



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-10-19-2

July 26, 2019

****REVISED****

[North Gateway Village Planning Committee Hearing Date](#)

August 8, 2019

[Planning Commission Hearing Date](#)

September 5, 2019

Request From:

[S-1 NBCOD](#) (139.87 acres) and [PCD NBCOD](#) (Approved [R1-10](#) PCD [NBCOD](#)) (2.22 acres)

Request To:

[R1-8 NBCOD](#) (142.09 acres)

Proposed Use

Single-Family Residential

Location

Southwest corner of Paloma Parkway and Dove Valley Road

Owner

Arizona State Land Department

Applicant

Lennar Homes, Chris Clonts

Representative

Earl, Curley & Lagarde, P.C., Taylor Earl

Staff Recommendation

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 5 dwelling unit per acre	
<u>Street Map Classification</u>	Dove Valley Road	Arterial	0-foot south half street (Currently State Land right-of-way)
	Paloma Parkway	Arterial	0-foot west half street (Currently State Land right-of-way)
	Bronco Butte Trail	Minor Collector	0-foot north half street (Currently State Land right-of-way)
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>As stipulated, the proposed development will be compatible with the existing single-family residential uses to the south, east and west of the site. The General Plan Land</p>			

Use Map designation for the site is 2 to 5 dwelling units per acre. The proposed density of 2.89 dwelling units per acre is consistent with the General Plan Land Use Map designation.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLES: Design and locate new neighborhoods to promote access (both physical and visual) to parks and open space. New developments should also provide convenient pedestrian and bicycle access to transit stops, schools and other neighborhood amenities.

The proposed development, as stipulated, will provide enhanced trail connections that will tie into a larger trail system along Paloma Parkway. The development will be providing detached sidewalks with enhanced landscaping within the subdivision that will provide access to the neighborhood amenities and a local school.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development offers an opportunity to develop an undeveloped property at a scale that is compatible with the surrounding area.

Applicable Plans/ Overlays and Initiatives

[North Black Canyon Corridor Plan and North Black Canyon Overlay District](#) – see No. 8 below.

[Reimagine Phoenix Initiative](#) – see No. 9 below.

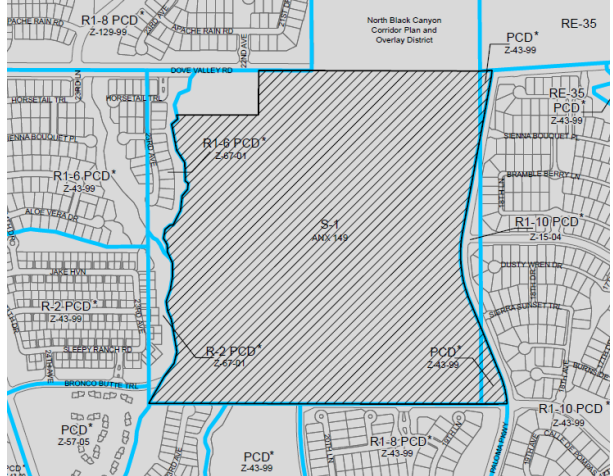
[Tree and Shade Master Plan](#) – see No. 10 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped	S-1 NBCOD and PCD NBCOD (Approved R1-10 PCD NBCOD)
North	Single-Family Residential and vacant State Land	S-1 PCD NBCOD and R1-8 PCD NBCOD
South	Single-Family Residential and Elementary School	R1-8 PCD NBCOD, R1-6 PCD NBCOD and PCD NBCOD (approved R1-6 PCD NBCOD)
West	Single-Family Residential	R1-6 PCD NBCOD, R-2 PCD NBCOD
East	Single-Family Residential	R1-10 PCD NBCOD

R1-8 Single-family (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	142.09 acres
Total Number of Units	639 to 781 maximum allowed	411 units
Density (Units/Gross Acre)	4.5; 5.5 with bonus maximum	2.89, met
Minimum Lot Width	45 Feet minimum	Minimum 45 feet, met
Minimum Perimeter Building Setback	Street (front, rear or side): 15 feet (in addition to landscape setback); Property line (rear): 15 feet (1-story), 20 feet (2-story); Property line (side): 10 feet (1-story), 15 feet (2-story)	Not Shown
Perimeter Landscape Setback	15 feet average, 10 feet minimum	Not Shown
Subject to Single Family Design Review	Yes	Yes
Common Areas	5% of gross minimum	31% of gross site
Maximum Building Height	2 stories and 30-feet in height	2 stories and 30-feet in height

Background/Issues/Analysis

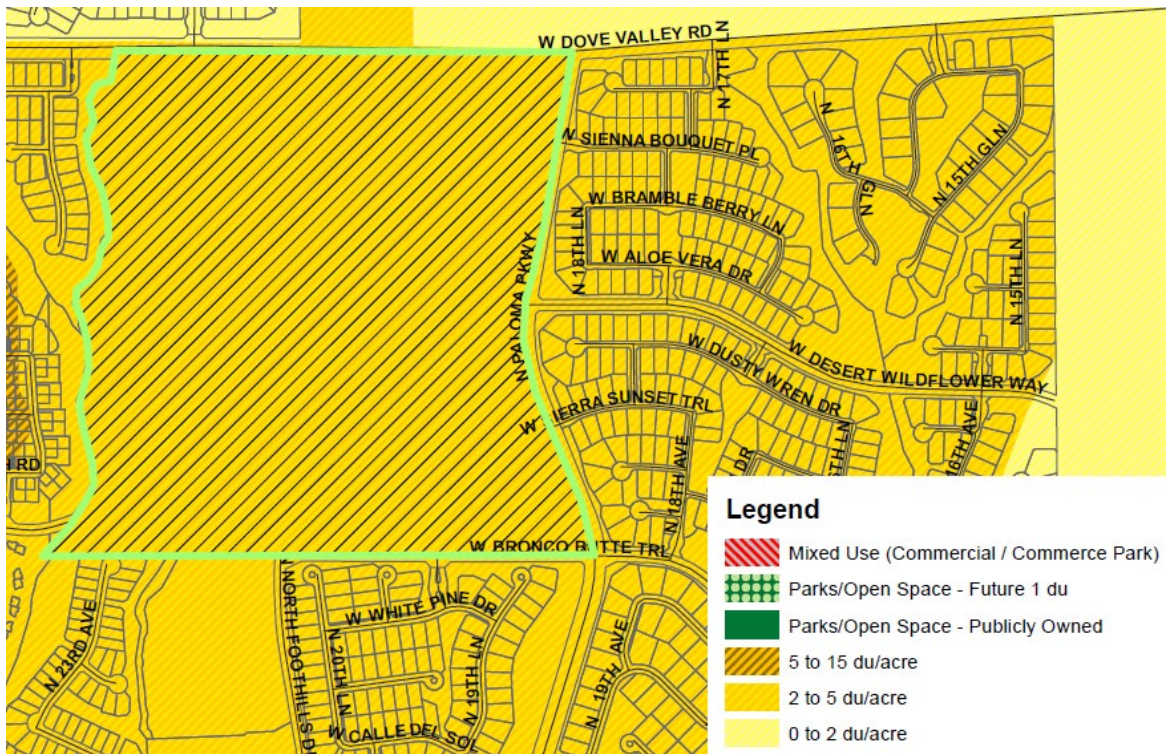
1. This is a request to rezone 142.09-acres located at the southwest corner of Dove Valley Road and Paloma Parkway from 139.87 acres of S-1 NBCOD (Ranch or Farm Residence, North Black Canyon Overlay District) and 2.22 acres of PCD NBCOD, Approved R1-10 PCD NBCOD (Planned Community District, North Black Canyon Overlay District, Approved Single-Family Residence District, Planned Community District, North Black Canyon Overlay District) to R1-8 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) for single-family residential.



Source: City of Phoenix Planning & Development Department

SURROUNDING USES AND ZONING

- 2.



Source: City of Phoenix Planning and Development Department

The General Plan Land Use Map designation for the subject site is Residential 2 to 5 dwelling units per acre. The General Plan Land Use Map designations surrounding the site follow:

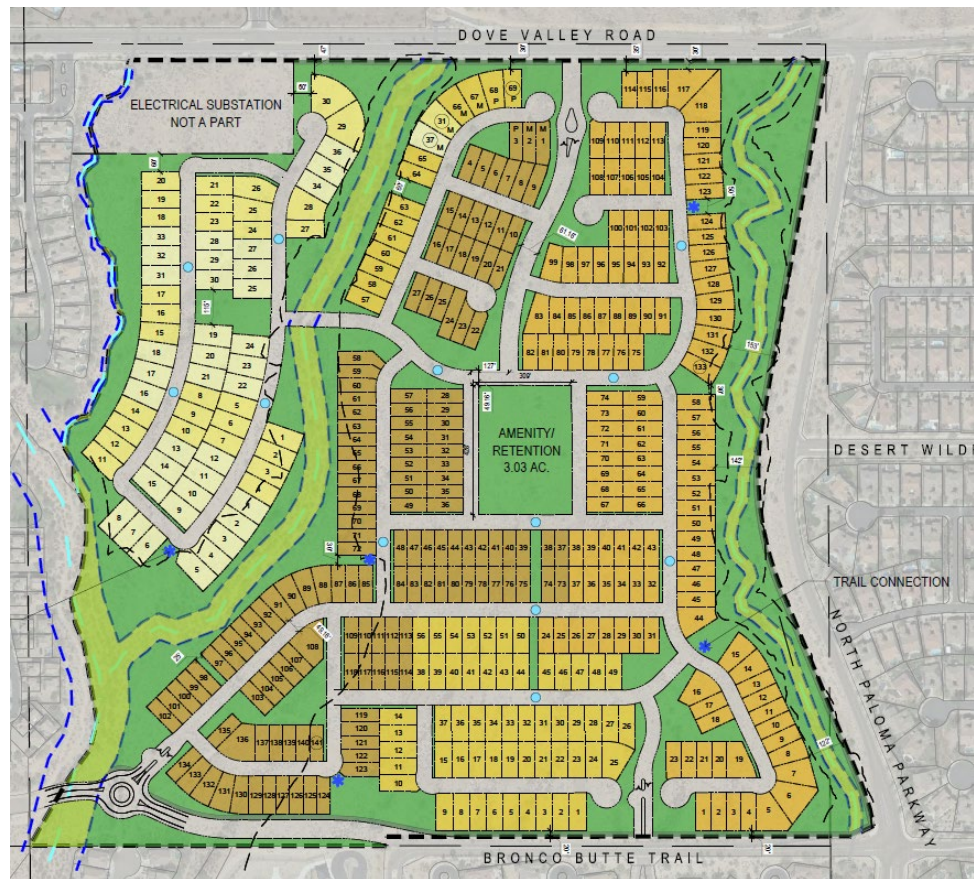
North: Residential 0 to 2 dwelling units per acre and Residential 2 to 5 dwelling units per acre

South: Residential 2 to 5 dwelling units per acre

West: Residential 2 to 5 dwelling units per acre

East: Residential 2 to 5 dwelling units per acre

3. The subject site is vacant and is adjacent to single-family residential development on the east, west and southern sides, all of which are part of the Sonoran Foothills Planned Community District. The subject site is Arizona State Trust land that was auctioned earlier this year, to which Lennar was the successful bidder.
4. The applicant is proposing a 411-lot subdivision with the vehicular access from Dove Valley Road and Bronco Butte Trail. The lots are laid out in a meandering fashion around the natural wash features.



Source: Anderson Baron

The extension of Bronco Butte Trail through the site will provide access between the development and the North Gateway Village Core located immediately west of the subject site.

5. The developer has provided several front elevation examples that illustrate variations in roofline, window shapes and sizes, architectural embellishments and textural changes. To ensure high quality design on all four sides of the homes, staff is recommending Stipulation No. 1 which would require certain architectural elements be incorporated, such as front porches, articulation, and pop-outs.

In addition, since the proposed lot sizes are less than 65 feet in width, the elevations will also be subject to Single-Family Design Review.

6. As shown on the conceptual trail/open space amenity plan, there are several amenity areas and trail systems that run through the subdivision. Since general conformance to the site plan is not recommended given that the proposed site plan does not comply with subdivision ordinance requirements for block length, staff would like to ensure evenly distributed open space areas and amenities are provided throughout the subdivision. A stipulation recommending general conformance to the conceptual trail plan has been recommended in Stipulation No. 2. This stipulation ensures the open space and amenities will be provided with some flexibility once the development moves forward in the site planning process.

Staff is also recommending Stipulation No. 6 that formalizes square footage requirements of the common area open space provided within the subdivision. Staff is recommending one centralized open space area of a minimum 100,000 square feet in size and a minimum three additional evenly dispersed open space areas that are a minimum of 25,000 square feet.

In addition, staff is recommending that thorny plant material or plant material with needles not be planted around the trail connections to Bronco Butte Trail to ensure the children walking to Sonoran Foothills Elementary are not around potentially harmful plant material. This recommendation can be found in Stipulation No. 4.

7. The applicant is providing common area that exceeds the Zoning Ordinance minimum of 5 percent. To ensure common area is provided in excess of the minimum required amount, Stipulation No. 5 has been recommended that would require a minimum of 20 percent common area open space.
8. The subject site is located within the North Black Canyon Overlay District (NBCOD). This overlay implements the designs and concepts set forth in the North Black Canyon Corridor Plan. The NBCOD promotes development that is compatible with the desert environment. Staff has recommended Stipulations No.

- 1.a. and 7 to ensure the color palette within the subdivision is muted and blends with the desert environment.
9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The City of Phoenix offers recycling collection for all single-family residences. The provision of recycling containers was not addressed in the applicant's submittals; however, per City Code, the City provides recycling containers and services to all single-family residences.
10. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 3 is recommended to require that the developer provide shade trees 20 feet on center along detached sidewalks. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.

SCHOOLS

11. Deer Valley School District has indicated that the school district and the applicant have entered into agreement to help provide adequate school facilities within the area.

COMMUNITY INPUT SUMMARY

12. Staff has received one letter of opposition at the time the staff report was written. The neighbor's concern was regarding traffic on Dove Valley Road.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has indicated that they will require all right-of-way easements to be dedicated, all streets to be constructed in conformance to the City Street Classification Map and applicable Sonoran Foothills Master Streets Plan with required improvements meeting ADA requirements, and that a dry crossing be provided for the primary vehicular route so that all parcels are accessible during a 100-year storm event. In addition, the developer will be required to build their portion of Bronco Butte Trail, which establishes a critical connection into the North Gateway Village Core. These requirements can be found in Stipulations Nos. 9 through 20.
14. The City of Phoenix Water Services Department has noted the site will require water and sewer main extensions.
15. The Floodplain Management Division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0865 L of the Flood Insurance Rate Map (FIRM) dated November 10, 2017.

16. The Fire Department commented that no code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
17. The Parks and Recreation Department has indicated that they will require a minimum 10-foot public multi-use trail to be constructed within a 30-foot wide easement along the south side of Dove Valley Road. This is addressed in Stipulation No. 8.
18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations Nos. 21, 22 and 23.

OTHER

19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. As stipulated, the proposal is compatible with the surrounding land uses.
3. The development will provide a critical vehicular connection of Bronco Butte Trail through their site that will serve as a collector to the North Gateway Core.

Stipulations

1. The conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. Building materials and colors shall express a desert character and shall

blend with, rather than strongly contrast with the desert environment.

- b. All elevations of the building shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
 - c. Either covered porches a minimum of 60 square feet in area at a depth of at least six feet, courtyard areas with low surrounding walls a minimum of 60 square feet in area, or homes with livable space a minimum of 3-feet in front of the front line of the garage, shall be provided in the front façades of a minimum of 50 percent of the elevations offered within the subdivision.
 - d. Decorative garage door treatments, including but not limited to, windows, raised or recessed panels, architectural trim, and/or single garage doors.
2. The development shall be in general conformance with the conceptual trail/open space amenity area plan, date stamped July 19, 2019 with specific regard to three pedestrian connection points onto Bronco Butte Trail, as modified by the following stipulations and approved by the Planning and Development Department.
3. All sidewalks internal to the subdivision shall be detached with a minimum 5-foot wide landscaped strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
4. Plant material with thorns or needles shall not be planted in the area surrounding any trail connections to Bronco Butte Trail, as approved by the Planning and Development Department.
5. A minimum of 20 percent of the gross project shall be retained as common area, including washes but exclusive of required landscape setbacks, as approved by the Planning and Development Department.
6. There shall be a minimum of one centralized open space area that is a minimum of 100,000 square feet in size and a minimum three additional evenly dispersed open space areas that are a minimum size of 25,000 square feet, as approved by the Planning and Development Department.
7. Interior walls and privacy fencing, excluding walls located between lots, shall be integral in color or painted to blend with the natural desert environment, as approved by the Planning and Development Department.
8. A minimum 10-foot public multi-use trail shall be constructed within a 30-foot easement in accordance with MAG supplemental detail 429 along the south side of Dove Valley Road, as approved by the Parks and Recreation Department.

