuring the continued health of the plants, and disposing of collected refuse.

Perimeter Walls

Perimeter project walls are an integral part of a planned community's identity and sense of place. As such, it is very important that the established wall and architectural themes that already exist be continued.

The existing "Arrowhead Wall" is constructed of alternating panels of imbedded rock face and stucco. This wall has come to identify Arrowhead Ranch, and future developments should continue to use this design element to orient people within the confines of the Ranch. Specifically, it will be used in conjunction with all primary and secondary project entry points identified on the Landscape Architecture Plan. The concrete cap on the wall should be used at the project entries and at other focal points to give the wall a finished look (see

Exhibit 2). Overuse of the wall would be monotonous if used to surround the entire project, but it should be a prominent feature within the Ranch to visually identify Arrowhead Ranch (see Map 12).

As development occurs along the Agua Fria Freeway, the standard chain link fence provided by the Arizona Department of Transportation should be replaced by adjacent developers, and the existing Arrowhead Ranch wall used to replace the fence. Wall height along the freeway can be varied as the freeway changes elevation. Where residential uses are planned the wall should be at least eight feet in height.

The existing neighborhoods within Arrowhead Ranch have similarly identifying characteristics. For example, The Lakes Neighborhood has an established wall theme, as does The Legend Neighborhood. These existing walls identify specific neighborhoods, assist people in locating them and orienting themselves within Arrowhead Ranch, and should be a continued architectural element at Arrowhead Ranch. Walls that define a specific project are also important as they identify one builder's "neighborhood" from another. Some flexibility must be allowed to accommodate individual developments within Arrowhead Ranch, but each wall should be constructed using colors, letter styles, textures, and building materials that are harmonious with the existing Arrowhead Wall.

In some instances, existing neighborhood walls conflict with the architectural style of the Arrowhead Wall. Some consistency can be obtained if the Arrowhead Ranch lettering style and logo is used in place of existing letter styles. Additionally, the one foot high planter walls in front of the Arrowhead entry monuments should be removed to simplify the design and center one's attention on the logo. Future entry monuments should be built without this planter wall.

Where there is no theme established, such as along 59th Avenue, between the freeway and Union Hills Drive in the Parks Neighborhood, a theme wall should be developed and carried throughout the section as part of development review by Glendale staff. Neighborhood theme walls should be consistent throughout an entire project area. Compatibility can be achieved through the use of similar materials, letter styles, form or color. Too dramatic a deviation in wall styles will result in a dilution of the effect and effort of the existing projects at Arrowhead Ranch.

Single Family Residential Design Guidelines

The following guidelines supplement the adopted City of Glendale *Subdivision Design Expectations*. These guidelines set forth the concepts of residential development that will be used in evaluation of residential development proposals. These are not definitive, but rather general statements which attempt to set forth the expectations of the City, and are stated here for the developer and designer of residential projects within Arrowhead Ranch.

1. Residential development shall meet the criteria of the *Subdivision Design Expectations* adopted by the City of Glendale. The following criteria are an addendum to the *Subdivision Design Expectations*.
2. Arrowhead Ranch shall be developed with a variety of housing styles and densities.
3. Each neighborhood or subdivision shall have its own identity. Adjacent subdivisions shall be separated by a street, landscaped area, or other defining edge, to help create the separate neighborhood identity. Housing products should not all look the same, nor should all subdivisions look the same. Careful attention to street furniture, lighting, mail boxes, bus shelters, and signs in

- the subdivision can enhance the overall quality of a development at a relatively minimal cost. A coordinated system of street furniture, house elevations, and general architectural style using compatible materials and common color ranges is required to achieve a distinctiveness in the subdivision design.
4. Lot size shall reflect that of adjacent development.
 5. Average single family lot size shall be at least 8,000 sq. ft. The intent is to allow sufficient space for a minimum front yard to allow off-street parking, a rear yard sufficient to allow eventual installation of a swimming pool and room for children's play areas, and sufficient sideyards to provide adequate separation between adjacent residences.
 6. In general, side yards shall not be reduced below the minimum 10 feet on one side and 5 feet on the other. Where sideyard reductions will be considered, the subdivision must provide staggered walls separating sideyards. In addition, the stagger shall be heavily landscaped to create variety in the streetscape.
 7. Minimum 10 foot sideyards shall be required for all two-story housing units. If two-stories exist only on one side of the unit, the sideyard requirement applies only to that side.
 8. Residential uses will not front on collector or larger roadways. Projects along collector and arterial streets will side or back onto these streets.
 9. Each major subdivision shall provide tot lots or pocket parks to serve its ultimate population. These small parks will be of sufficient size to allow for pre-school activities, as well include an area for school age children to play catch, basketball, or engage in other unstructured play activities. These parks shall include benches, water fountains, play equipment, and landscaping. Detention basins may be part of this play area, provided that pre-school play equipment is located outside the flood basin. Entry landscaping must be separate from the play area. The parks shall be owned and maintained by homeowner's associations.
 10. Developers shall vary residential building heights, rooflines, driveway lengths, and front yard setbacks to avoid a monotonous, canyon-like appearance along the street. Setbacks should vary to allow the location of the garage to shift relative to the front door, and to allow flexibility in the placement of the garage on the lot.

11. Special design consideration shall be given to entries into subdivisions. Entries should include landscaping, signage, and a variation of the "Arrowhead Wall" theme. The developer should consider the use of an entry road with a landscaped median.
12. Where perimeter walls are used along arterial and collector streets, they will be inset at regular intervals to provide visual interest. Also, long stretches of wall shall be softened with trees and shrubs. Walls should be consistent with the established "Arrowhead Wall" architectural style. For variety, accent colors may be used. Articulation of all wall planes is required. Projections and recesses may be utilized for shadow and depth. Free-standing perimeter walls which visually reveal their thickness, will return or terminate into a sixteen inch reveal. Only masonry, rock or other solid, durable wall materials are permitted.
13. A minimum of fifteen feet, with an average of twenty feet, of landscape area will be provided behind the right-of-way line and the project perimeter wall along all arterial streets. A minimum of ten feet, with an average of thirteen feet, of landscape area will be provided from the perimeter walls to the right of way along all collector streets. All landscape areas will follow the directives outlined in the Landscape Architecture section of this plan. Generally, the landscape design will conform to the existing themes set at Arrowhead Ranch, which use drought tolerant but lush appearing plant species.
14. Use of roof tiles is required. Variations of the color range of the tile should be used to avoid monotony.
15. Windows will consist of anodized aluminum or painted frames. Accent trim, divided windows, and rectangular or round openings are encouraged. Windows should be accented by recessing or trimming with pop-outs or projections. Window pop-outs or projections will be provided on all second story windows.
16. Garage doors will be sectional. Including windows in the doors is preferred.
17. Chimneys will be constructed of the same materials and textures used in the building. Exposed flues are prohibited.
18. Patio covers may be integrated into the unit or constructed as a projection from the unit. Roof covering materials will be concrete or clay tile. Flat patio roofs will be screened with a parapet wall. Patio cover columns will consist of stucco, brick veneer, block, or stone compatible with the house.