9. Right-of-way totaling 30 feet, plus up to a 10-foot sidewalk easement, shall be dedicated for the north half of Bronco Butte Trail from North Foothills Drive to Paloma Parkway.
10. Right-of-way totaling 55 feet shall be dedicated for the west half of Paloma Parkway and shall be constructed with a 14-foot median to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
11. Right-of-way totaling 55 feet shall be dedicated for the south half of Dove Valley Road and shall be constructed to a "CM" cross section per the Street Classification Map, as approved by the Planning and Development Department.
12. The developer shall submit a Traffic Impact Study/Statement (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City upon satisfactory resolutions of review comments by the City staff, as approved by the Street Transportation Department and the Planning and Development Department.
13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.
14. Bronco Butte Trail from the western property boundary to Paloma Parkway shall be a 60-foot right-of-way with a 50-foot pavement section and a 14-foot median island from Foothills Drive to Paloma Parkway, matching the existing roadway design to the east with up to 10-foot sidewalk easement to accommodate a detached sidewalk with a landscape buffer, as approved by the Planning and Development Department.
15. The developer shall provide a pedestrian connection point and pathway from the 23rd Avenue alignment to Bronco Butte Trail, as approved by the Planning and Development Department.
16. Off-site traffic mitigations and future traffic signal improvements shall be funded pursuant to the recommendations of the approved traffic impact study, as approved by the Street Transportation Department.
17. All vehicular primary access routes that cross a wash shall be designed as dry crossings for 100-year storm event, consistent with the City's stormwater design policies and guidelines, as approved by the Planning and Development Department.
18. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,

landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

19. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
21. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson
July 26, 2019

Team Leader

Samantha Keating

Exhibits

Sketch Map

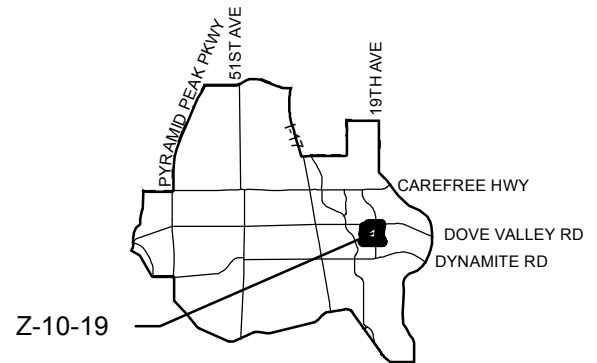
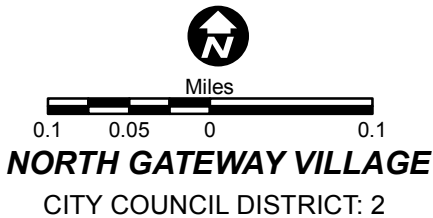
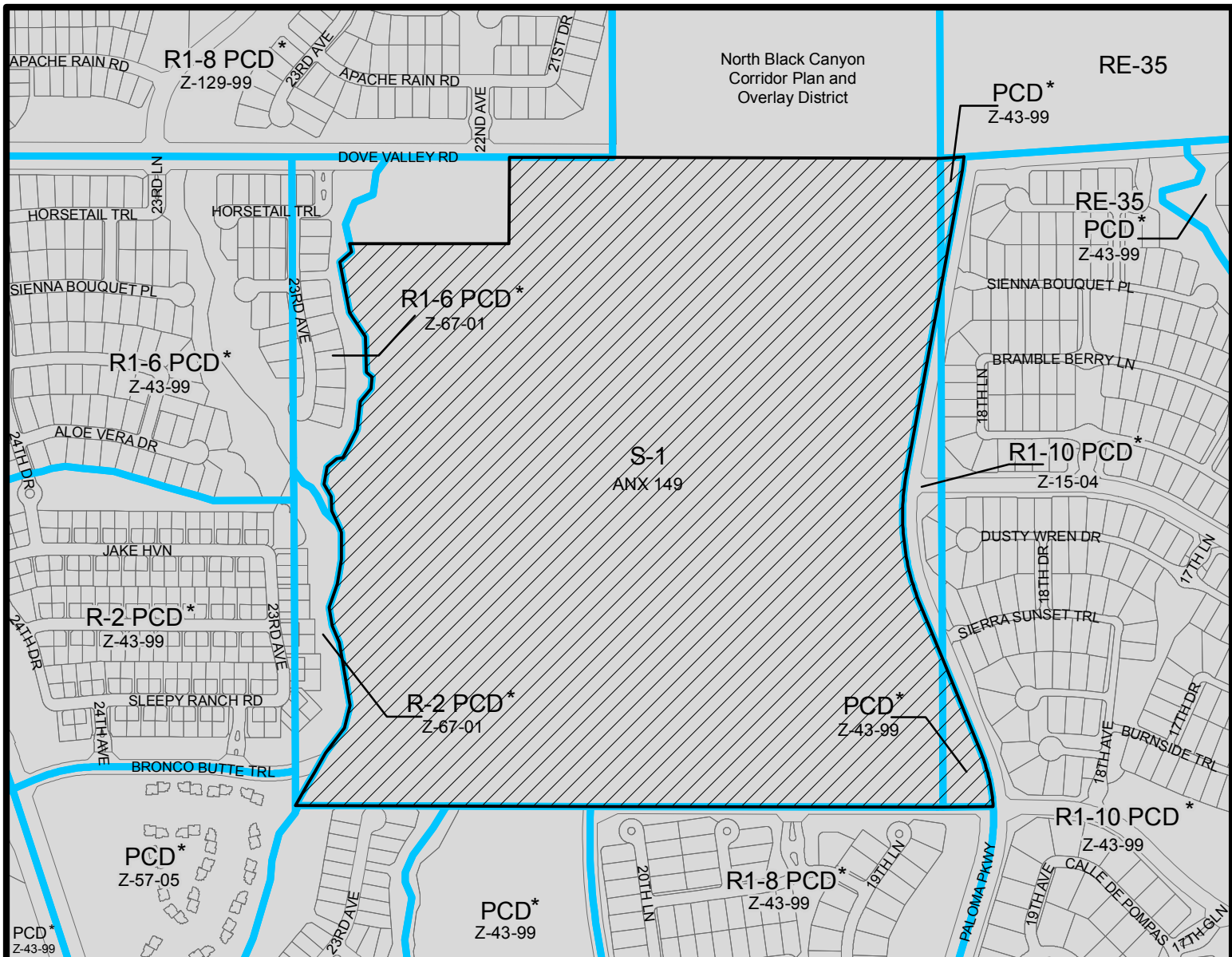
Aerial

Site plan, date stamped July 11, 2019

Conceptual Trail/ Open Space Amenity Area Plan, date stamped July 19, 2019

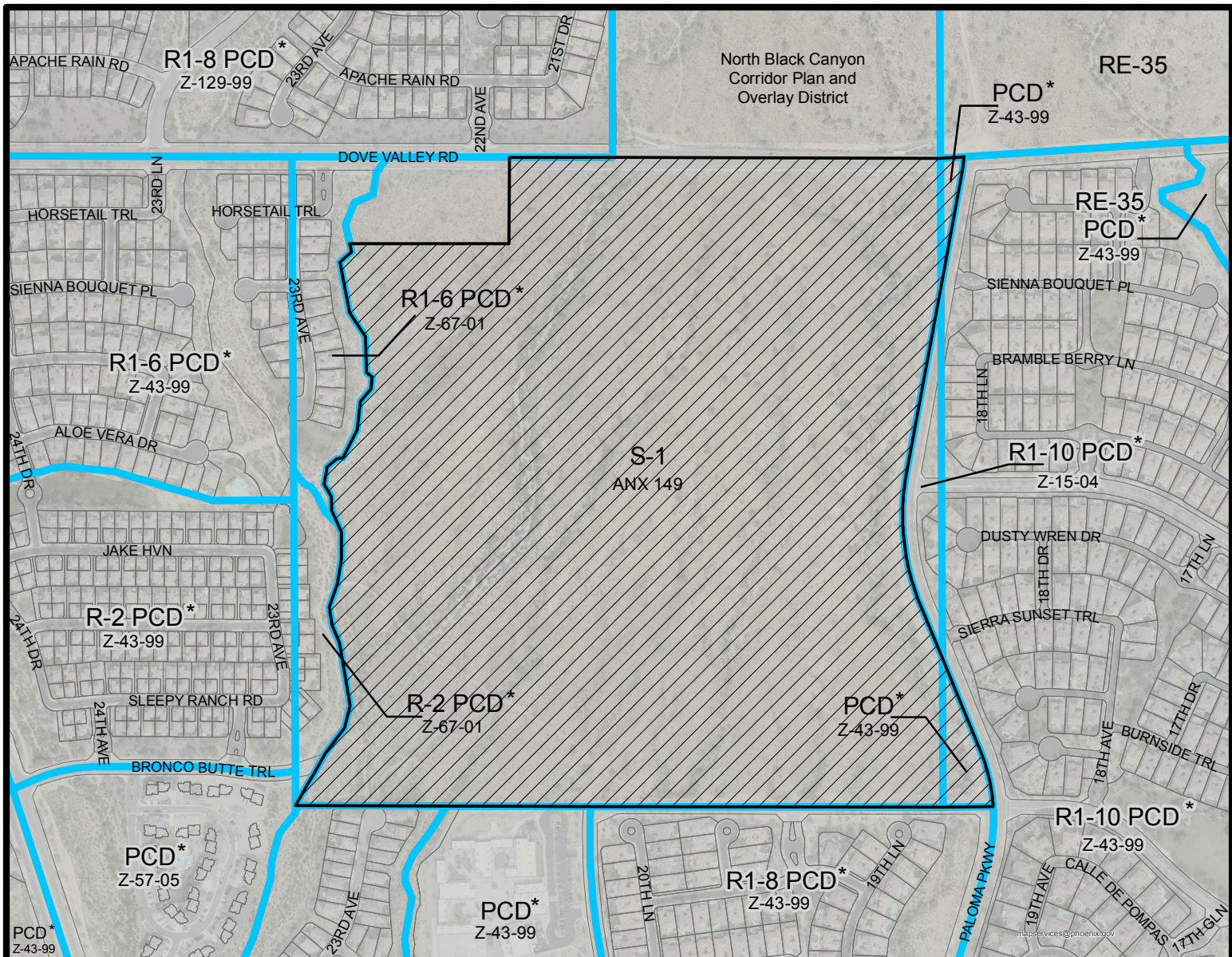
Community Correspondence (3 pages)

Conceptual Elevations



APPLICANT'S NAME: Lennar Homes, Chris Clonts		REQUESTED CHANGE:	
APPLICATION NO. Z-10-19		FROM: S-1 NBCOD (139.87 a.c.) PCD NBCOD (Approved R1-10 PCD NBCOD) (2.22 a.c.)	
DATE: 3/13/2019 7/11/2019		TO: R1-8 NBCOD (142.09 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 142.09 Acres		REVISION DATES: AERIAL PHOTO & QUARTER SEC. NO. QS 56-23 ZONING MAP R-7	
MULTIPLES PERMITTED S-1 NBCOD, PCD NBCOD (Approved R1-10 PCD NBCOD) R1-8 NBCOD		CONVENTIONAL OPTION 139, N/A (8) 611	
		* UNITS P.R.D. OPTION N/A, N/A (10) 781	

* Maximum Units Allowed with P.R.D. Bonus



Miles

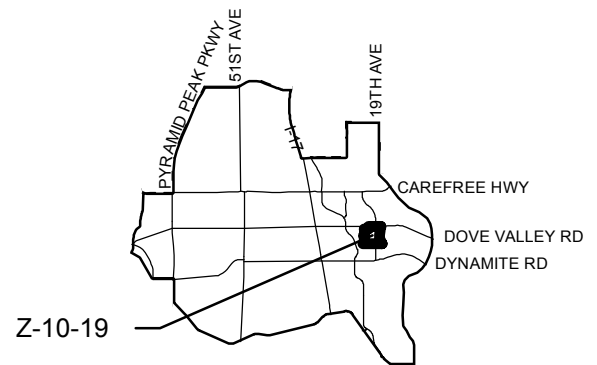
0.1 0.05 0 0.1

NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-10-19

APPLICANT'S NAME:

Lennar Homes, Chris Clonts

APPLICATION NO.

Z-10-19

DATE:

3/13/2019

REVISION DATES:

7/11/2019

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

142.09 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 56-23

ZONING MAP

R-7

REQUESTED CHANGE:

FROM:

S-1 NBCOD (139.87 a.c.)

PCD NBCOD (Approved R1-10 PCD NBCOD) (2.22 a.c.)

TO:

R1-8 NBCOD (142.09 a.c.)

MULTIPLES PERMITTED

S-1 NBCOD,
PCD NBCOD (Approved R1-10 PCD NBCOD)

R1-8 NBCOD

CONVENTIONAL OPTION

139, N/A (8)

611

* UNITS P.R.D. OPTION

N/A, N/A (10)

781

* Maximum Units Allowed with P.R.D. Bonus

From: [Jim Migliorino](#)
To: [Kaelee Wilson](#)
Cc: [Taylor Earl](#)
Subject: Dove Valley and North Paloma Pkwy Development
Date: Friday, July 12, 2019 10:10:47 AM
Attachments: [Copper Leaf Dove Valley and N Paloma Pkwy School District Response.pdf](#)
[BGHS Boundary Map.pdf](#)
[Sonoran Foothills Boundary Map.pdf](#)

Ms. Wilson:

Attached is our School District Response Form for the development near Dove Valley and North Paloma Pkwy. In addition to the required documentation, there is some additional information that needs to be shared about this particular development.

Although the elementary school (Sonoran Foothills) is over the student capacity, we are currently working on building a new elementary school in the vicinity that will help address the student population in this region of our District. As a result of this new school - expected to open in August of 2020 - we will be redetermining the school boundaries in this area. We are taking in to consideration this new development when determining the new school boundaries.

Also worth mentioning, Mr. Earl (representing the applicant) has been very helpful in addressing needs that we have identified. As a demonstration of their cooperation, they have been instrumental in providing suggestions for how to improve the current traffic concerns at Sonoran Foothills during the start and end of the school day. And, the agreement we have entered in to includes a provision that provides an immediate needed benefit to our District, in advance of any homes being constructed.

It is for these reasons that we support the rezoning application for this development. Please let me know if I can provide any additional information.

Jim Migliorino
Deputy Superintendent of Fiscal and Business Services
Deer Valley Unified School District
(623) 445-4958

Our mission is to provide extraordinary educational opportunities to every learner.

Sunday, July 28, 2019

To: Kaelee Wilson, North Gateway Village Planning
RE: Case No: Z-10-19-2

CITY OF PHOENIX
JUL 21 2019
Planning & Development
Department

Connecting 2300 W Bronco Butte Trail, which currently dead ends, to the proposed Lennar development known as Copperleaf will result in the following:

1. Bronco Butte Trail will become the main thoroughfare for the 411 residents in Copperleaf. This is due to most resident's place of work will be south of Loop 303 and therefore they will not exit I17 at Dove Valley to get home, rather they will exit Sonoran Desert Drive to get home and use Bronco Butte Trail.
2. Access to Sonoran Foothills School is connected to the 2300 W section of Bronco Butte Trail in the latest Lennar proposal. This means the parents who don't live in Copperleaf will start to use Bronco Butte Trail to access the school.
3. Bronco Butte Trail extending east from North Valley Parkway into Copperleaf will become a parking lot during high usage time due to traffic slowing down inside Copperleaf, the slow down increased by the roundabout being planned as residents enter Copperleaf.
4. The entrance at Dove Valley will be lightly used.

I notice that no attempt has been made by Lennar in this current plan, or in the prior plan to allow Copperleaf residents to access their community from Paloma Parkway (north of Bronco Butte Trail, south of Dove Valley). This needs to be changed. Lennar's current plan admits that Copperleaf residents will be using the 2400 – 2300 W section of Bronco Butte Trail to access the future ice skating facility and likely other amenities yet to be constructed.

The Condominiums immediately south of Bronco Butte Trail at 2425, will be the most impacted:

1. Some residents have no buffer between their homes and the Bronco Butte Trail which will elevate the sound pollution by an order or magnitude.
2. Some residents have no buffer between their homes and the Bronco Butte Trail which will increase the like hood of car accidents veering off the road into their homes.
3. All residents will find it extremely difficult to leave their homes, having to make a left turn to get out of the development.
 - a. The increased traffic will make it harder to turn out left.
 - b. The increased traffic will make it more dangerous to turn out left.
 - c. The increased traffic will make it difficult to get out as the new car traffic lines up just west of 2425 in order to turn left on North Valley Parkway.

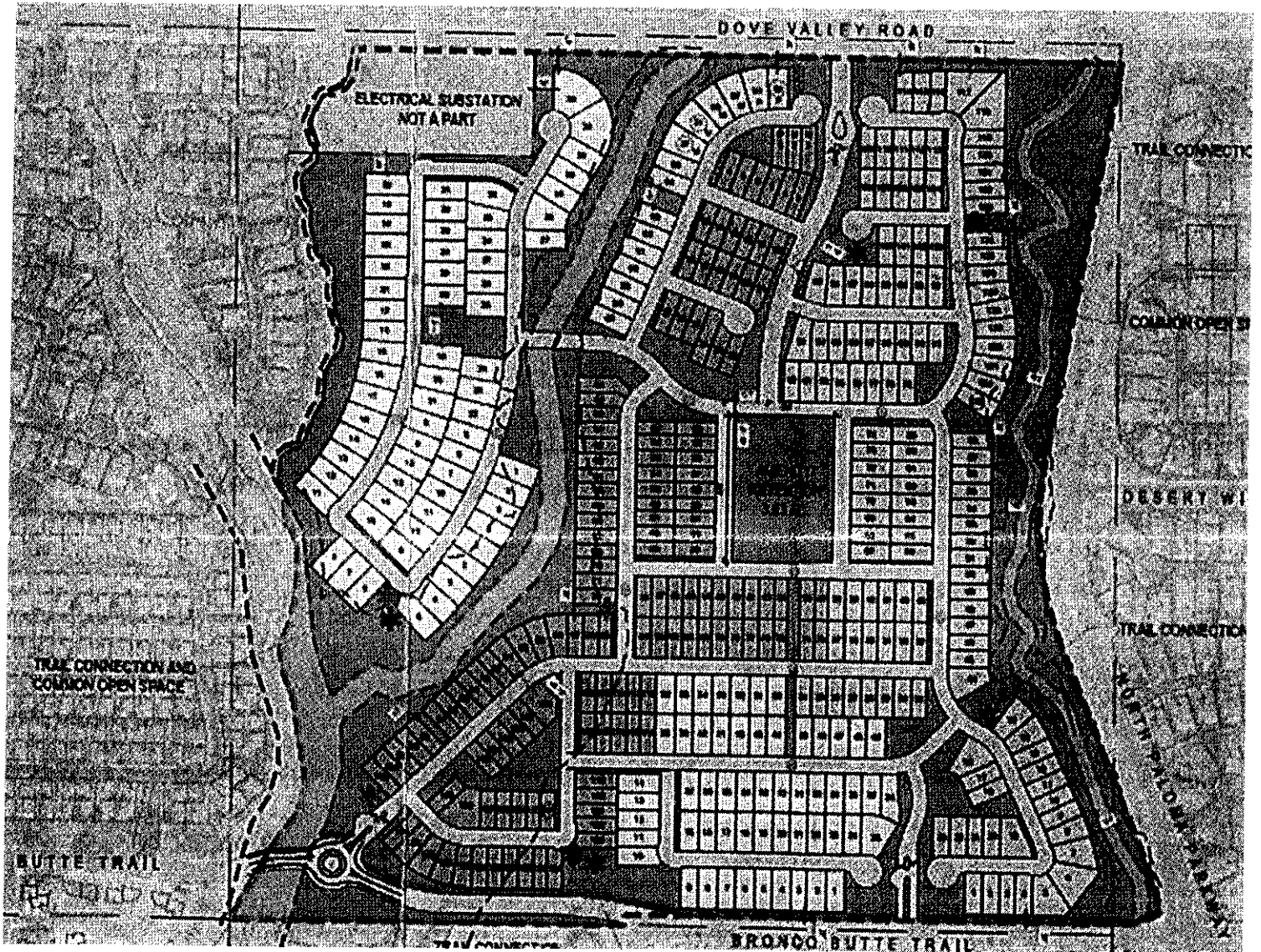
Lennar needs to redesign their plan to ensure that the majority of residents in Copperleaf and existing residents having children at Sonoran Foothills School don't turn the 2400 – 2300 W section of Bronco Butte Trail into a high usage road.

I believe Lennar needs to make the following changes.

1. Reduce the traffic to/from Copperleaf homes and to/from Sonoran Foothills School on the 2400 – 2300 W section of Bronco Butte Trail significantly.
 - a. The layout of the streets inside Copperleaf need strategic dead-ends such that the majority of the Copperleaf residents can't use Bronco Butte Trail to access their homes.
 - b. The 2100 W section of Bronco Butte should not connect to the 2400 – 2300 section of Bronco Butte.
2. Create an entrance to Copperleaf from Paloma Parkway.



David Haga
2425 W. Bronco Butte Trail
Unit 1001
Phoenix, AZ 85085





DEER VALLEY
Unified School District

Sonoran Foothills School
32150 N. North Foothills Dr.
Phoenix, AZ 85085
623.445.8400 Phone
623.445.8480 Fax
sonoranfoothills.dvusd.org

June 26, 2019

Dear City of Phoenix Officials,

I would like to convey to you the excellent relationship we have developed with Lennar Homes. With the professional help of Lennar representative Chris Clonts and their attorney, Taylor Earl, we have joined hands to create new and innovative ways to improve our pick-up and drop-off procedures. Our student's safety at Sonoran Foothills School is of paramount importance to us and these new measures will help to ensure their well-being.

Thanks to Mr. Earl setting it up. We made a special trip with Mr. Earl to Legacy School in Avondale where we were able to observe their drop-off and pick-up procedures to gather a few ideas. Not only did we glean valuable tips on drop-off and pick-up, we observed their check-in system for parents and visitors, which we really liked for security purposes and would like to implement this at our school.

We then made another trip with Mr. Earl and Mr. Clonts to the City of Phoenix office to meet with Don Cross, Coordinator of School and Traffic Safety, to show him our design and receive input from everyone at the table. This meeting was very productive with excellent ideas from everyone. In that meeting I asked Mr. Clonts if Lennar Homes would support a professional video demonstrating the pick-up and drop-off procedures for our parents to view before school starts in August. Without hesitation said, "Lennar Homes will sponsor this video for Sonoran Foothills School."

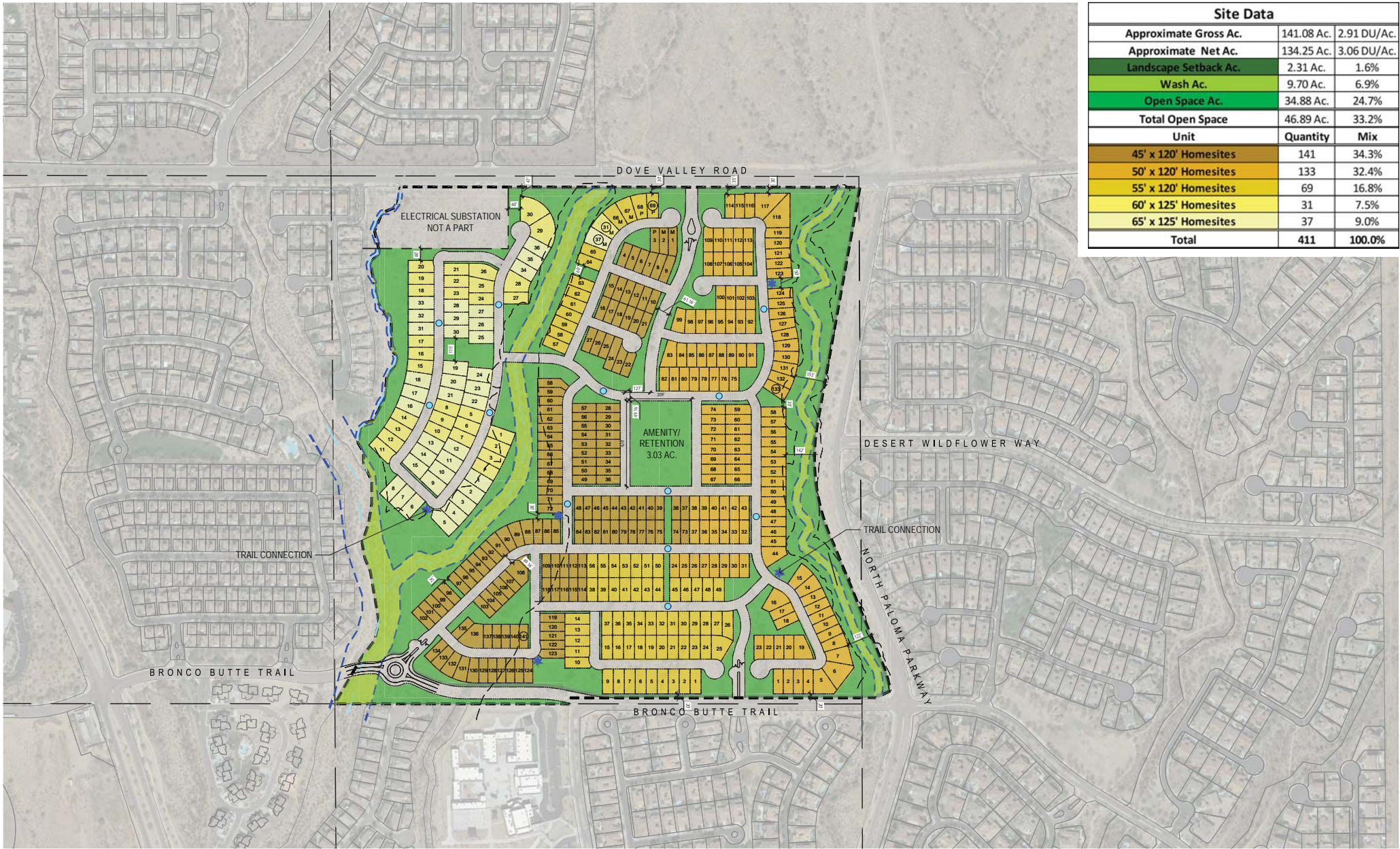
We greatly appreciate the generosity and helpfulness Lennar Homes has given to Sonoran Foothills School. We support Lennar's proposed subdivision, and we look forward to a continued positive relationship as they move forward building homes in our school neighborhood.

Sincerely,

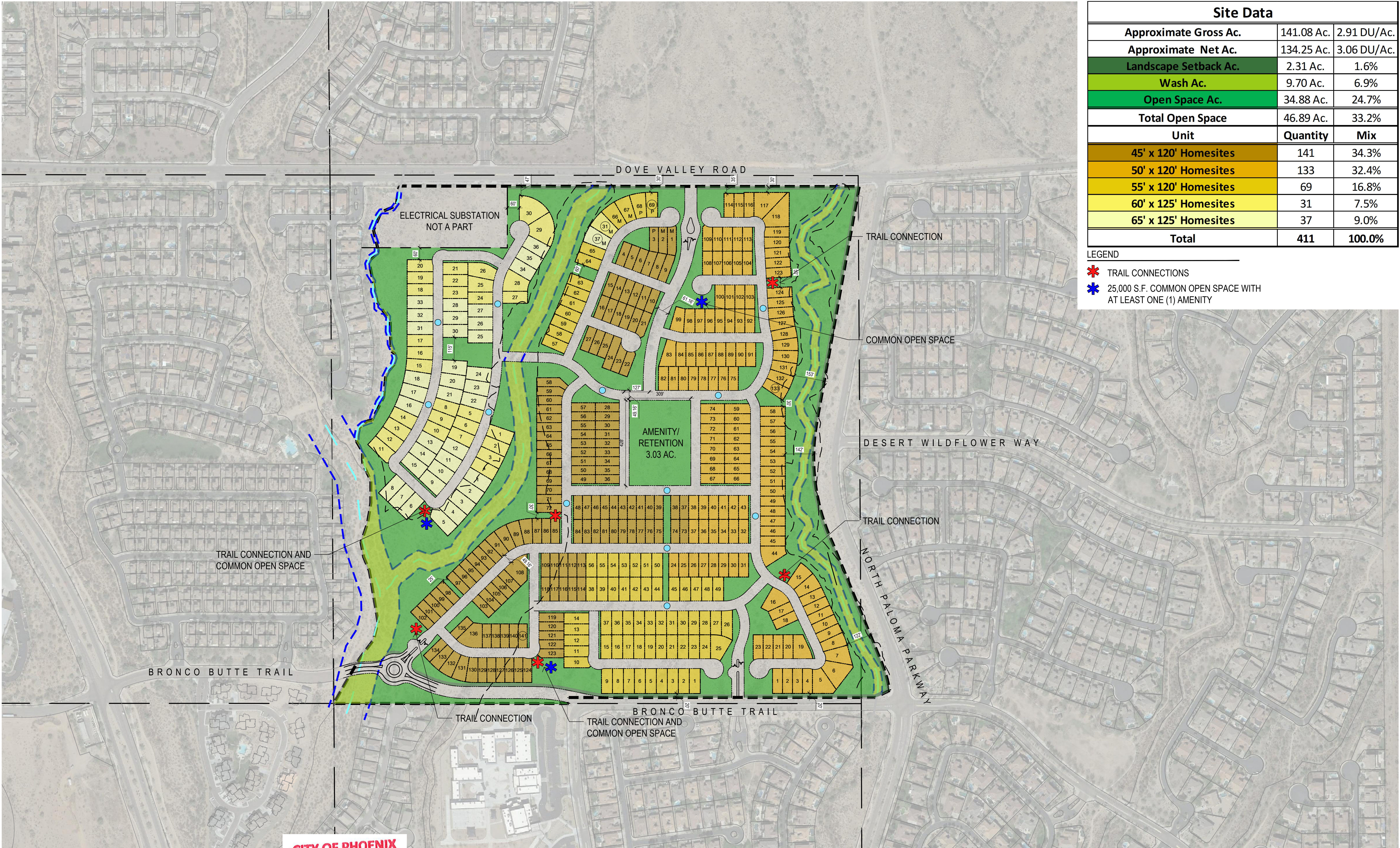
Dennis Chartier
Principal
Sonoran Foothills School

SUPERINTENDENT
Curtis Finch, PhD

GOVERNING BOARD
Jenny Frank
Ann O'Brien
Ann Elizabeth Ordway
Julie Read
Darcy Tweedy

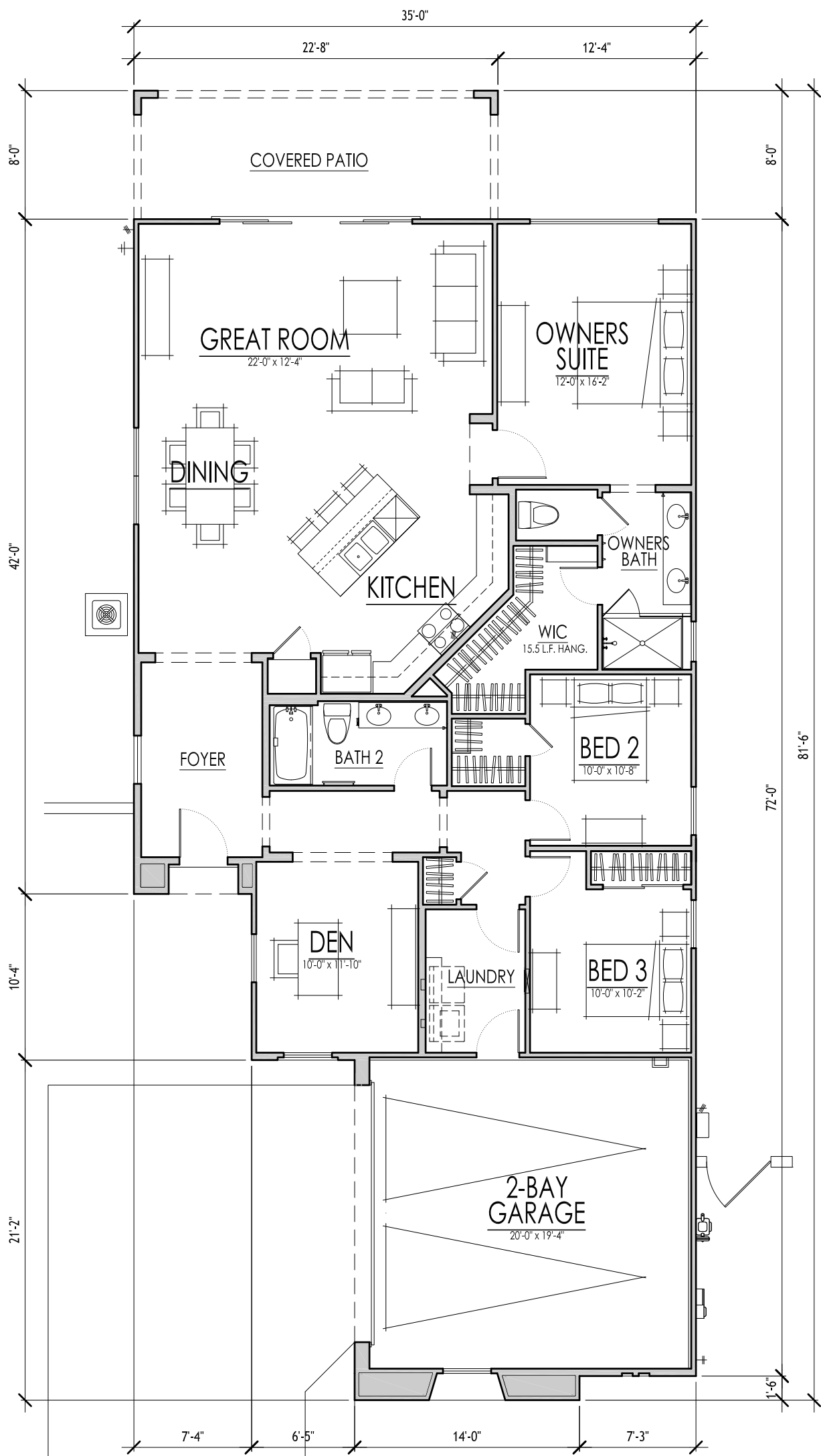


Site Data		
Approximate Gross Ac.	141.08 Ac.	2.91 DU/Ac.
Approximate Net Ac.	134.25 Ac.	3.06 DU/Ac.
Landscape Setback Ac.	2.31 Ac.	1.6%
Wash Ac.	9.70 Ac.	6.9%
Open Space Ac.	34.88 Ac.	24.7%
Total Open Space	46.89 Ac.	33.2%
Unit	Quantity	Mix
45' x 120' Homesites	141	34.3%
50' x 120' Homesites	133	32.4%
55' x 120' Homesites	69	16.8%
60' x 125' Homesites	31	7.5%
65' x 125' Homesites	37	9.0%
Total	411	100.0%



Site Data		
Approximate Gross Ac.	141.08 Ac.	2.91 DU/Ac.
Approximate Net Ac.	134.25 Ac.	3.06 DU/Ac.
Landscape Setback Ac.	2.31 Ac.	1.6%
Wash Ac.	9.70 Ac.	6.9%
Open Space Ac.	34.88 Ac.	24.7%
Total Open Space	46.89 Ac.	33.2%
Unit	Quantity	Mix
45' x 120' Homesites	141	34.3%
50' x 120' Homesites	133	32.4%
55' x 120' Homesites	69	16.8%
60' x 125' Homesites	31	7.5%
65' x 125' Homesites	37	9.0%
Total	411	100.0%

- LEGEND
- TRAIL CONNECTIONS
 - 25,000 S.F. COMMON OPEN SPACE WITH AT LEAST ONE (1) AMENITY



FLOOR PLAN

1,739 S.F.