19. All new utility services to residential areas will be constructed underground. Exterior transformers, utility pads, cable TV, and telephone boxes will be installed out of view or screened with a combination of walls and landscape. Mechanical control equipment and meters will be internal or ground-mounted with walls or screened by landscape.
20. Pedestrian, barrier-free walkways are required along public streets. Walkways are to interconnect with subdivision open space, tot lots or parks, and to public facilities at the edge of the development, such as bus stops, schools, and walkways along collectors or arterials. The location of walkways will minimize potential conflict points between pedestrians and vehicles with the circulation route designed to reduce the number of places pedestrians must cross streets. Sidewalks may be eliminated along one or both side of minor streets of the subdivision if provisions for an alternative pedestrian circulation system are made, if bicycle paths are provided, or if the length of the street is limited.
21. Provide bikeways along collector streets that are interconnected with open space, public facilities, and other bikeways along collectors and arterials. Bikeways must be consistent with the *Bicycle Plan of the City of Glendale*.
22. Higher density subdivisions shall include shared visitor parking areas throughout the subdivision which are accessible to all housing units.

The following additional guidelines allow the developer to seek densities in the upper range called for on the land use plan:
23. Providing additional bikeways separate from pedestrian routes and roads that are interconnected with subdivision open space, public facilities, and bike routes along collectors and arterials. Providing direct pedestrian and bike routes to public facilities, such as bus stops, schools, and parks.
24. Providing additional parks, lakes, and other improvements paid for by the developer and maintained by the homeowner's association.
25. Using upgraded construction materials for walkways, bikeways and crosswalks, such as brick, bomanite, or interlocking pavers. Using upgraded construction materials for entry and screen walls, such as split face block, tile insets, or other detailing.
26. Special street signage design, using upgraded materials, maintained by the homeowner's association.

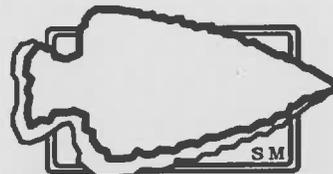
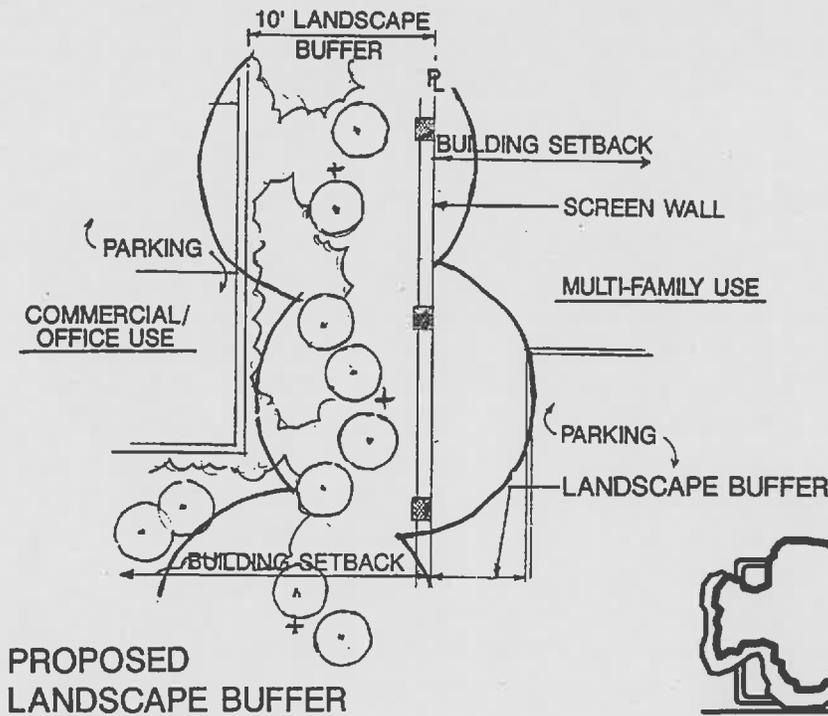
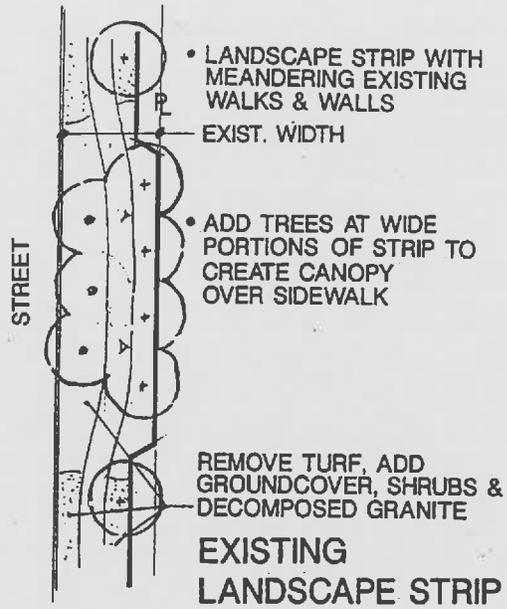
27. Including large street setbacks and open spaces that are landscaped and maintained by the homeowner's association.
28. Providing upgraded and architectural diversity in the housing design, such as more complex and detailed front elevations, side entry garages, detached garages, and front porches.
29. Installing additional street trees between the roadway and the sidewalk along the subdivision streets, maintained by the homeowner's association.
30. Leaving existing specimen and citrus trees, drip irrigated, and maintained by the homeowner's association.

Multi-Family Residential Design Guidelines

The following guidelines will be used to evaluate multi-family residential development proposals within Arrowhead Ranch. Because of the design variance in townhomes, condominiums, duplexes, and apartments, it is not possible to develop a list that can be used for every project and it should be noted that not all of these expectations will apply to every development plan application. These guidelines are not absolute, but are general statements which attempt to set forth the expectations of the City, and are stated here for the developer and designer of multi-family projects within Arrowhead Ranch. Questions

of applicability of specific expectations shall be a subject of discussion between the applicant and the Community Development Group.

1. Multi-family residential development shall meet the criteria of the *Glendale General Plan, Development Guide* adopted by the City of Glendale. The following criteria are an addendum to the *Glendale General Plan*.
2. Each multi-family project shall have its own identity. Adjacent land uses shall be separated by a street, landscaped area, or other defining edge, to help create a separate project identity. A consistent theme or concept used throughout the entire design shall be established by the developer that includes three levels of entry: 1) project / community, 2) street / cluster, and 3) individual unit entry.
3. Special design consideration shall be given to entries into projects. Entries should include landscaping, signage, and a variation or complement of the "Arrowhead Wall" theme. The developer should consider the use of an entry road with a landscaped median.



THE
ARROWHEAD
RANCH

Multi-Family
 Residential Landscape
 Strip and Buffer

Exhibit 5

4. Recessing doorways back into the building achieves unit individuality. Arches, gateways, entry courts, and steep pitched roof forms can be used as overhangs to foster a sense of arrival. Varied building heights shall be used to provide unit identity, convey a single family residential appearance, and to reduce overall scale.
5. The number of attached units shall be limited to between four and six units, depending on the unit size, to reduce building mass and break up a long, repetitious facade.
6. Careful attention to street furniture, lighting, mail boxes, bus shelters, landscaping, walkways, and signs in the project can enhance the overall quality of a development at a relatively small cost. A coordinated system of street furniture, building elevations, and general architectural style using compatible materials and common color ranges is required to achieve a distinctiveness in the project design. Vertical and horizontal offsets should be used to create visual interest. Repetitive use of a single building configuration should be avoided.
7. Building materials and color selection should be kept simple and consistent. The project should blend and complement the surrounding area, not stand out.
8. The use of roof tiles is required. Variations in the color range of the tile should be used to avoid monotony.
9. Windows shall include anodized aluminum or painted frames. Accent trim, divided windows, and rectangular or round openings are encouraged. Windows should be accented by recessing or trimming with pop-outs or projections. Window pop-outs or projections must be provided on all second story windows.
10. Chimneys will be constructed of the same materials and textures used in the building. Exposed flues are prohibited.
11. Patio covers should be integrated into the unit or constructed as a projection from the unit. Roof covering materials will be concrete or clay tile. Flat patio roofs will be screened with a parapet wall. Patio cover columns will consist of stucco, brick veneer, block, or stone compatible with the house.
12. Each project shall provide recreation areas and open space to serve the residents. Detention basins may be included in these areas, provided that pre-school play equipment is located outside the flood basin. Entry landscaping must be separate from the play area.