1/8" = 1'-0"

PLAN 3516

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3723
ADOBE BLEND)

COACH LIGHT

FRONT DOOR
(SW7054 SUITABLE BROWN)

DECORATIVE METAL DETAIL

BODY
(SW7567 NATURAL TAN)

POPOUT
(SW6158 SAWDUST)



REAR



LEFT



RIGHT

SIDING
(SW7700 OLD WORLD GOLD)

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5687
BROWN GRAY RANGE)

COACH LIGHT

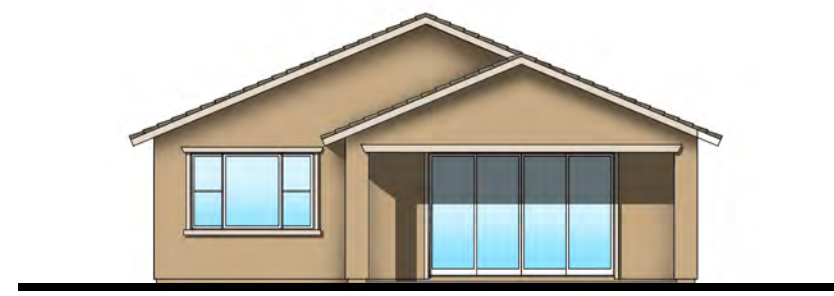
FRONT DOOR
(SW7083 DARKROOM)

DECORATIVE BRACKETS

BODY
(SW6122 CAMELBACK)

POPOUT
(SW7553 FRAGILE BEAUTY)

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - CHABLIS
STONE VENEER)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3689
BROWN RANGE)

POPOUT
(SW6152 SUPERIOR BRONZE)

COACH LIGHT

FRONT DOOR
(SW7041 VAN DYKE BROWN)

BODY
(SW6144 DAPPER TAN)

DECORATIVE SHUTTERS

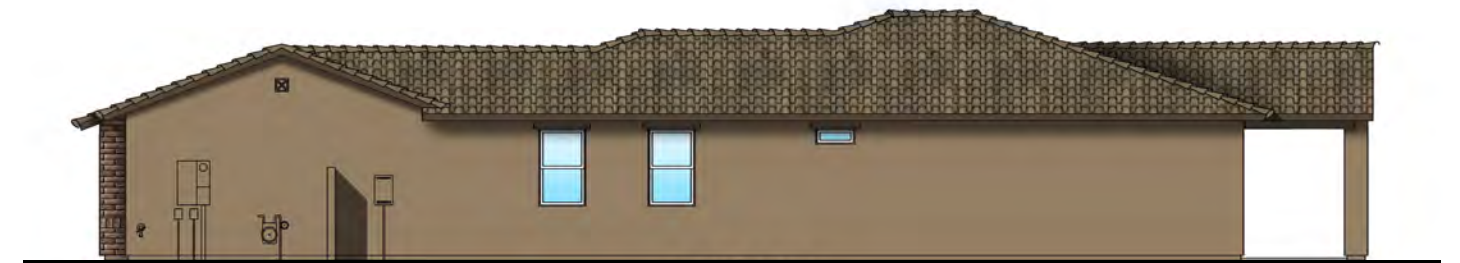
ENVIRONMENTAL STONEWORKS
(ADOBE BRICK - SIENNA
STONE VENEER)



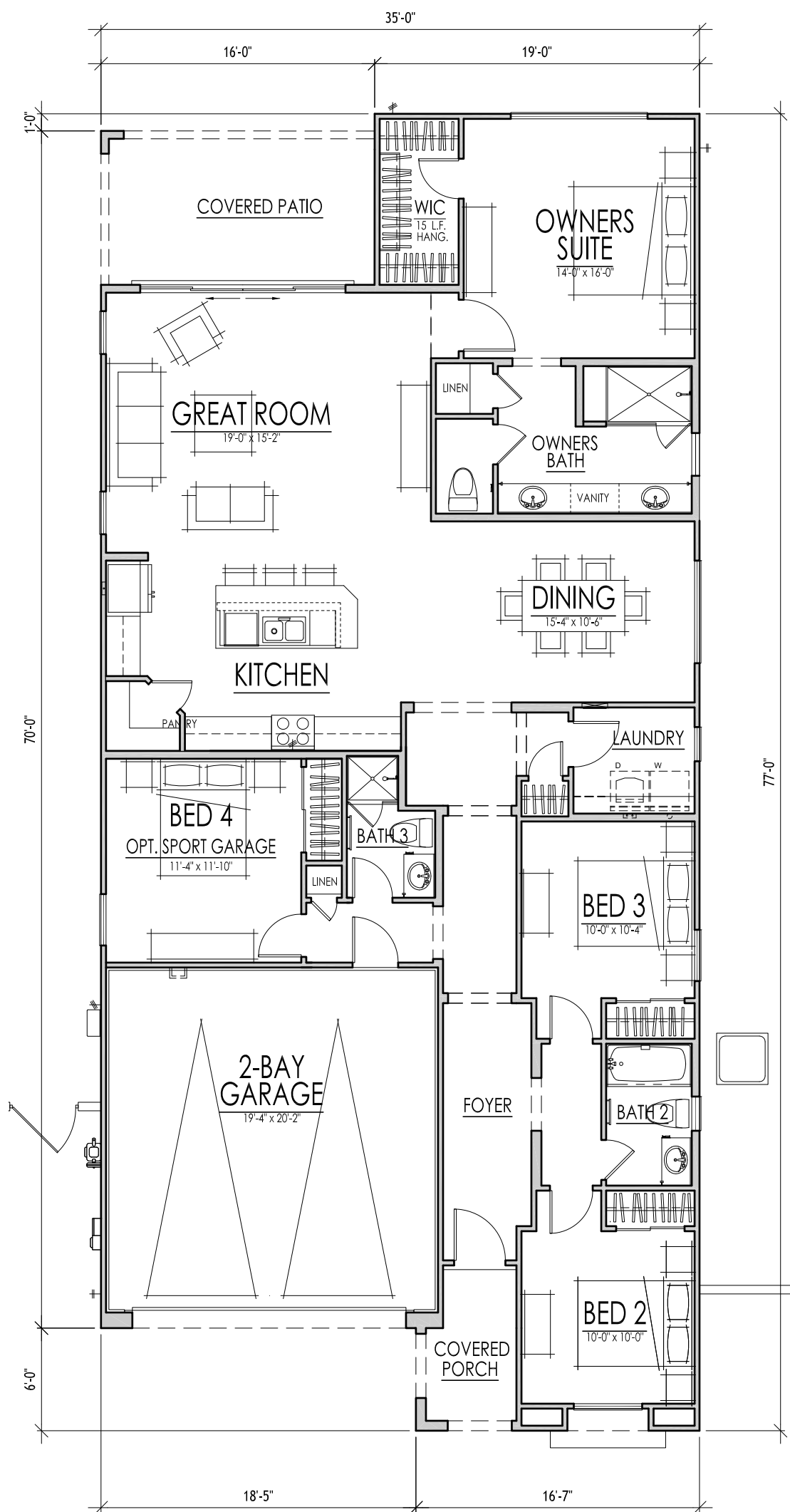
REAR



LEFT



RIGHT



FLOOR PLAN

1,771 S.F.

1/8" = 1'-0"

PLAN 3518

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3636
PIEDMONT BLEND)

COACH LIGHT

GARAGE DOOR
(SW6069 FRENCH ROAST)

DECORATIVE GABLE PIPES
(SW7598 SIERRA REDWOOD)

BODY
(SW6036 ANGORA)

POPOUT
(SW6039 POISED TAUPE)

FRONT DOOR
(SW6069 FRENCH ROAST)



REAR



LEFT



RIGHT

SHAKE SIDING
(SW6048 TERRA BRUN)

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5689
BROWN RANGE)

COACH LIGHT

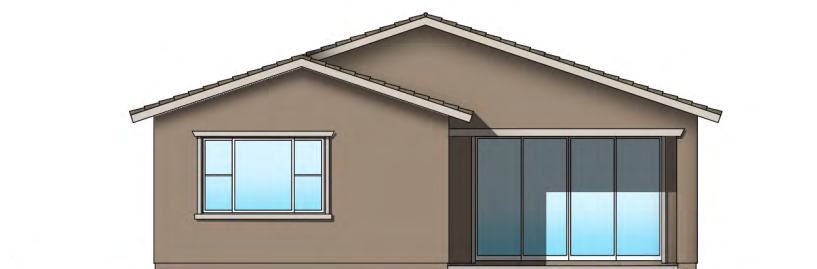
GARAGE DOOR
(SW7512 PAVILION BEIGE)

DECORATIVE OUTLOOKERS

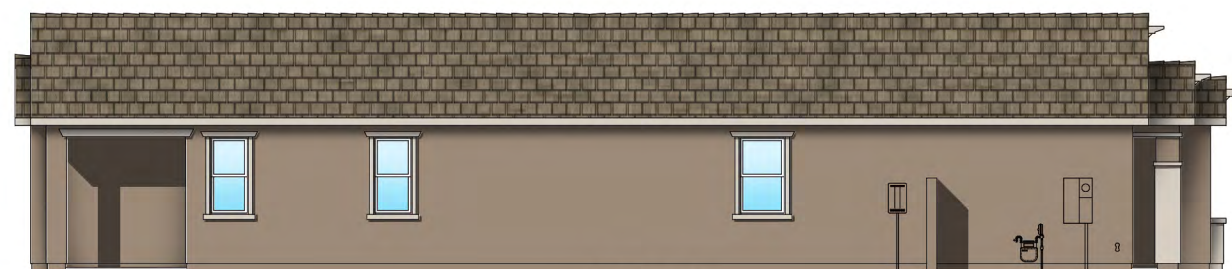
BODY
(SW2855 SYCAMORE TAN)

POPOUT
(SW7632 MODERN GRAY)

FRONT DOOR
(SW6076 TURKISH COFFE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5502
ARCADIA)

SIDING
(SW6066 SAND TRAP)

COACH LIGHT

BODY
(SW6067 MOCHA)

GARAGE DOOR
(SW6089 GROUNDED)

DECORATIVE CORBELS

POPOUT
(SW6089 GROUNDED)

DECORATIVE SHUTTERS

ENVIRONMENTAL STONEWORKS
(VILLA BLEND - DAKOTA
STONE VENEER)

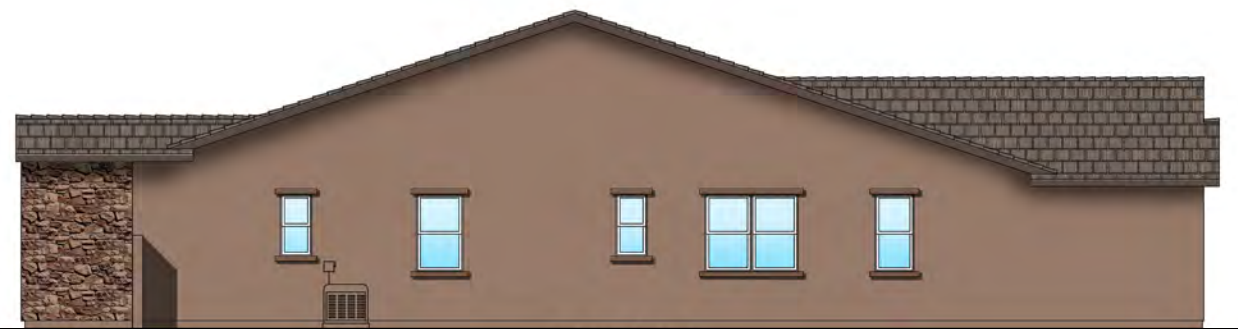
FRONT DOOR
(SW2838 POLISHED MAHOGANY)



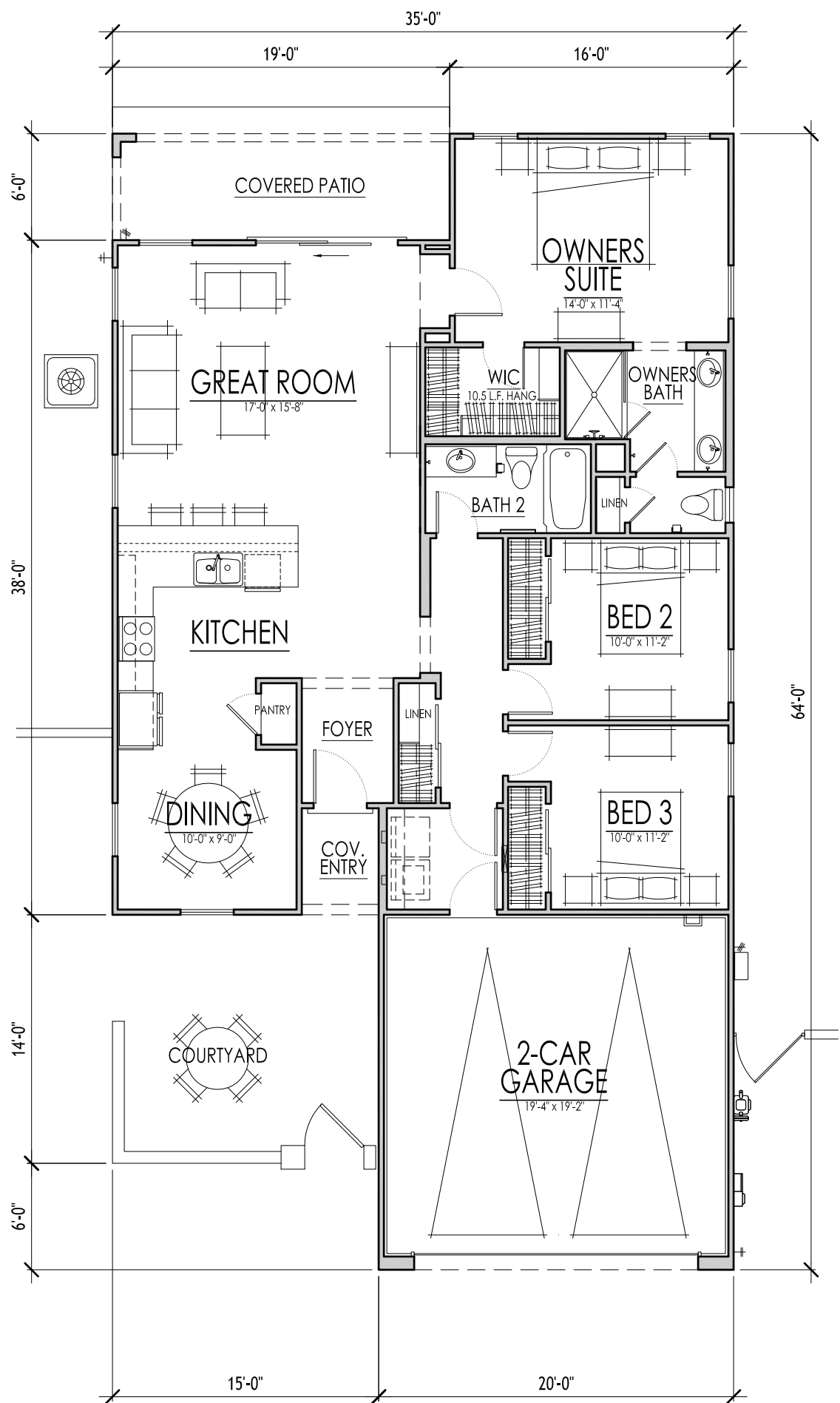
REAR



LEFT



RIGHT



FLOOR PLAN

1,400 S.F.