13. Parking areas shall be within 200' of each unit. Long, uninterrupted rows of parking shall be avoided. The project shall include shared visitor parking areas throughout .
14. Parking areas shall be screened from the street and the units with dense vegetation, planted berms, or three foot walls.
15. Where perimeter walls are used along arterial and collector streets, they will be inset at regular intervals to provide visual interest. Long stretches of wall shall be softened with trees and shrubs. Walls should be consistent with the established "Arrowhead Wall" architectural style. For variety, accent colors may be used. Articulation of all wall planes is required. Projections and recesses may be utilized for shadow and depth. Free-standing perimeter walls which visually reveal their thickness, will return or terminate into a sixteen inch reveal. Only masonry, rock or other solid, durable wall materials are permitted.
16. A minimum of twenty feet, with an average of twenty-five feet, of landscape area will be provided behind the right-of-way line and the project perimeter wall along all arterial streets. A minimum of fifteen feet, with an average of eighteen feet, of landscape area will be provided from the perimeter walls to the right of way along all collector streets . All landscape areas will follow the directives outlined in the Landscape Architecture section of this plan. Generally, the landscape design will conform to the existing themes set at Arrowhead Ranch, which use drought tolerant but lush appearing plant species.
17. All new utility services to residential areas will be constructed underground. Exterior transformers, utility pads, cable TV, and telephone boxes will be installed out of view or screened with a combination of walls and landscape. Mechanical control equipment and meters will be internal or ground-mounted with walls or screened by landscape.
18. Project walkways shall be located a minimum of 12' away from ground floor windows.
19. Pedestrian, barrier-free walkways are required along public streets at the project's frontage. Walkways are to interconnected with adjacent developments, open space, tot lots or parks, and to public facilities adjacent to the development, such as bus stops, schools, and walkways along collectors or arterials. The location of walkways will minimize potential conflict points between pedestrians and vehicles with the circulation route designed to reduce the number of places pedestrians must cross streets. Sidewalks may be eliminated along one or both side of minor

streets of the project if provisions for an alternative pedestrian circulation system are made, or if bicycle paths are provided.

20. Provide bikeways along project fronting collector streets that are interconnected with open space, public facilities, and other bikeways along collectors and arterials. Bikeways must be consistent with the *Bicycle Plan of the City of Glendale*.

The following additional guidelines allow the developer to seek densities in the upper range called for on the land use plan:

21. Providing additional bikeways along project frontage that are separate from pedestrian routes and roads that are interconnected with subdivisions, open space, public facilities, and bike routes along collectors and arterials. Providing direct pedestrian and bike routes to public facilities, such as bus stops, schools, and parks.
22. Providing additional parks, resident amenities, open space, lakes, and other improvements paid for and maintained by the developer.
23. Using upgraded construction materials for walkways, bikeways and crosswalks, such as brick, bomanite, or interlocking pavers. Using upgraded construction materials for entry and screen walls, such as split face block, tile insets, or other detailing.
24. Special signage design, using upgraded materials, maintained by the developer.
25. Including larger street setbacks and open spaces that are landscaped and maintained by the developer.
26. Installing additional street trees between the roadway and the sidewalk along the subdivision streets, maintained by the developer.
27. Leaving existing specimen and citrus trees, drip irrigated, and maintained by the developer.

Commercial and Office Design Guidelines

The following guidelines supplement the adopted City of Glendale *Commercial Design Expectations*:

Site Design

1. Street edges will be buffered by enhanced landscape areas, and access points will be designed to provide project entry emphasis.
2. Parking areas placed in front of store entries are discouraged to allow for lush landscape areas and greater visibility.
3. All commercial uses within a shopping complex should be linked by sidewalks for pedestrian use. Internal commercial sidewalks should connect with the street sidewalk as well. Identify crosswalks with changes in paving materials, signs, or paint striping
4. Accommodate bicyclists by providing bike racks within public view but away from pedestrian circulation routes.
5. Outdoor seating and dining areas, with a 10% parking reduction, are encouraged where appropriate.

6. Service entrances and docks should be shared uses in a common zone to mitigate their impact and facilitate circulation of service vehicular traffic.
7. A drought tolerant landscape buffer of twenty feet is required between a commercial and a residential use. Additionally, a six to eight foot masonry screen wall is also required. The higher intensity use is responsible for the construction and installation of the improvements.
8. Preserve maximum number of existing, healthy specimen trees.

Building Design

1. Commercial buildings should employ a limited palette of materials in a defined range of colors that exist at Arrowhead Ranch. Appropriate materials include, but are not limited to:
 - *Common clay brick*
 - Stucco or "dryvit" type systems, provided finishes are smooth or sand
 - Split-face concrete block
 - Granite, marble, or other natural stone
 - Ceramic tile
 - *Architectural metal*

2. Colors should be used to create visual harmony within land use districts within Arrowhead Ranch. Appropriate colors include, but are not limited to:
 - Desert hues and other earth tones, including light brown, tan, and cream
 - Muted shades of blue, green, mauve, or lavender
 - Off-white, gray
 - Natural stone colors
 - Reds and oranges appearing in brick or roof tiles
3. All sides of buildings are to be treated with design features. Transitions between structures and adjacent parcels are important and must be dealt with architecturally and landscaped.
4. Freestanding buildings should complement and be comparable with main buildings in color, material, and architectural style.
5. Roof proportions and overhangs are encouraged as a response to energy and climate concerns.
6. Consistent building heights contribute to the definition of an identifiable district and should be encouraged. The parapets of flat-roofed buildings, for example, should not exceed the cornice line of neighboring buildings with pitched roofs.

Lighting and Mechanical Equipment

1. The exterior lighting of a development will provide for aesthetic illumination of the buildings and the site for safety purposes. Lighting will be placed and screened to direct the light away from adjoining properties and streets.
2. Parking lot lighting will provide adequate illumination. Light standards should be as short as possible.
3. Lighting should match the scale of the building and not impact adjacent properties. Special consideration for lighting is necessary when adjacent to residential properties.
4. Mechanical equipment, whether ground level or roof-mounted, will be screened from general public view by means of walls, parapets, and/or landscaping.
5. Light standards will be placed in landscape planters within the parking areas to complement and not interfere with illumination.

Business Park Design Guidelines

Site Design

1. Parcel sizes of twenty to fifty acres and larger are strongly encouraged.
2. All buildings or structures will have fifty foot set backs from the planned right-of-way line of any freeway, arterial, or major arterial street; a minimum of forty feet from any collector street; and a minimum of twenty-five feet from any local street. Under no circumstances will the required building setback be less than a distance of one foot for each foot of building height.
3. All areas between the minimum building setback and a street frontage, except for access drives and walks, will be improved open space.
4. Adjacent to a residential district, buildings and structures will be set back not less than sixty feet.

Parking Area Location

Parking areas should be located at the sides or rear of a building whenever possible. Parking is permitted in the required front yard setback if there are adequate setback, screenwall, and landscaping provisions to shield the parking from the street.

Landscaping and Screening

1. The front, sides and rear yard areas of every lot not used for building, parking, access drives, and pedestrian ways will be landscaped.
2. Front and side lot parking areas will be landscaped with an effective combination of street trees, shrubs, ground cover, and/or three foot screen walls and earthen berms to hide the view of the parking areas from any street or public way.
3. Parking areas must be designed and landscaped to break up the visual monotony and reduce the heat radiation and glare of a large paved area.
4. The use of drought tolerant plant material is required. The DWR plant list and the 1991 publication by the Arizona Municipal Water Users, *Plants for the Desert Southwest*, are sources for the types of plants required.
5. All plants in landscaped areas will be maintained in a well-kept, healthy condition.

Loading and Storage Areas

1. No loading area visible from the front lot line or from any adjacent streets will be allowed.
2. Loading areas will be screened by a minimum six foot masonry wall, architecturally compatible with and extending from the building to effectively screen the loading area.
3. Storage areas, including areas used for dumpsters or private garbage facilities, will be screened from all streets, freeways, and adjacent property.
4. Storage within the screened areas may not exceed the height of the screen. Outdoor storage will include the parking of company trucks and vehicles except passenger vehicles.

Utilities

All utilities will be placed underground. Transformer or terminal equipment will be visually screened from view from all adjacent streets and properties.

Hillside Development Standards

Arrowhead Ranch abuts significant hillsides, north of both The Lakes Neighborhood and The Legend Neighborhood. These hillsides are valuable to the City of Glendale and other area residents because of the aesthetic backdrop they provide, as well as being part of Thunderbird Semi-Regional Park. More significantly, however, steep slopes pose a significant problem for service vehicles used by the City of Glendale. Studies show that sanitation trucks have a significant problem when grades exceed twelve percent and emergency vehicles at grades of fifteen percent or more.

Site Grading Requirements

The standards set forth in this section are intended to minimize cut and fill for developments on steep grades of fifteen percent and greater, and set standards both to protect these hillsides from unnecessary scarring and degradation and to provide development standards for safety.

A building site slope analysis and a slope plan sealed by a civil engineer or land surveyor registered in the State of Arizona will be submitted to the City Engineer for review and approval for conformance with this section prior to any clearing, grading, or the issuance of a building permit. Cut and fill slopes shall not exceed the following:

- The vertical distance of exposed slopes will not exceed six feet. Cuts will not exceed a 2:1 slope and fill slopes will not exceed 3:1. Any cut or fill will be revegetated, rip-rapped, or otherwise treated to return the cut or fill to a natural looking condition.
- No cut or fill will encroach upon any adjacent properties except by the mutual written consent of all parties affected. Such consent is to be filed with the City Engineer and recorded as an easement.
- Cut or fill material in excess of that approved for use will not be disposed of over the sides of hills or ridges.
- No roadway or drive will exceed a twelve percent grade.

Site Restoration and Revegetation Requirements

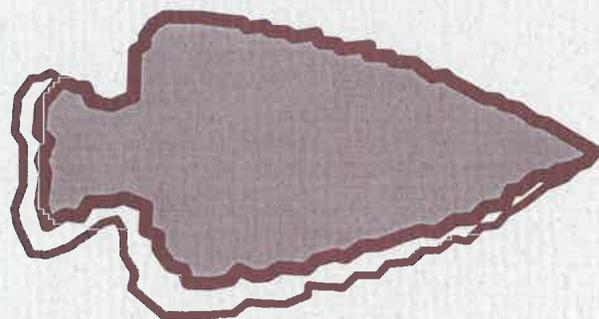
- All slopes will be revegetated.
- 2:1 slopes be revegetated and rip-rapped.
- All surfaces of rip-rap and retaining walls may be required to be treated in such a way as to give the appearance of desert varnish, i.e. a brown or black shiny crust on rocks to consist mainly of iron and manganese oxides.

Platting and Site Plan Requirements

In addition to the requirements of the City for subdivision submittals and building permit review, on slopes of fifteen percent and greater, additional submittal requirements include:

- A topographic map of the existing terrain utilizing a scale no smaller than one inch equals one hundred feet (1"=100'), with contours no greater than two foot intervals.
- The average cross slope of the project site analysis will be sealed by a civil engineer or land surveyor registered in the State of Arizona.
- A building site slope analysis and a slope plan, similarly sealed.





**Utilities
Element**

UTILITIES ELEMENT

In June, 1982, a comprehensive Utility System Master Plan was submitted to the City of Glendale presenting the water and sewer utility system that would be required to adequately serve Arrowhead Ranch and surrounding areas. These facilities were sized utilizing the 1981 land use and population densities as approved by the City Council. Since that time, several updates have been prepared to accommodate land use changes in the area.

Water System

The water system at Arrowhead Ranch consists of both a domestic potable water system and a reclaimed water system. The domestic potable water is provided by the City of Glendale to all areas of the Ranch. The reclaimed water system will be operated and maintained by a water co-op and will provide reclaimed effluent from the Wastewater Treatment Facility to various areas of the Ranch for use in lakes and as irrigation water for golf courses, common areas and street landscaped areas (see Appendix A for plans).

Wells, Easements and Dedications

As the Ranch developed, the City of Glendale, in cooperation with the developer, provided a mechanism to supplement reclaimed water until such time as the volume of treated effluent was adequate to provide service to the entire Ranch. This mechanism involved the leasing of six wells and an operating agreement for their use. These six wells provide over 9,100 gallon per minute of capacity. The wells, along with associated transmission facilities and easements, are to be leased to Arrowhead Ranch Amenities, Inc. for their future and continued use.

Domestic Water System

In 1978, Manera Associates prepared a "Hydrologic Evaluation of the Groundwater Resources Available to the Ranch". That report states that "the groundwater supply available to the Arrowhead Ranch will satisfy the demands of a population exceeding 51,770 for a period exceeding 100 years." Since that time, the City of Glendale has included the Arrowhead Ranch in its service area.

The Ranch's domestic water system is supplied potable water from the Cholla Water Treatment Plant and supplemental wells. Treated water is conveyed to the system and associated storage facilities via a 42" transmission main located in 67th Avenue. Storage is provided by a twelve million gallon reservoir located in Thunderbird Semi-Regional Park.

The primary distribution system consists of a grid of twelve-inch diameter mains located on the arterial (section line, one per mile) streets and minimum eight-inch diameter mains located in collector (half-mile) streets. Most of the major elements of the proposed system are existing, with the exception of the internal half-mile water mains in sections 23, 24, and 30.

The water system provides excellent pressure distribution over the entire Ranch and surrounding areas with adequate flow capacity to satisfy both residential and commercial fire flow requirements. System pressures generally exceed the 40-75 psi range.

Reclaimed Water System

Reclaimed Water Co-op

Arrowhead Ranch Amenities, Inc. will have the responsibility of managing and maintaining the reclaimed water system and associated facilities. Reclaimed effluent will be received from the City of Glendale's Arrowhead Wastewater Treatment Facility near the southwest corner of the Ranch. Reclaimed water will then be transported via a 36"-16" pipeline from the treatment facility to various receiving locations throughout the Ranch.

The co-op manager, with input from the various member users, will prioritize the distribution of reclaimed water. Water deliveries to the various lakes will be monitored to enable the manager to bill for water use. Costs will be distributed equitably among the various users.