1/8" = 1'-0"

PLAN 3565

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3645
SUNRISE BLEND)

POPOUT
(SW7633 TAUPE TONE)

DECORATIVE SHUTTERS
(SW6251 OUTERSPACE)

BODY
(SW7626 ZURICH WHITE)

DECORATIVE GABLE PIPES

COACH LIGHT

GARAGE DOOR
(SW7069 IRON ORE)

FRONT DOOR
(SW7069 IRON ORE)



REAR



LEFT



RIGHT

DECORATIVE CORBELS
DECORATIVE X BLOCKS

POPOUT
(SW6152 SUPERIOR BRONZE)
ENVIRONMENTAL STONEWORKS
(ADOBE BRICK - SIENNA
STONE VENEER)

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3689
BROWN RANGE)

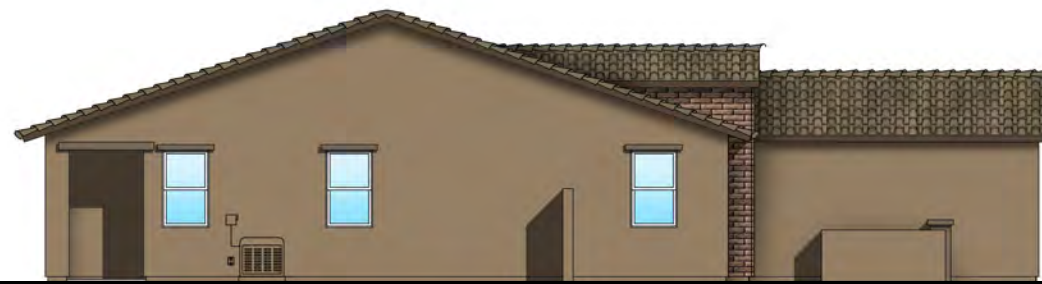
BODY
(SW6144 DAPPER TAN)

GARAGE DOOR
(SW6152 SUPERIOR BRONZE)

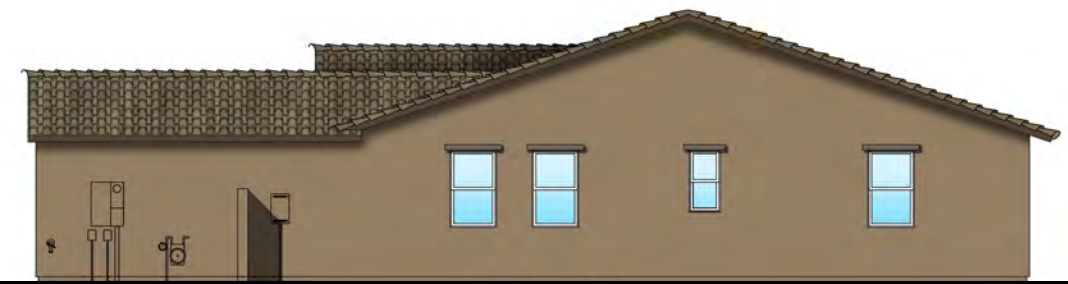
FRONT DOOR
(SW7041 VAN DYKE BROWN)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(BEL-AIR FLAT TILE #4883
HILLSBOROUGH BLEND)

BODY
(SW7023 REQUISITE GRAY)

DECORATIVE SHUTTERS
(SW7027 WELL-BRED BROWN)

POPOUT
(SW9169 CHATURA GRAY)

DECORATIVE CORBELS

GARAGE
(SW6075 GARRET GRAY)

ENVIRONMENTAL STONEWORKS
(RIVER ROCK - RENO BLEND
STONE VENEER)

FRONT DOOR
(SW6075 GARRET GRAY)



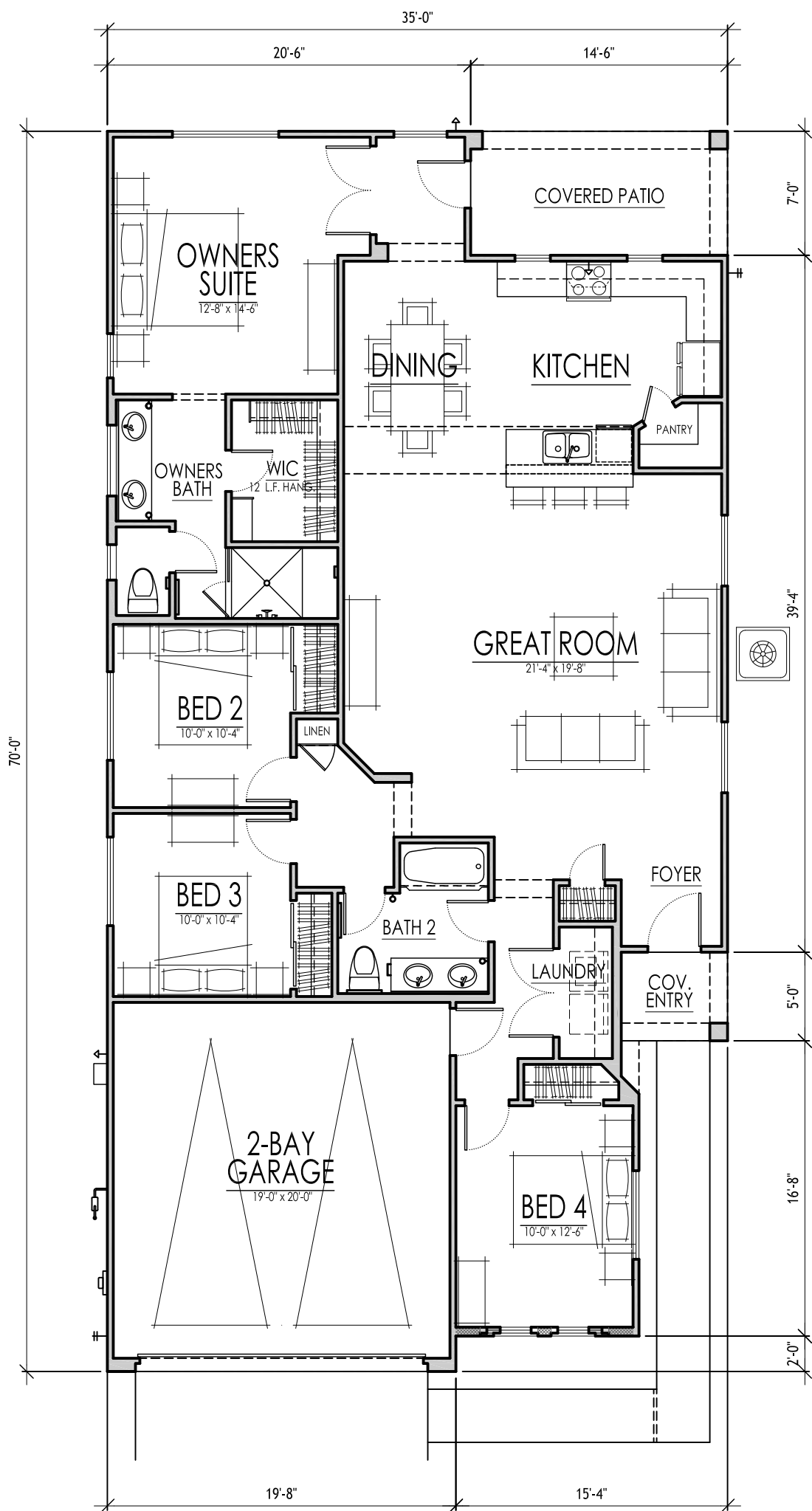
REAR



LEFT



RIGHT



FLOOR PLAN

1,799 S.F.

1/8" = 1'-0"

PLAN 3570

FLOOR PLAN A - SPANISH COLONIAL

DECORATIVE WROUGHT IRON

BODY
(SW7626 ZURICH WHITE)

COACH LIGHT

GARAGE DOOR
(SW7069 IRON ORE)

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3645
SUNRISE BLEND)

POPOUT
(SW7633 TAUPE TONE)

FRONT DOOR
(SW7069 IRON ORE)



BACK



LEFT



RIGHT

DECORATIVE RECESS

BODY
(SW7535 SANDY RIDGE)

COACH LIGHT

GARAGE DOOR
(SW7033 BRAINSTORM BRONZE)

EAGLE ROOF TILE

STONE VENEER

POPOUTS
(SW7033 BRAINSTORM BRONZE)

FRONT DOOR
(SW7545 PIER)

BACK

LEFT

RIGHT

LENNAR®

PLAN 3570 I - SCHEME I-2
Western Territorial

EAGLE ROOF TILE

BODY
(SW9121 SAWGRASS BASKET)

COACH LIGHT

GARAGE DOOR
(SW9124 VERDE MARRON)

DECORATIVE CORBELS
(SW6160 BEST BRONZE)

DECORATIVE STONE VENEER

POPOUTS
(SW7544 FENLAND)

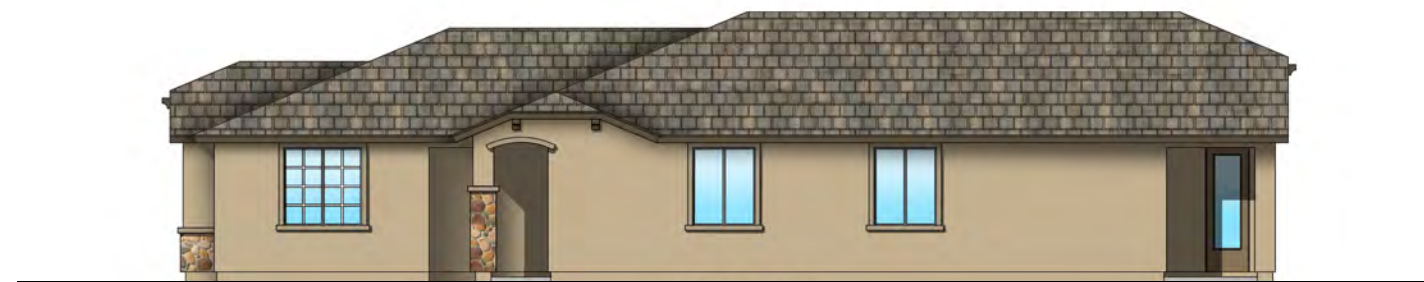
FRONT DOOR
(SW9124 VERDE MARRON)



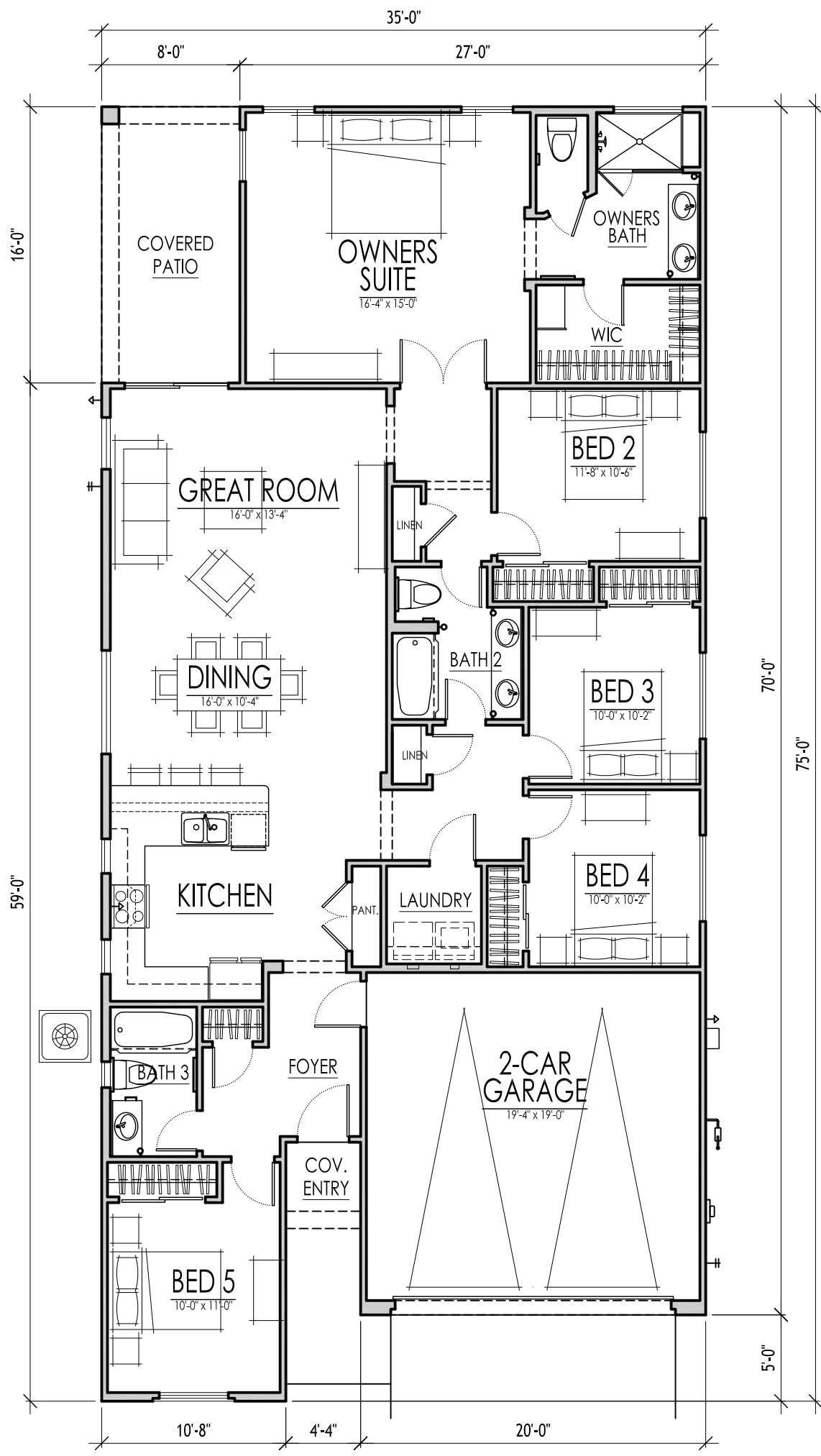
BACK



LEFT



RIGHT



FLOOR PLAN

1,939 S.F.

1/8" = 1'-0"

PLAN 3575

FLOOR PLAN A - SPANISH COLONIAL

DECORATIVE GABLE PIPES

EAGLE ROOF TILE

BODY
(SW7567 NATURAL TAN)
DECORATIVE SHUTTERS
(SW2846 ROYCROFT BRONZE GREEN)

COACH LIGHT

POPOUTS
(SW6158 SAWDUST)

GARAGE DOOR
(SW7054 SUITABLE BROWN)

FRONT DOOR
(SW7054 SUITABLE BROWN)



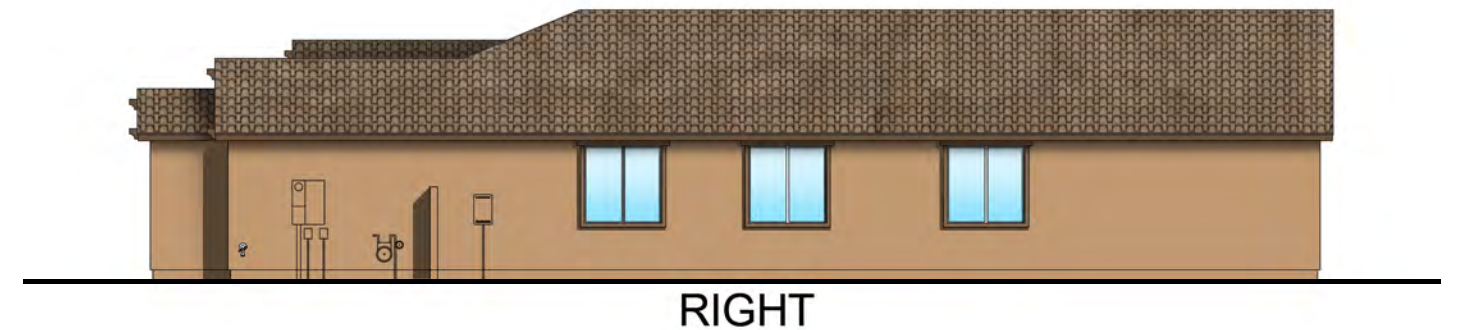
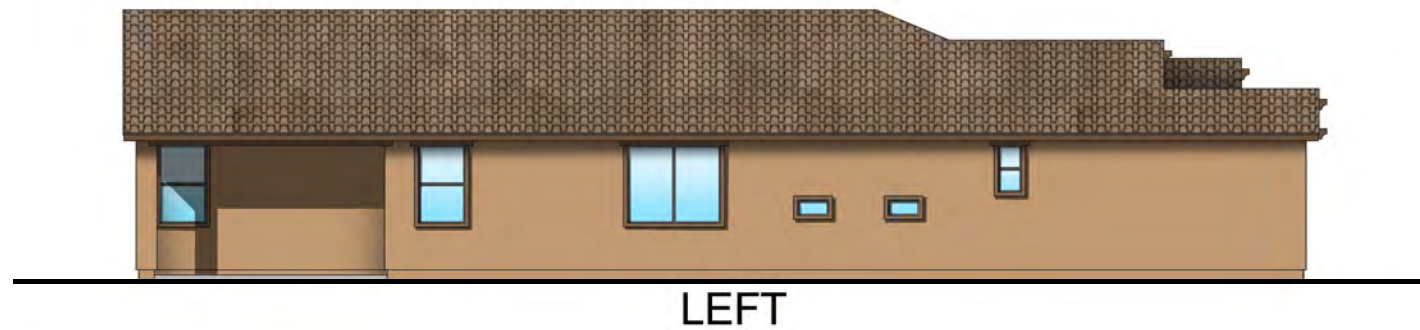
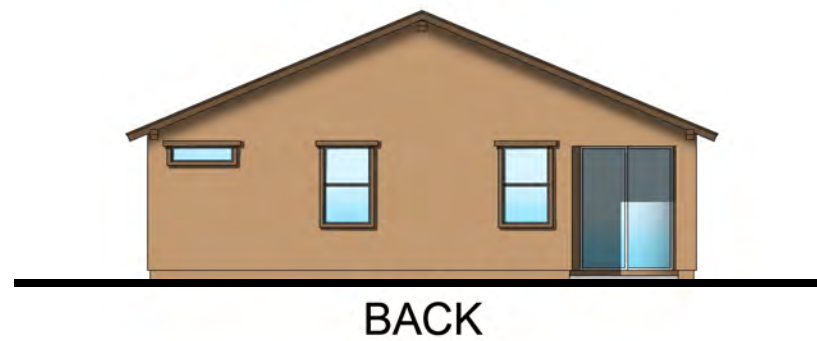
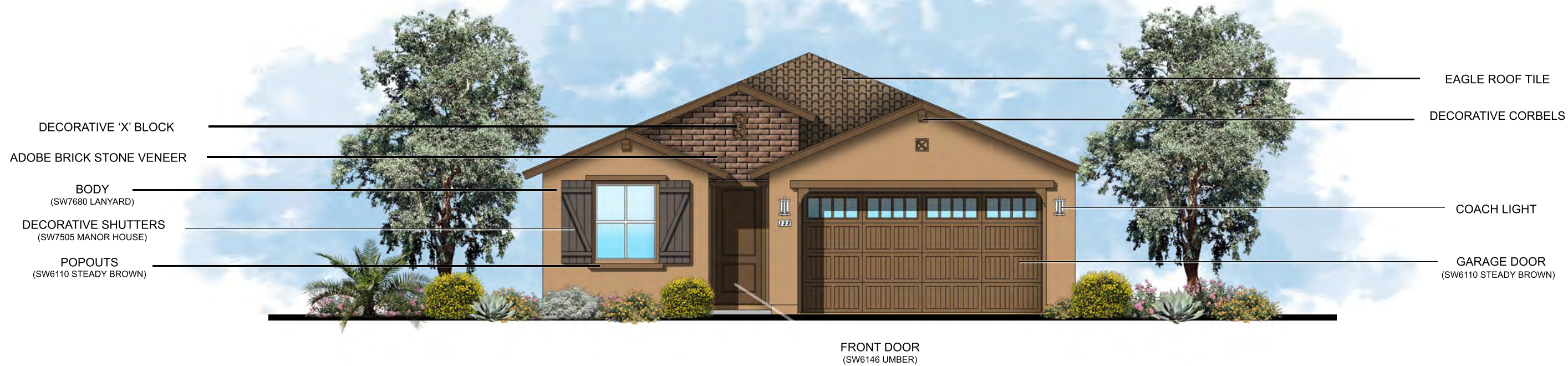
BACK