Water Balance

The reclaimed water system at Arrowhead Ranch has been designed and constructed to use all the water produced by the treatment facility to fill lakes and provide irrigation for landscaping, golf courses, and parks within Arrowhead Ranch. In order for the Ranch and the water co-op to optimally use the reclaimed water generated by the treatment facility, it is necessary to establish a water balance, which takes into account all water supplies and balances them with water users. The water supplies are made up of reclaimed effluent,

rainfall, and stormwater runoff, and are stored in lakes located throughout arrowhead ranch. The water demands include golf courses, landscape irrigation, evaporation and seepage. By summing all of these supplies and demands on a monthly basis it is possible to determine what storage facilities are required to optimize the use of reclaimed water from summer to winter. In order to utilize reclaimed water throughout the project area, it must be stored during the winter (low water use) months for utilization during the summer (high water use) months.

Based on the land uses and intensities of this Specific Plan, a projection has been made as to the amount of reclaimed water that will be available at buildout of the Ranch. Current facilities (golf courses, landscape irrigation, lake evaporation and seepage) will not use all the reclaimed water that will be generated, so additional facilities must be constructed in order to store and use the remaining reclaimed water and to achieve a "water balance" at Ranch buildout. In order for the system to operate properly, each new development on the ranch must be responsible for accommodating the amount of reclaimed water generated by that development by providing additional facilities needed for use and storage. The amount of water generated will be determined by the population (or population equivalent for non-residential uses) added by the development.

A particular development may satisfy its responsibility for use and storage of reclaimed water in a variety of ways, including:

- Building facilities (such as lakes, irrigated turf, etc.) that will accommodate the development's storage and use requirements.
- Making arrangements with another developer/landowner to assume all or part of the facility requirements.
- Entering into an agreement with the city to assume responsibility for all or part of the facility requirements.

Agreements for the city to assume responsibility for a development's reclaimed water requirement will be handled case-by-case during the plan approval process. City involvement will not be considered unless the developer can show that providing the required use and storage facilities is physically impractical and cannot be reasonably accomplished any other way.

Lakes

Lakes must be designed to accomplish several functions. Not only are they storage facilities for reclaimed water, but they also have an aesthetic function, providing open space, recreation, and visual amenity to the Ranch. In designing and constructing lakes, all these elements must be taken into account as they can often work at cross-purposes to each other. For example, the most efficient storage design may cause lake level fluctuations that are so large, the lakes do not look good much of the time. Issues to be considered in lake design and construction include:

- Fluctuation of lake levels are to be kept to a reasonable amount year-round. The design of existing lakes on the ranch uses a 3 foot maximum fluctuation in lake level due to variations in reclaimed water storage needed throughout the year (see explanation above). This should continue to be a standard, although variations from this may be approved. Variations will be judged on aesthetic as well as system operation criteria.
- If lakes are to accommodate stormwater retention, care must be taken to insure that the lake design doesn't cause unacceptable muddying of lake edges, vegetation, sidewalks, etc, after stormwaters recede.
- Lakes must be designed to look good at all water levels, using materials that will give a natural appearance when water levels are low. There is no way for lakes to operate properly and maintain one level throughout the year, so edges must be constructed to be attractive year-round.

Drainage System

In July, 1982, a "Storm Drainage Master Plan" was prepared and submitted to the City of Glendale. This drainage plan used recreational multi-purpose lakes and golf courses as a means of retarding and conveying runoff through the development. The revised analysis developed for this specific plan includes information developed for the City on the "as-constructed" configuration of this system. In addition, land uses as presented in the specific plan have been utilized in the calculation of runoff coefficients. As specific projects are developed, a more detailed analysis will be required to assure the adequacy of upstream conditions as well as the stage-discharge relationships of new facilities.

All new developments will be required to comply with the *City of Glendale Design Guidelines for Site Development and Infrastructure Construction*. Compliance will be in the form of on-site detention and/or the participation in the regional system.

Regional System

Arrowhead Ranch is served by several major drainage systems (see Appendix). Sections 18 and 19 are served by two drainage systems (Systems II and III). The proposed southerly system (System II) consists of a series of detention basins designed to discharge into an existing Arizona Department of Transportation storm drain located north of the Agua Fria Freeway. The other system (System III), an existing system of lakes, streams, and drainage structures that collects runoff water and diverts it into the lake recirculation system (streams) to be conveyed to an outlet structure located at 67th Avenue just south of Rose Garden Lane. This future structure will deliver water underneath 67th Avenue into System IV. A second (southerly) system collects runoff from properties generally south of the Legend Golf Course and conveys it through a series of detention basins (per City of Glendale drainage guidelines) and drainage swales into the ADOT drainage system that lies just north of the freeway.

The Lakes area (Section 20 - System I) receives off-site flows through Thunderbird Semi-Regional Park, and receives those flows in a sedimentation basin located within the park, north of the developed lakes area. Storm water is then conveyed through a system of lakes to a drainage channel located east of 55th Avenue. Ar-

reas west of the channel and south of the Agua Fria Freeway (Section 29 - System XI) also drain into this channel. The channel then conveys the storm water runoff to Skunk Creek.

Sections 23 and 24 (System IV), located west of 67th Avenue and north of the freeway is planned to be served by a series of detention basins, drainage channels, and storm drains. This integral system will accept runoff from sections 18 and 19 (System III) and deliver it into the ADOT drainage channel located just north of the freeway, where it will be conveyed to New River.

The area south of the Agua Fria Freeway, between 67th Avenue and 75th Avenue (Sections 25 and 26) is split into two major sub-systems (Systems V and VI). The easterly system (System V) collects water into the lakes and through a system of pipes and channels conveys the runoff to a drainage channel south of Union Hills Drive at 71st Street. The westerly system (System VI) collects runoff and conveys it in a southwesterly direction through a system of lakes, pipes, and drainage swales to the Agua Fria freeway drainage channel located just east of the Agua Fria freeway and north of Union Hills Drive. The westerly section of Section 26 also contains two small independent systems (Systems VII and VIII) that each drain into ADOT storm drains that discharge to New River.

Section 29 and 30 will also be served by a system of detention basins, drainage channels and storm drains. This system consists of a graded swale (east of 59th Avenue), a single 42" storm drain (59th Avenue to 63rd Avenue) discharging into an open channel just east of 67th Avenue. The extreme westerly portion of this section (System IX), will drain south into 67th Avenue after having retarded the flow in local detention basins. The major system (System X) will be interconnected through open areas via wide, open swales, to deliver storm water runoff to Skunk Creek near Union Hills Drive.

Any of the facilities that discharge directly into the ADOT system will be required to obtain an ADOT Right-of-Way Permit to make that connection. Requirements for approval of that permit will be a demonstration to ADOT that the specific facility discharging will be in compliance with the anticipated flows (as delineated in the Appendix) to be received by the ADOT system.

Sedimentation Basin

The sedimentation basin located in Thunderbird Park, previously mentioned, provides debris control and sedimentation protection for the Section 20 Lakes area. This facility is to be operated and maintained by the Arrowhead Lakes Homeowner's Association in cooperation with the City of Glendale Leisure Services and Field Operations Departments.

Sanitary Sewer System

The sanitary sewer system not only consists of a major sanitary sewer collection system, but also includes a tertiary wastewater treatment facility and a reclaimed effluent system (see previous discussion). The collection system, originally master planned in the June, 1982 "Utility Master Plan", consists of 8" to 42" gravity interceptors that collect wastewater from all areas of the Arrowhead and Hillcrest Ranch areas and conveys them to the Wastewater Treatment Facility located in the southwest corner of the Ranch. The collection system is adequately sized for the planned population of the area. The wastewater treatment facility was originally designed for a maximum flow of 6.7 million gallons per day with a first module of 2.27 million gallons per day being constructed. Current projections indicate that the facility may only be required to be expanded to 6 million gallons per day.

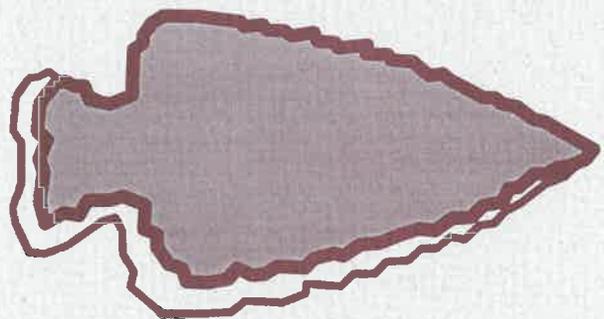
Water Cooperative and Owner's Associations

The Arrowhead Ranch Specific Plan calls for the formation of neighborhood owner's associations for residential uses and property owner's associations for non-residential uses, to insure that all property owners, whether residential or non-residential, are able to equally and fairly share in the responsibilities of the cooperative and have full representation in its management. Without full participation, the cooperative will fall short of its responsibility to all owners of property at the Ranch.

All property owners should become members of an association, where one exists, or form an association if none currently exists, and participate in the Arrowhead Ranch Amenities, Inc., a non-profit water cooperative. The purpose of these associations is to own and maintain certain common properties within Arrowhead Ranch. Since all property within Arrowhead Ranch benefits from the provision of these common areas and facilities, participation in the

owner's association is important. Common areas and facilities include medians and streetscape areas along major and minor arterial streets within Arrowhead Ranch, primary and secondary entry features identifying Arrowhead Ranch, irrigation systems, park facilities and other common areas and facilities not owned by the City of Glendale, or other public agencies, such as the Deer Valley Unified School District.

Water to maintain these common properties will come from the Arrowhead Ranch Amenities, Inc. It is the responsibility of the Cooperative to allocate scarce water supplies to these common facilities, and by contract, the golf courses and lake systems within Arrowhead Ranch. Only by full participation within the Water Cooperative may associations participate in the proper distribution of the reclaimed water to these common areas and facilities. Non-residential users should also become members of the associations. If such participation is not feasible, that non-residential use should be a participant in the Arrowhead Amenities, Inc.



**Public Facilities
Element**

PUBLIC FACILITIES ELEMENT

School Sites

Two new elementary schools are identified for the Arrowhead Ranch area (see Proposed Land Use Map 4). One location is along Arrowhead Loop Road, in the center of the Legend Neighborhood (Sections 18 and 19) and the other one is near the center of The Groves neighborhood (Sections 23 and 24). These sites are general locations only, as the final boundaries will be determined through negotiations with the Deer Valley Unified School District. The School District's criteria for elementary school sites includes a fifteen acre parcel, rectangular in shape, with dimensions of approximately 660 feet by 990 feet. Occasionally, a City neighborhood park will be developed with and adjacent to the elementary school.

A new middle school is also planned for Section 30 in the Parks Neighborhood. The school district's requirements for the site include a parcel of 30 to 40 acres, rectangular in shape, with access to two collector streets providing access to all arterial streets bordering the section.

Arizona Revised Statutes, § 9-463.01 D, allows the City of Glendale to require a reservation of land within a subdivision for school sites at the time a preliminary plat is filed. The land can be reserved for up to one year after recording the final subdivision plat, provided the land area reserved is able to be easily divided should the school district not acquire the parcel.

This specific plan provides constructive notice to the owners of the designated parcels of the intent of the Deer Valley Unified School District to acquire these sites. Upon filing a preliminary plat in these areas, the City of Glendale will notify Deer Valley of the preliminary plat application and the District will commence negotiations for the sites so specified pursuant to Arizona law.

Fire Station

The City of Glendale Fire Department has identified a location for a fire station approximately one-quarter mile west of 67th avenue on Deer Valley Road (see Land Use Map 4). The Department requires approximately three acres which will serve the area north of the Agua Fria Freeway.

As with school sites, *Arizona Revised Statutes*, Sec. 9-463.01 allows the City of Glendale to require reservation of land within a subdivision for fire stations at the time a preliminary plat is filed.

Parks and Open Spaces

The intent of this specific plan is to require the provision of adequate neighborhood parks, play lots, and open space located throughout Arrowhead Ranch to serve the on-site residential and commercial population. Additionally, this plan intends to provide continuous open space features as established by the adopted *Glendale Parks Master Plan* that serve the region, such as Skunk Creek, New River, and the pedestrian, equestrian, and multi-use trail systems. Landscape screening between open space and residential areas will buffer the two uses. Landscape treatments that include trees for shade along trails and gathering places are encouraged. Refer to the parks plan for specifics of proposed parks and open space requirements.

Additional parks, play lots, and open space areas are acquired as an on-going part of the development process. As Arrowhead Ranch develops, so will the need for park facilities and open space. Dedication and/or tax requirements to acquire parks and open spaces within Arrowhead Ranch are specified in Chapter 28, Article IV "Residential Development Tax" chapter of the *City of Glendale Municipal Code*. Actual construction of park facilities is dependent on developer dedication and municipal fund availability, therefore, the timing of park development is never certain. The location of future parks shown within this plan are conceptual only. Final locations will be determined through negotiations with the City and the developer.

In addition, all residential developers are required to provide play lot sized private parks. These small sized parks serve the immediate neighborhood and will help to fill the gap between a four to five acre neighborhood park and a homeowner's backyard. These play lots will be dedicated to and be a responsibility of the homeowner's associations.

**Park Standards,
Requirements, and Sizes**

- All parks should provide access and play experiences for the handicapped that are integrated with the other areas.
- Stormwater detention areas may be used as part of a park area provided that not more than 50% of the site is subject to flooding and all totlot equipment is outside the drainage/detention area.
- All parks should provide for maintenance.
- All parks should include signage: Identification, directional, and regulatory.
- Surface treatment of all areas of parks should be well thought out in terms of safety, user impact, and maintenance.
- Design for who is going to use the park, whether it is a primary or secondary use, and it should accommodate all ages.
- Passive recreation areas for picnicking, walking/jogging, and bicycling are the highest priorities when designing parks.

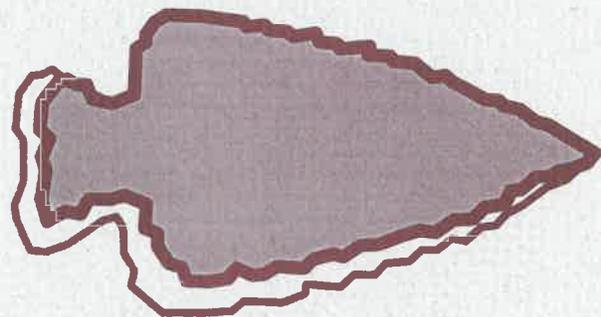
Neighborhood Playlots

1. Homeowner Association owned playlots should be provided for preschool children primarily in conjunction with single family developments. Playlots shall be included as an integral part of the development area. Single family development with lot sizes exceeding 10,000 square feet may be exempt from this requirement.
2. Playlots shall be generally 1 -2 acres in size.
3. Playlots should include: Enclosed areas for play equipment and other special facilities, such as sandboxes; open turf area for active play; and shaded area for quiet activities.
4. Play equipment should include swings, slides, climbers, play walls, play sculpture, and a sand area. Miscellaneous elements include; benches, drinking fountains, trash cans, walks 5-6' wide, and other paved areas for group ball play, etc.
5. The enclosed area with play equipment should contain 2,400 - 5,000 square feet.