LEFT



RIGHT



EAGLE ROOF TILE

BODY
(SW7023 REQUISITE GRAY)

POPOUTS
(SW9169 CHATURA GRAY)

DECORATIVE METAL DETAIL

DECORATIVE CORBELS

COACH LIGHT

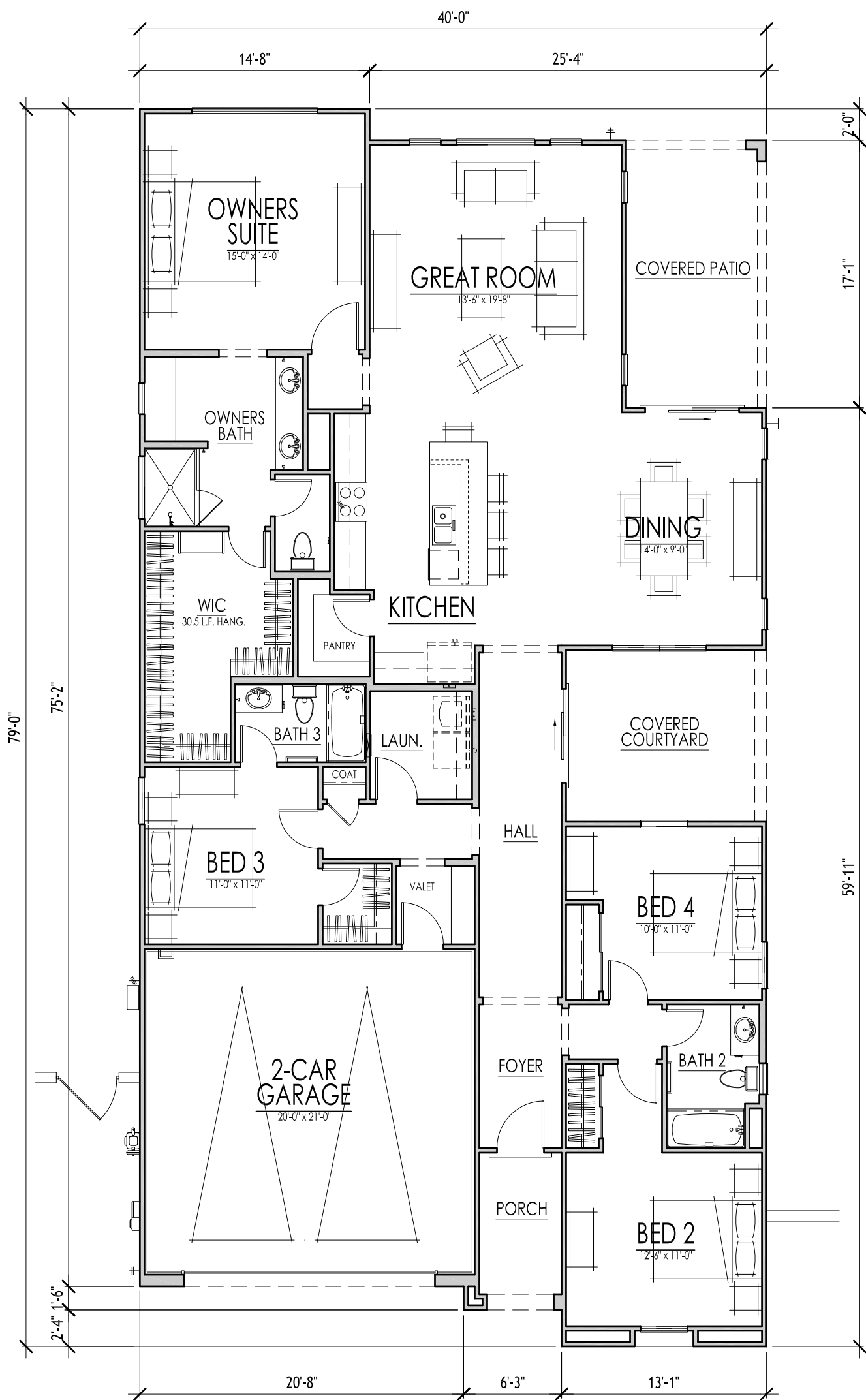
GARAGE DOOR
(SW6075 GARRET GRAY)

FRONT DOOR
(SW6075 GARRET GRAY)

BACK

LEFT

RIGHT



FLOOR PLAN

2,192 S.F.

1/8" = 1'-0"

PLAN 4021

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3646
SUNSET BLEND)

COACH LIGHT

GARAGE DOOR
(SW2808 ROOKWOOD DARK BROWN)

DECORATIVE METAL DETAIL

BODY
(SW6071 POPULAR GRAY)

DECORATIVE SHUTTERS

POPOUT
(SW7031 MEGA GRIEGE)

FRONT DOOR
(SW2808 ROOKWOOD DARK BROWN)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5687
BROWN GRAY RANGE)

BODY
(SW2845 BUNGLEHOUSE GRAY)

COACH LIGHT

GARAGE DOOR
(SW6143 BASKET BEIGE)

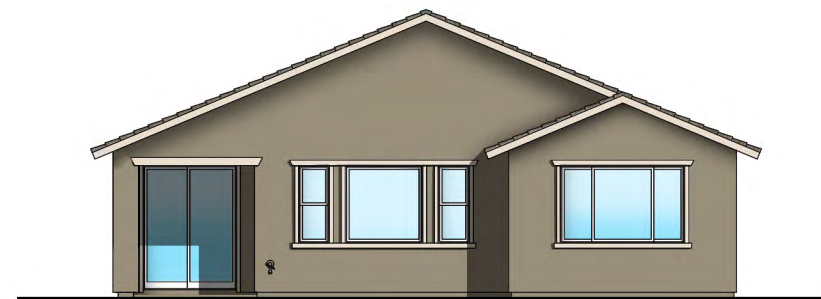
SIDING
(SW7740 MESSENGER BAG)

DECORATIVE OUTLOOKERS

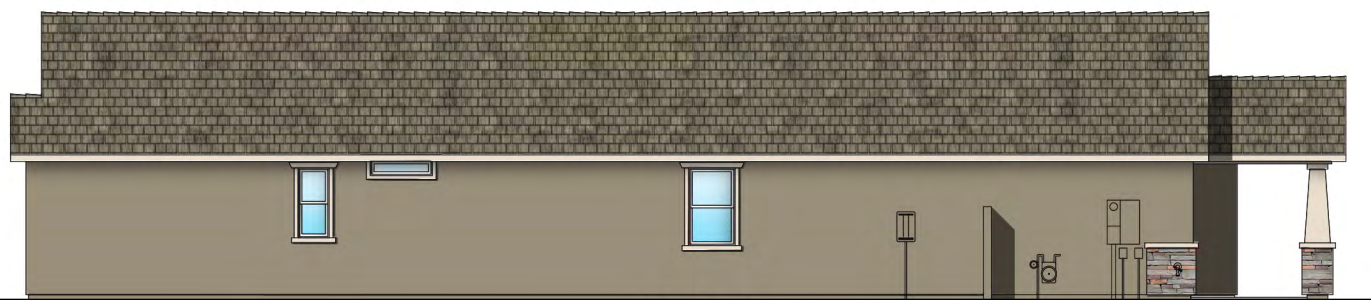
POPOUT
(SW6140 MODERATE WHITE)

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - OLD COUNTRY LEDGE
STONE VENEER)

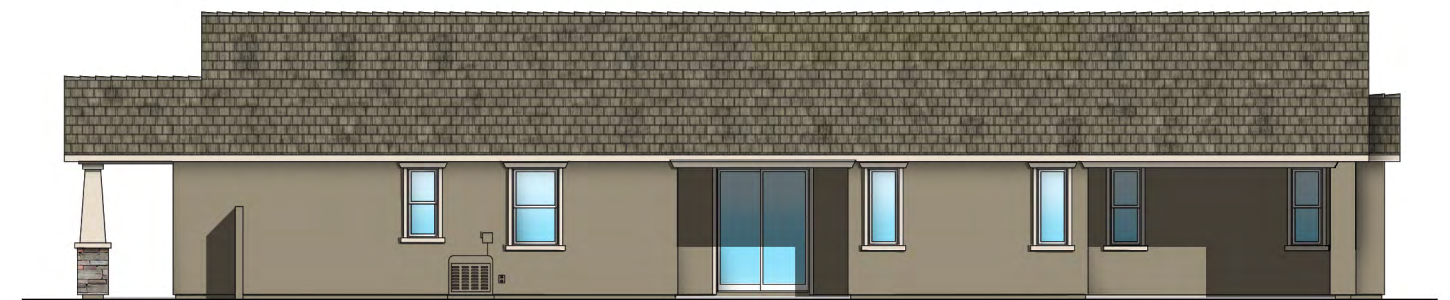
FRONT DOOR
(SW7055 ENDURING BRONZE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(BEL AIR FLAT #4880
SHASTA BLEND)

COACH LIGHT

ACCENT BODY
(SW9104 WOVEN WICKER)

GARAGE DOOR
(SW6110 STEADY BROWN)

POPOUTS
(SW7104 COTTON WHITE)

BODY
(SW9102 QUINOA)

ENVIRONMENTAL STONEWORKS
(MOUNTAIN LEDGE - OCEANSIDE
STONE VENEER)

FRONT DOOR
(SW6110 STEADY BROWN)



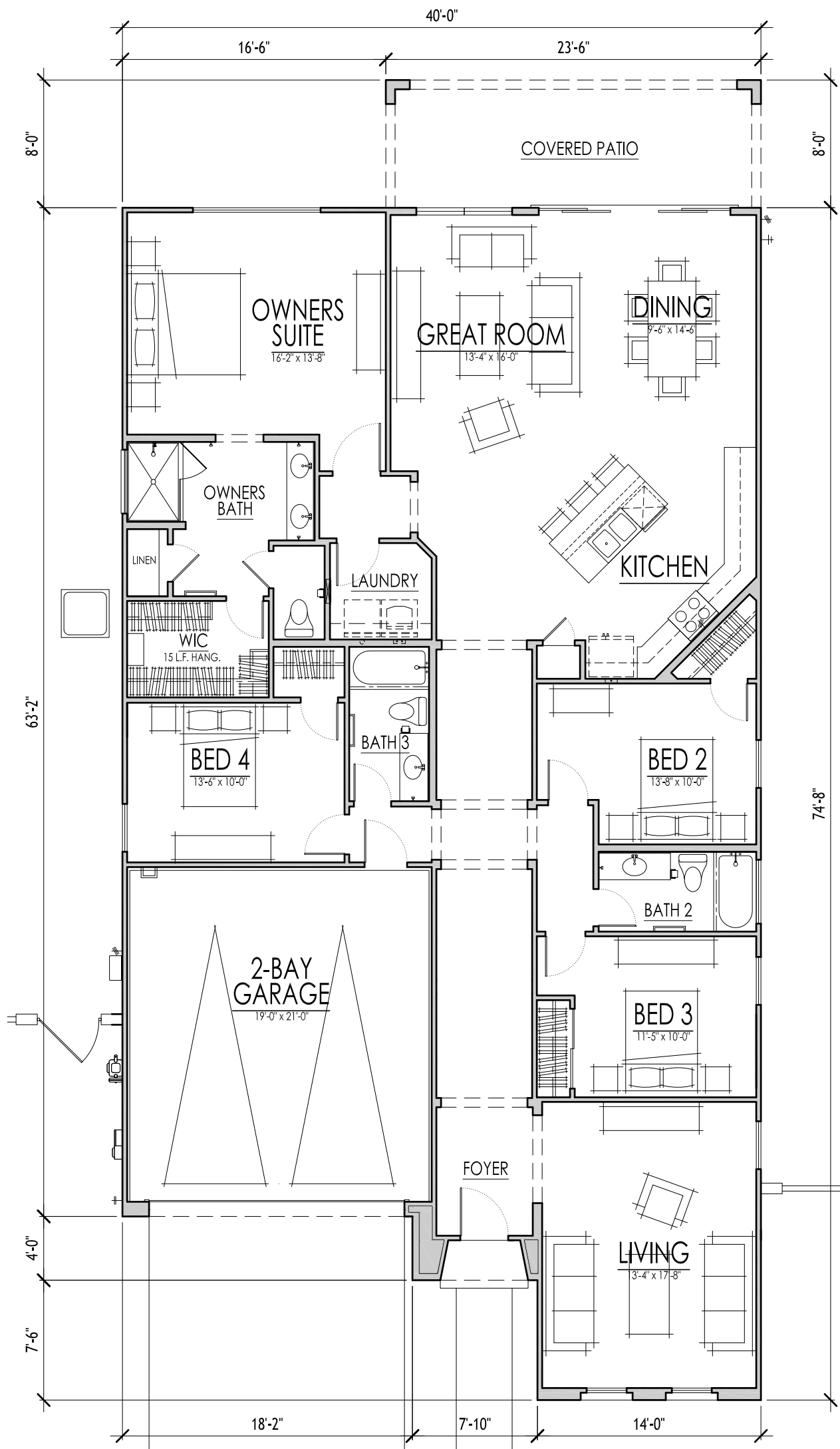
REAR



LEFT



RIGHT



FLOOR PLAN

2,274 S.F.