6. Playlots should be accessible without having to cross streets. Walkway slopes should be gentle enough (2%) to accommodate strollers and carriages and should be 5' to 6' in width.
7. Shaded areas for quiet activities should be contoured to provide visual relief and interest.

Neighborhood Parks

1. A City owned neighborhood park should be provided in each Arrowhead Ranch Neighborhood. The neighborhood park shall be included as an integral part of the neighborhood, shall be centrally located and should be located a maximum distance of 1/4 to 1/2 mile away from housing units.
2. Neighborhood parks shall be 4-5 acres in size, depending on service area, planned facilities, and developed neighborhood density.
3. Neighborhood parks should include a play lot, playground equipment, active turf area, shade passive area, paved multi-purpose area, area for field games, picnic areas, and ramadas. These parks will not include sport field lights.
4. Play equipment within playlots should include; balance beam, climbers, horizontal bars and ladders, parallel bars, swing sets, slides, and other play equipment as noted above in the Playlot section.
5. Approximately 1/2 of the area of a neighborhood park should be dedicated to passive recreation, with turf areas, shrubs, and trees, walks, benches, and picnic/game tables. The other half should include a 3/4 to 1 acre for playlot and playground equipment, with the remaining area for active play fields.
6. Play equipment should be located away from circulation routes.
7. Active play fields need to be physically separate from totlots.
8. Passive areas should be kept open and not be secluded.



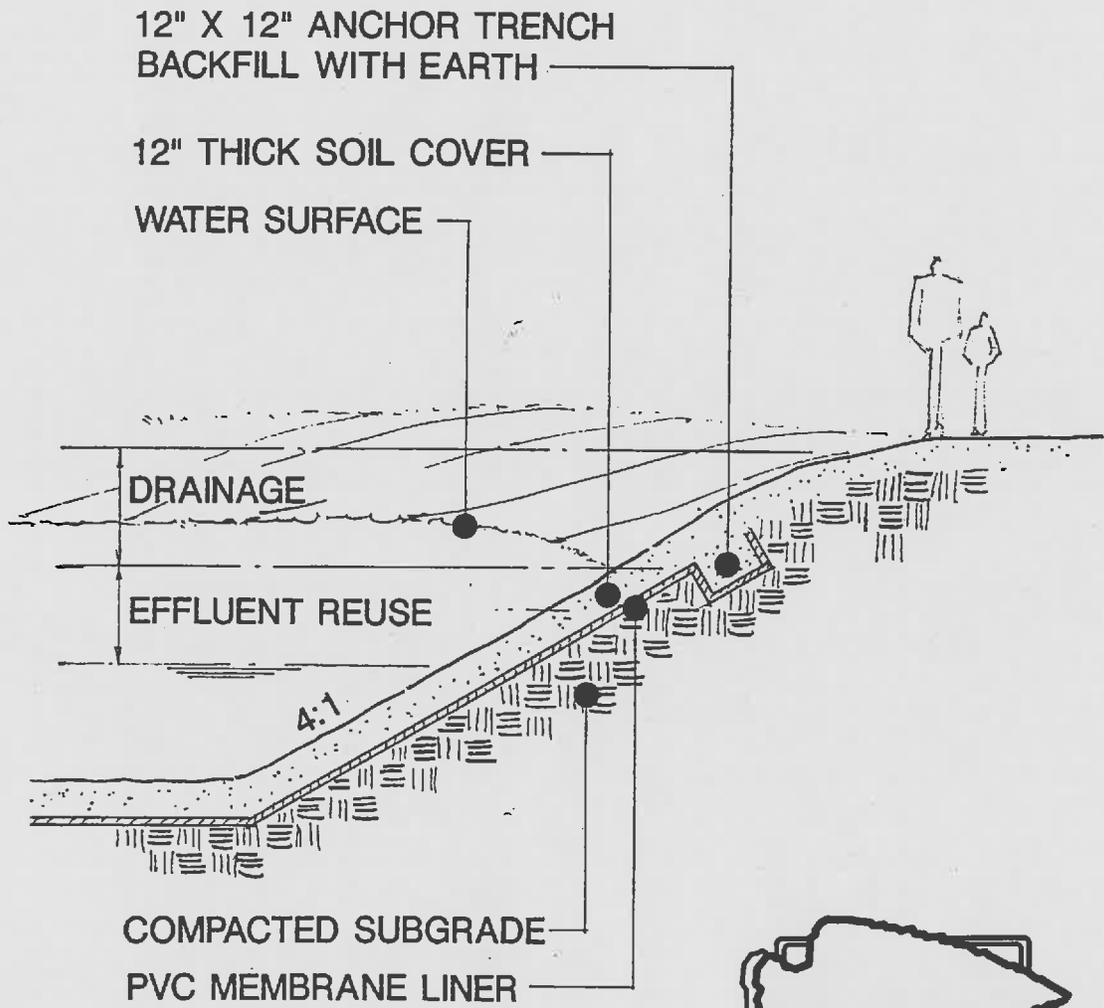
Appendix

Plan Adoption and Amendments

This specific plan amends the *City of Glendale General Plan*. As a result, this plan will be adopted pursuant to *Arizona Revised Statutes*, § 9-461.06, which includes and exceeds the requirements of ARS §.9-461.09, "Procedure for adoption of specific plans and regulations."

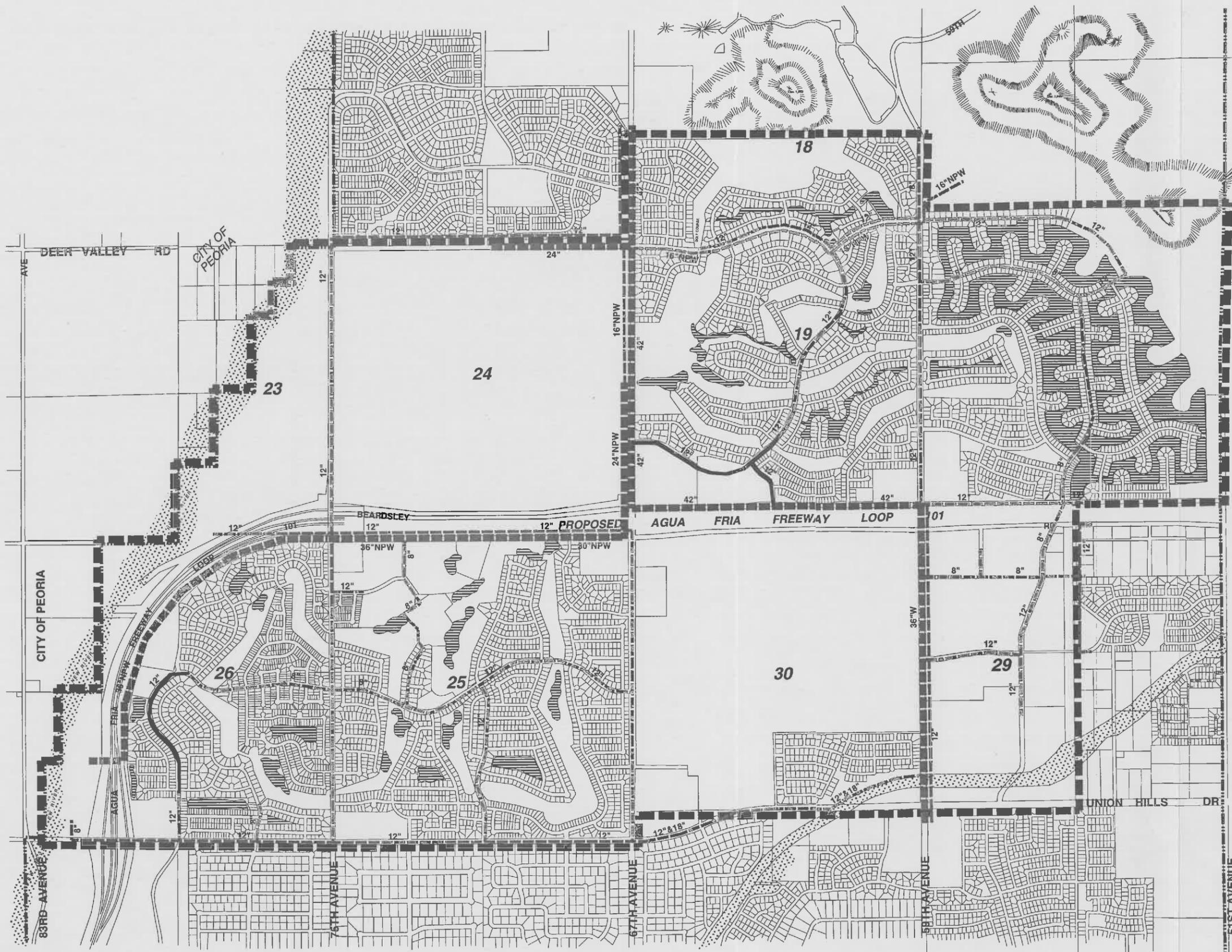
Amendments to this specific plan are pursuant to *Arizona Revised Statutes* § 9-461.09, unless otherwise required.





Lake
Construction Detail

Exhibit 6



LEGEND

- Future**
 - 21" Water Line and Greater
 - 18" Water Line and Less
- Existing**
 - 21" Water Line and Greater
 - 18" Water Line and Less
- NPW Non - Potable Water
- Lakes
- City Limits
- Arrowhead Boundary

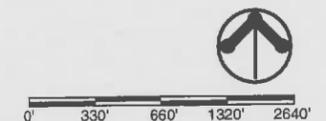
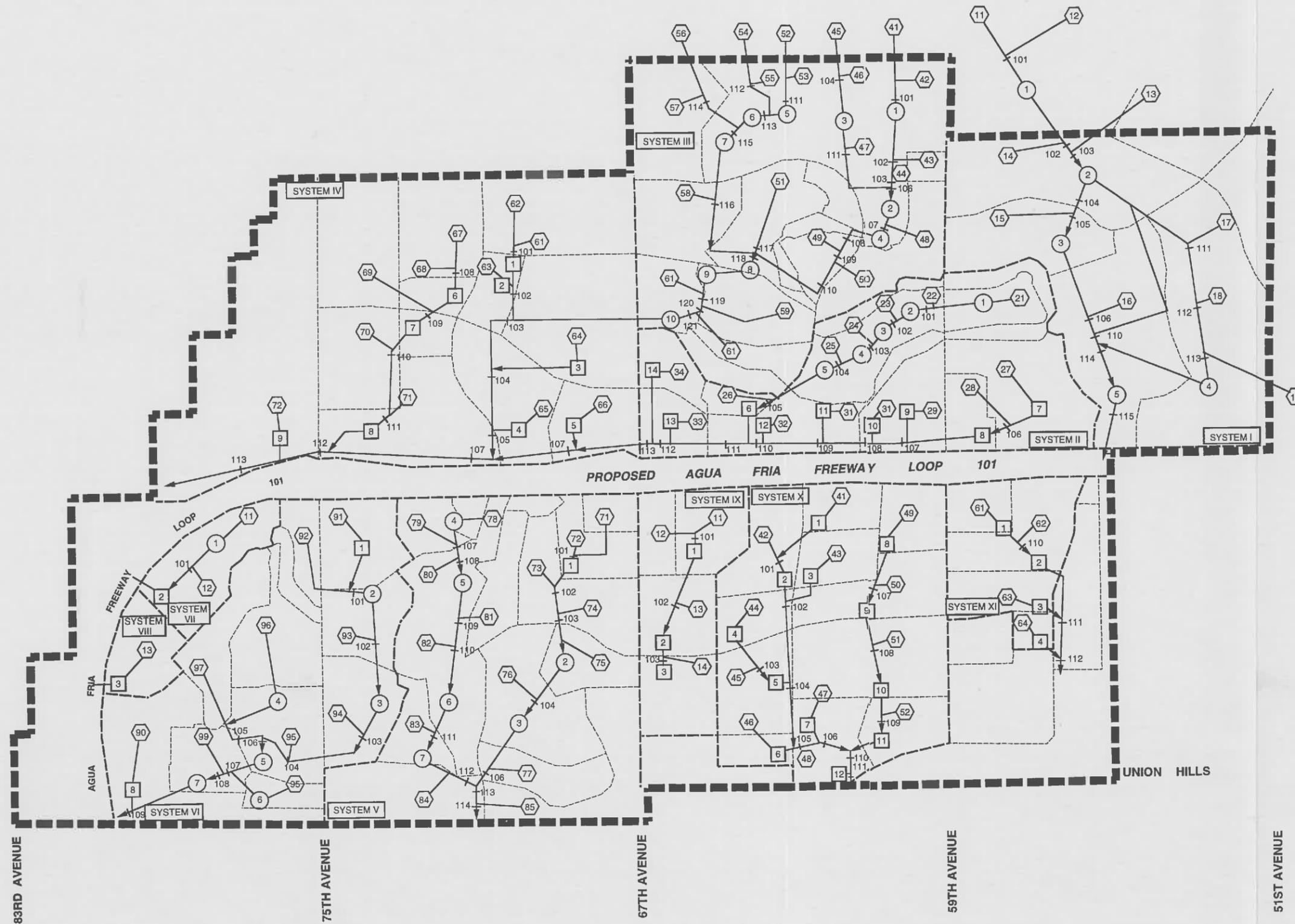


Water System Plan

Map 13

LEGEND

- 45 Drainage Area Number (Structure)
- 8 Reservoir (Lake) w/ Structure Number
- 105 Cross-Section Number
- 10 Detention Basin



Drainage System Plan

Map 14



LEGEND

- Future**
 - 21" Sewer Line and Greater
 - 18" Sewer Line and Less
- Existing**
 - 21" Sewer Line and Greater
 - 18" Sewer Line and Less
- Lakes
- City Limits
- Arrowhead Boundary



Sewer System Plan

Map 15



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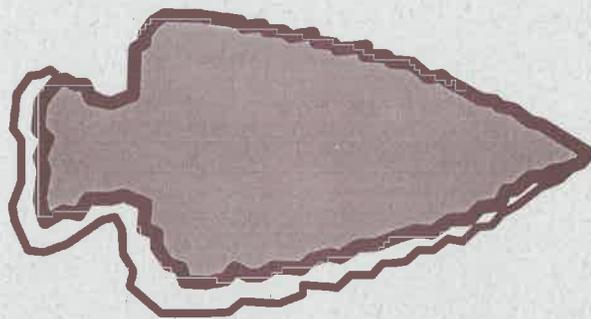
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