1/8" = 1'-0"

PLAN 4022

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3645
SUNRISE BLEND)

COACH LIGHT

GARAGE DOOR
(SW7069 IRON ORE)

DECORATIVE WROUGHT IRON

BODY
(SW7626 ZURICH WHITE)

POPOUT
(SW7633 TAUPE TONE)

FRONT DOOR
(SW7069 IRON ORE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5687
BROWN GRAY RANGE)

COACH LIGHT

POPOUT
(SW6140 MODERATE WHITE)

GARAGE DOOR
(SW6143 BASKET BEIGE)

DECORATIVE OUTLOOKERS

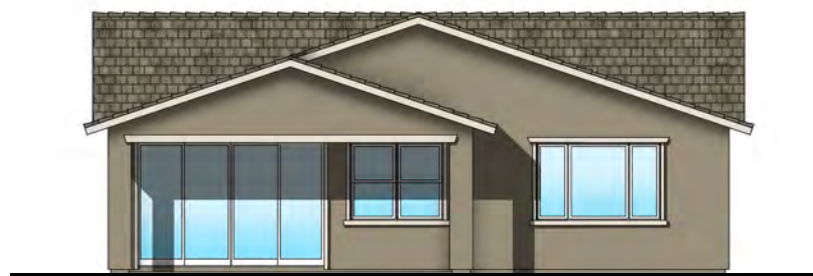
SIDING
(SW7740 MESSENGER BAG)

BODY
(SW2845 BUNGLEHOUSE GRAY)

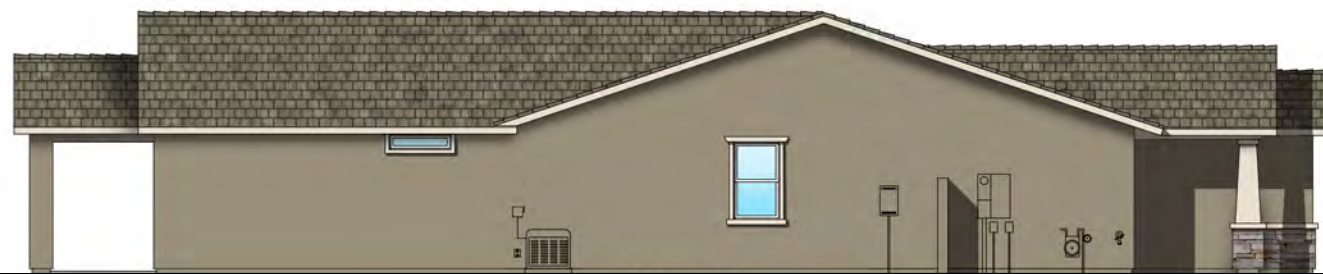
DECORATIVE SHUTTERS

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - OLD COUNTRY LEDGE
STONE VENEER)

FRONT DOOR
(SW7055 ENDURING BRONZE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3785
CLAY SPRINGS BLEND)

COACH LIGHT

GARAGE DOOR
(SW6081 DOWN HOME)

DECORATIVE CORBELS

ENVIRONMENTAL STONeworks
(ADOBE BRICK - SIENNA
STONE VENEER)

BODY
(SW6087 TRUSTY TAN)

DECORATIVE SHUTTERS
(SW6069 FRENCH ROAST)

POPOUT
(SW6081 DOWN HOME)

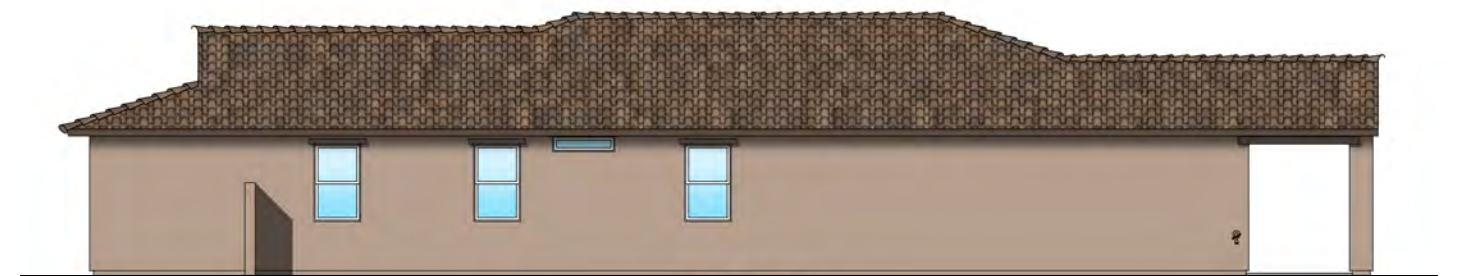
FRONT DOOR
(SW6083 SABLE)



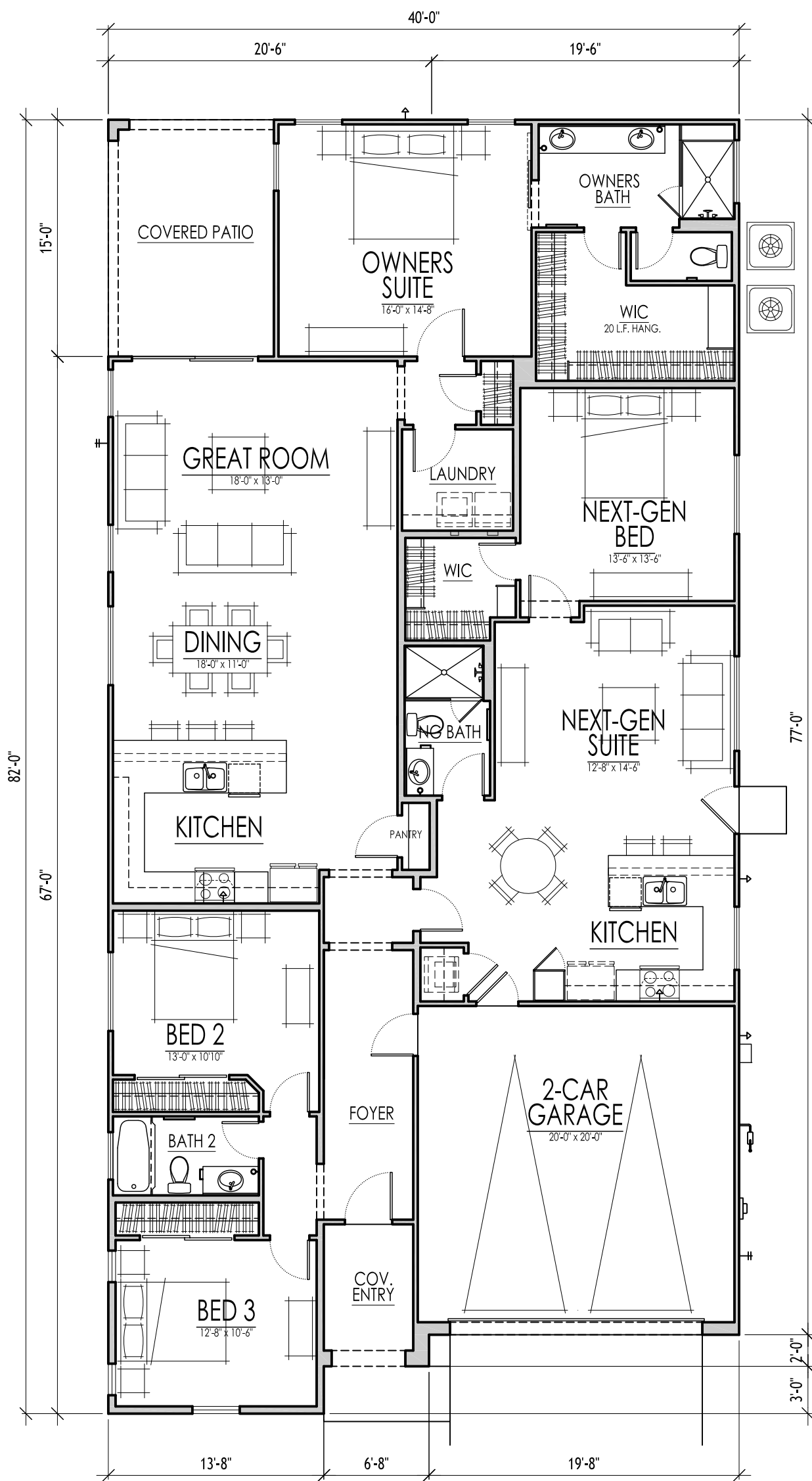
REAR



LEFT



RIGHT



FLOOR PLAN

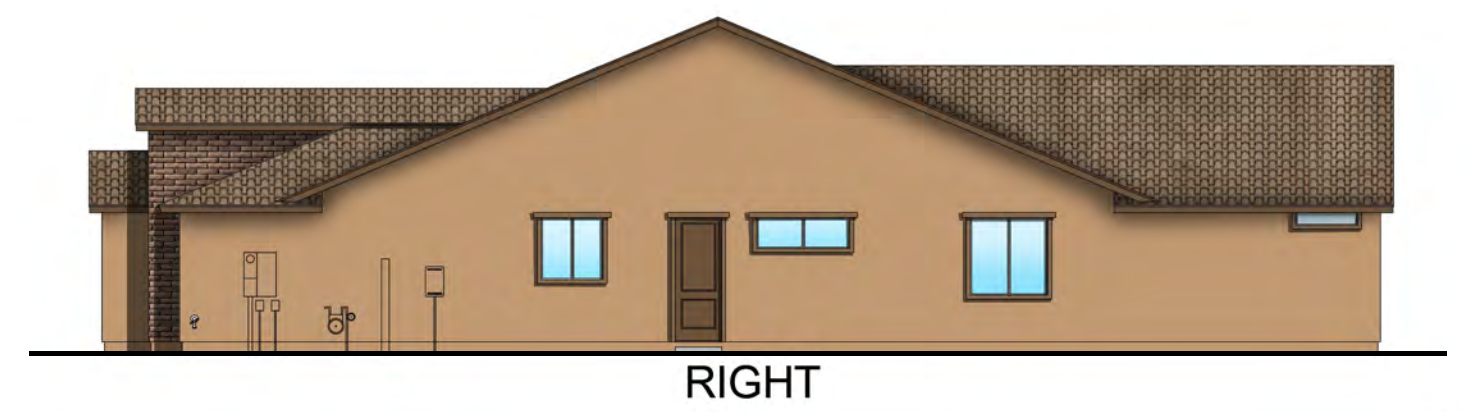
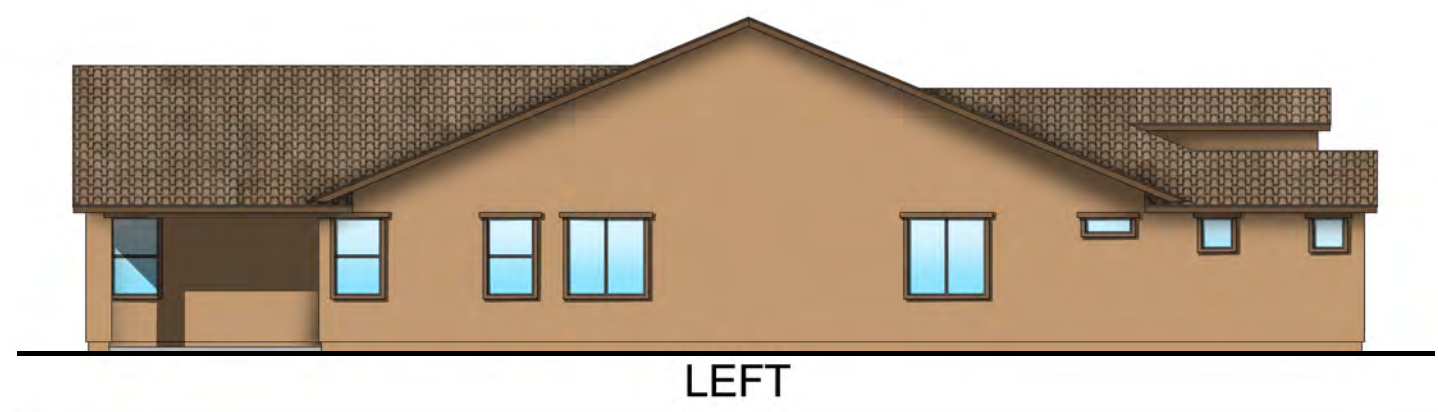
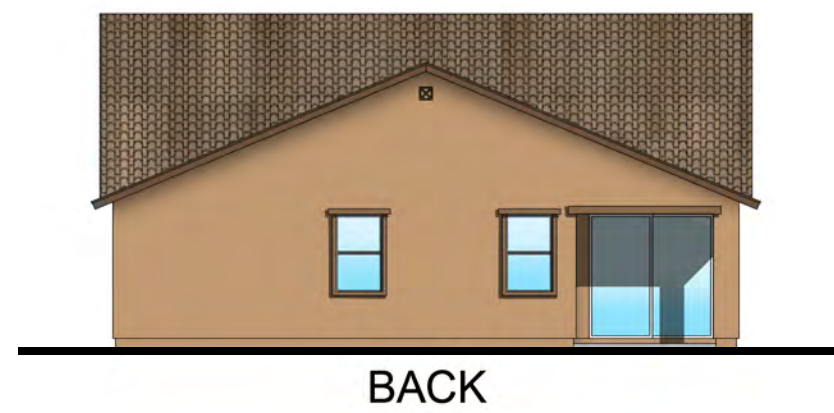
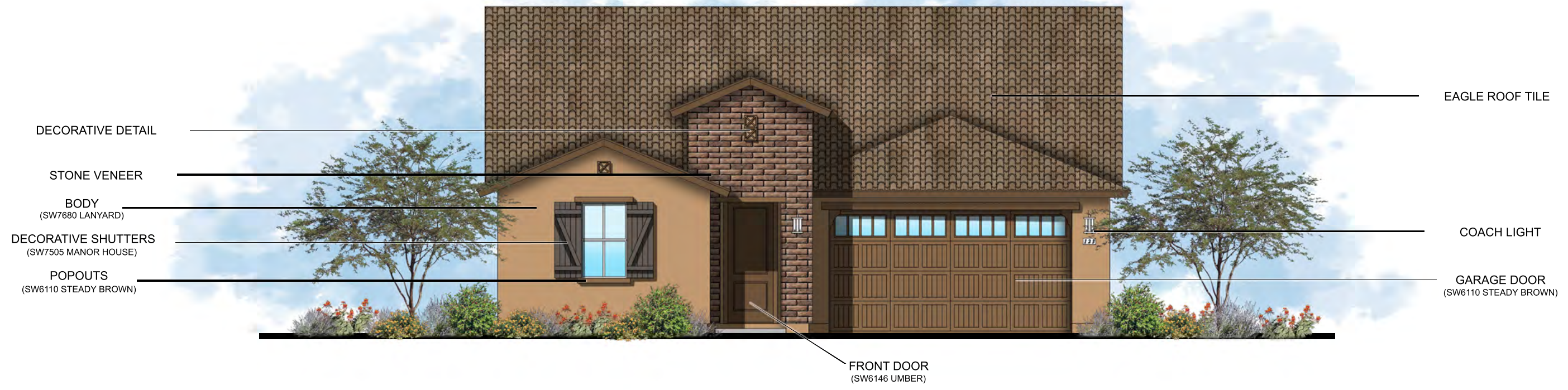
2,527 S.F.

1/8" = 1'-0"

PLAN 4083

FLOOR PLAN A - SPANISH COLONIAL







FRONT DOOR
(SW6138 ARTIFACT)



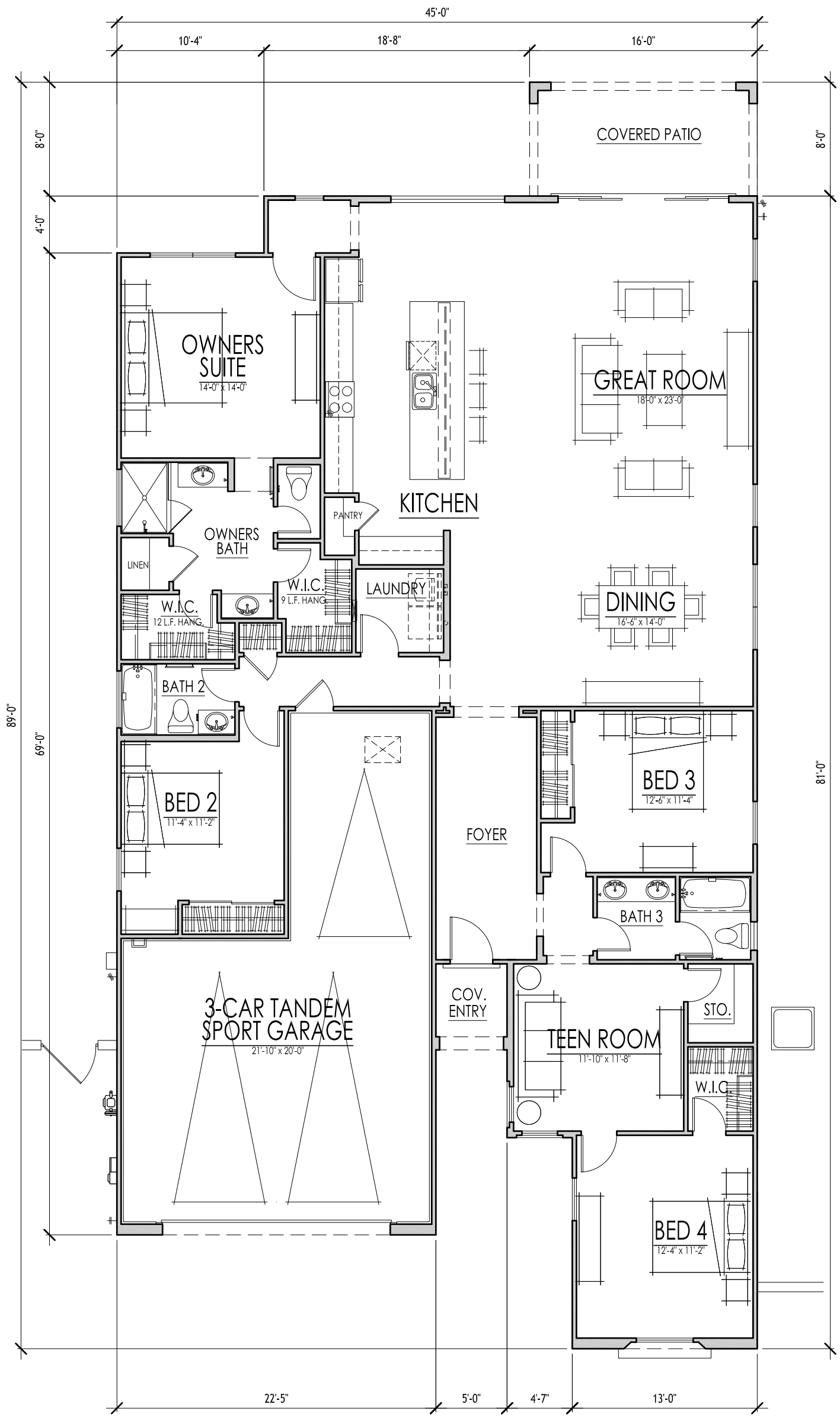
BACK



LEFT



RIGHT



FLOOR PLAN

2,781 S.F.

1/8" = 1'-0"

PLAN 4526

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3645
SUNRISE BLEND)

COACH LIGHT

GARAGE DOOR
(SW7069 IRON ORE)

DECORATIVE METAL DETAIL

BODY
(SW7626 ZURICH WHITE)

POPOUT
(SW7633 TAUPE TONE)

FRONT DOOR
(SW7069 IRON ORE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5687
BROWN GRAY RANGE)

SIDING
(SW7700 OLD WORLD GOLD)

COACH LIGHT

GARAGE DOOR
(SW7040 SMOKEHOUSE)

DECORATIVE BRACKETS

BODY
(SW6122 CAMELBACK)

POPOUT
(SW7553 FRAGILE BEAUTY)

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - CHABLIS
STONE VENEER)

FRONT DOOR
(SW7083 DARKROOM)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5502
ARCADIA)

COACH LIGHT

BODY
(SW7538 TAMARIND)

GARAGE DOOR
(SW7522 MEADOWLARK)

ENVIRONMENTAL STONEWORKS
(VILLA BLEND - MIST
STONE VENEER)

DECORATIVE SHUTTERS

POPOUT
(SW7572 LOTUS POD)

FRONT DOOR
(SW7505 MANOR HOUSE)



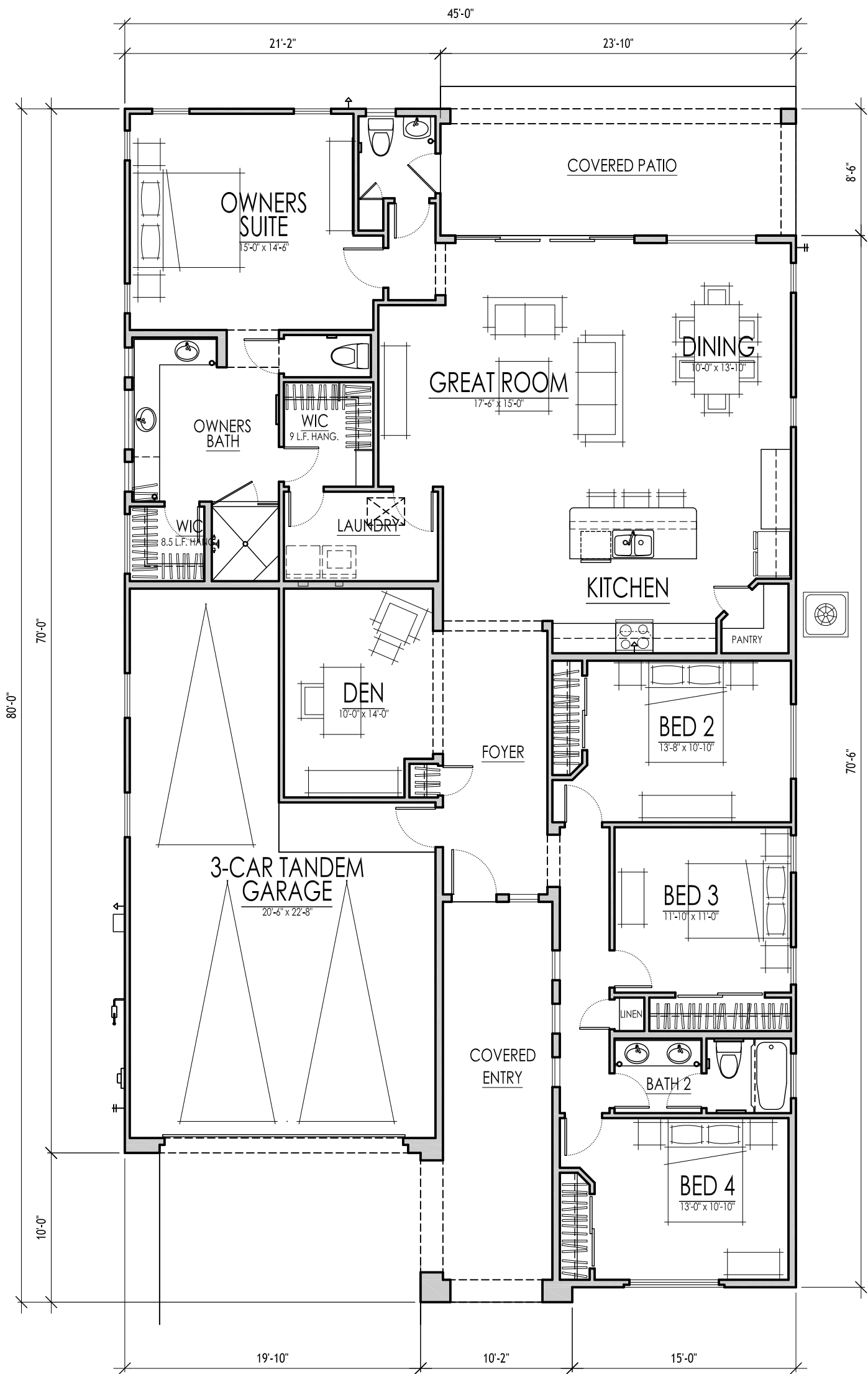
REAR



LEFT



RIGHT



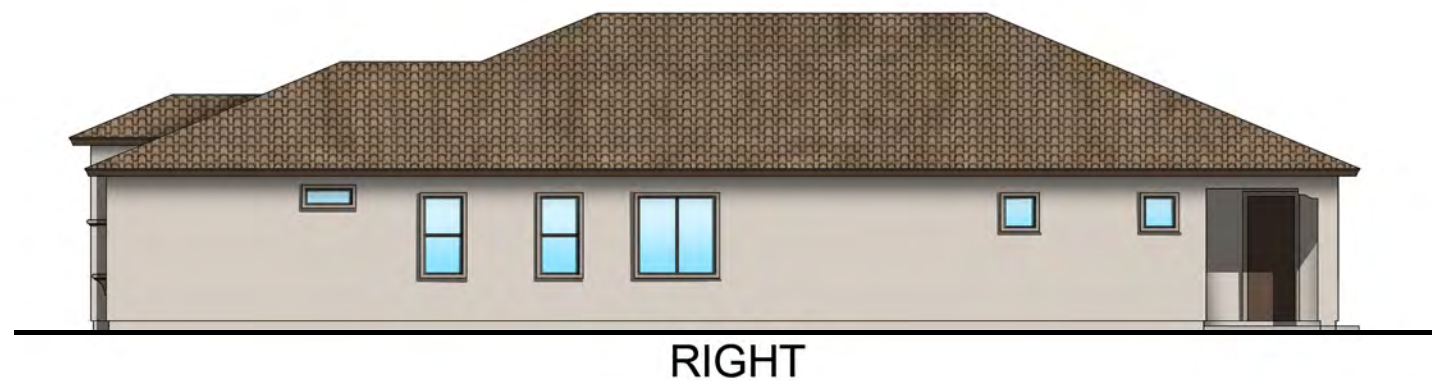
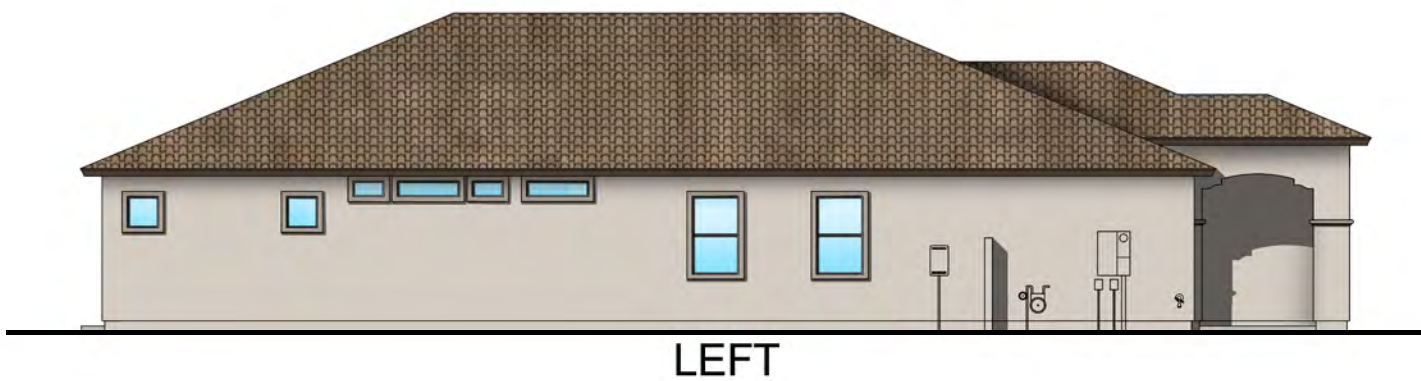
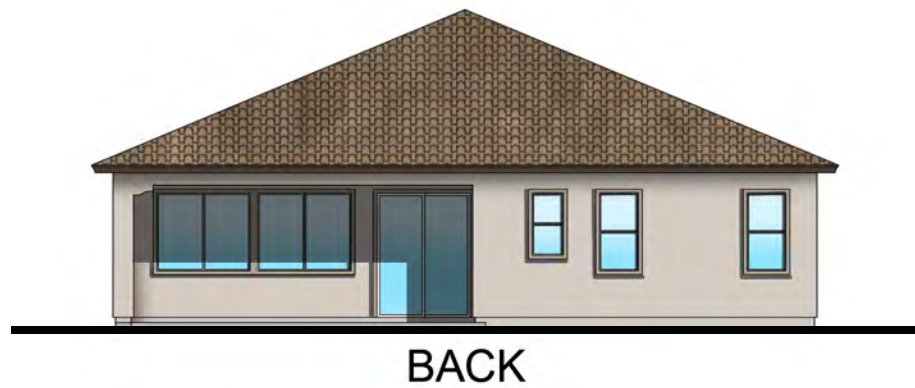
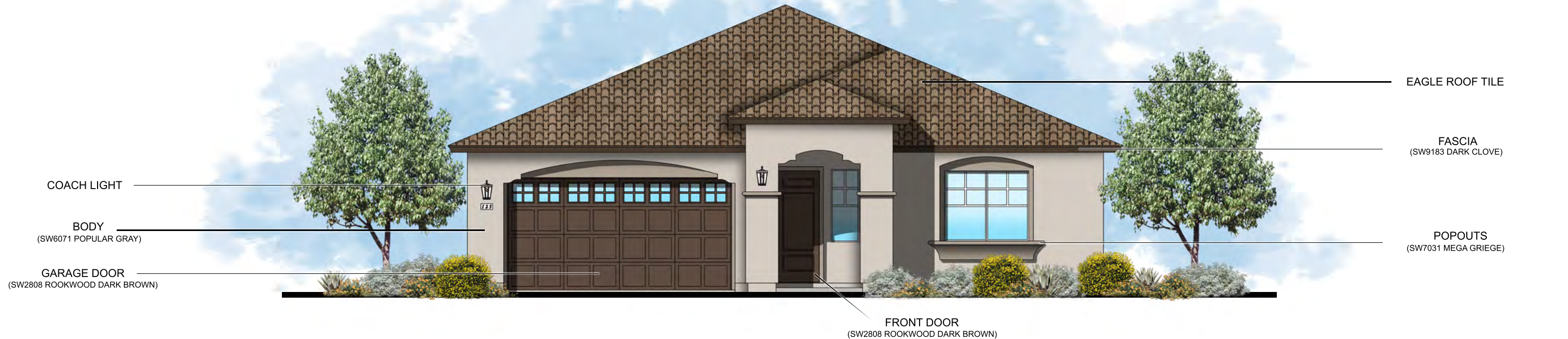
FLOOR PLAN

2,325 S.F.

1/8" = 1'-0"

PLAN 4580

FLOOR PLAN A - SPANISH COLONIAL



BODY
(SW6087 TRUSTY TAN)

COACH LIGHT

GARAGE DOOR
(SW6081 DOWN HOME)

EAGLE ROOF TILE

POPOUTS
(SW6081 DOWN HOME)

DECORATIVE SHUTTERS
(SW6069 FRENCH ROAST)

STONE VENEER

FRONT DOOR
(SW6083 SABLE)

BACK

LEFT

RIGHT

LENNAR®

PLAN 4580 H - SCHEME H-1
Ranch Hacienda

BODY
(SW2813 DOWNING STRAW)

COACH LIGHT

GARAGE DOOR
(SW6138 ARTIFACT)

EAGLE ROOF TILE

DECORATIVE CORBELS
(SW6153 PROTEGE BRONZE)

POPOUTS
(SW7540 ARTISAN TAN)

STONE VENEER

FRONT DOOR
(SW6138 ARTIFACT)



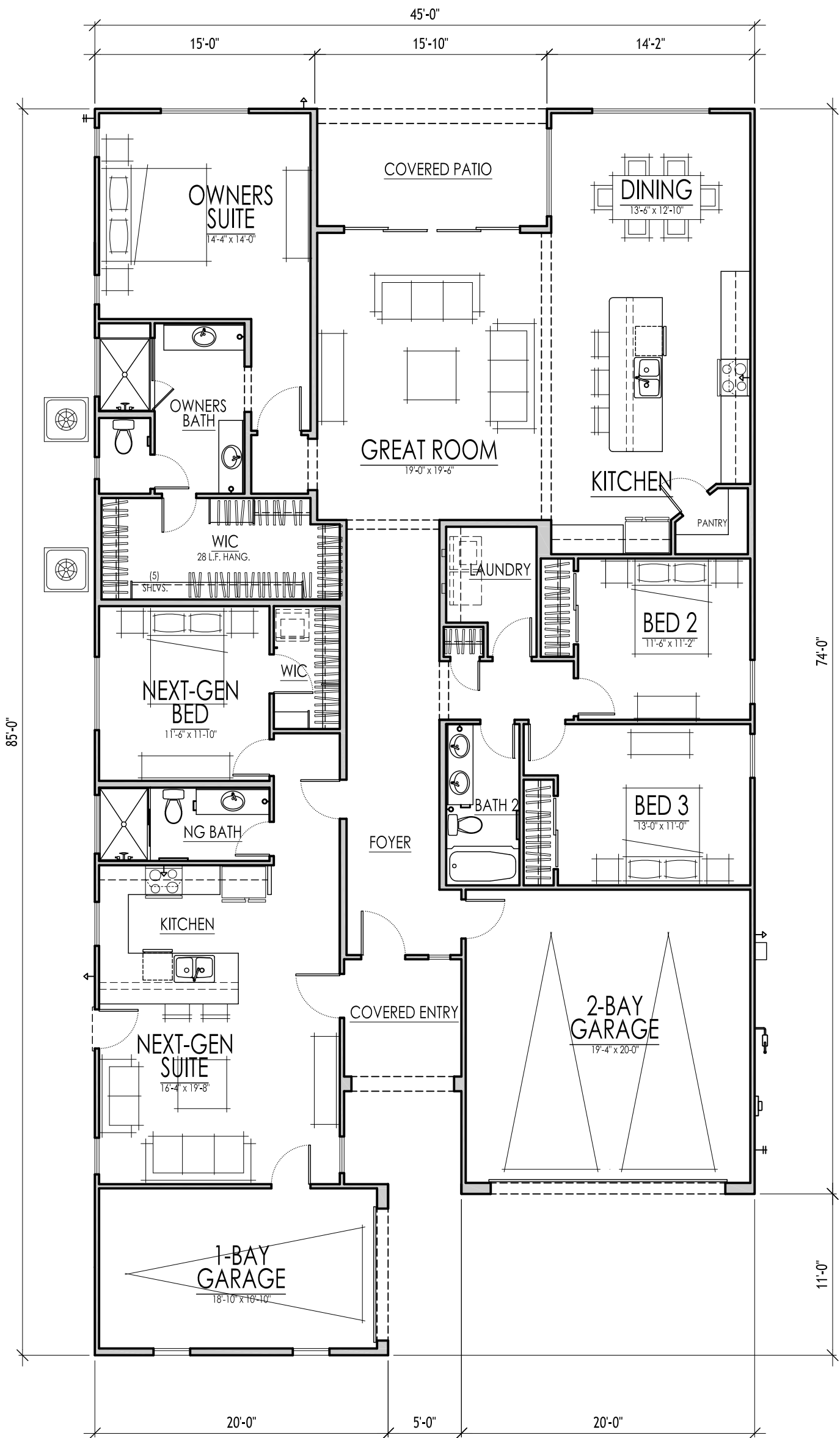
BACK



LEFT



RIGHT



FLOOR PLAN

2,656 S.F.

1/8" = 1'-0"

PLAN 4585

FLOOR PLAN A - SPANISH COLONIAL

BODY
(SW6067 MOCHA)

DECORATIVE SHUTTERS
(SW6251 OUTERSPACE)

POPOUTS
(SW7633 TAUPE TONE)

DECORATIVE METALWORK

BORAL ROOF TILE

COACH LIGHT

GARAGE DOOR
(SW7069 IRON ORE)

FRONT DOOR
(SW7069 IRON ORE)



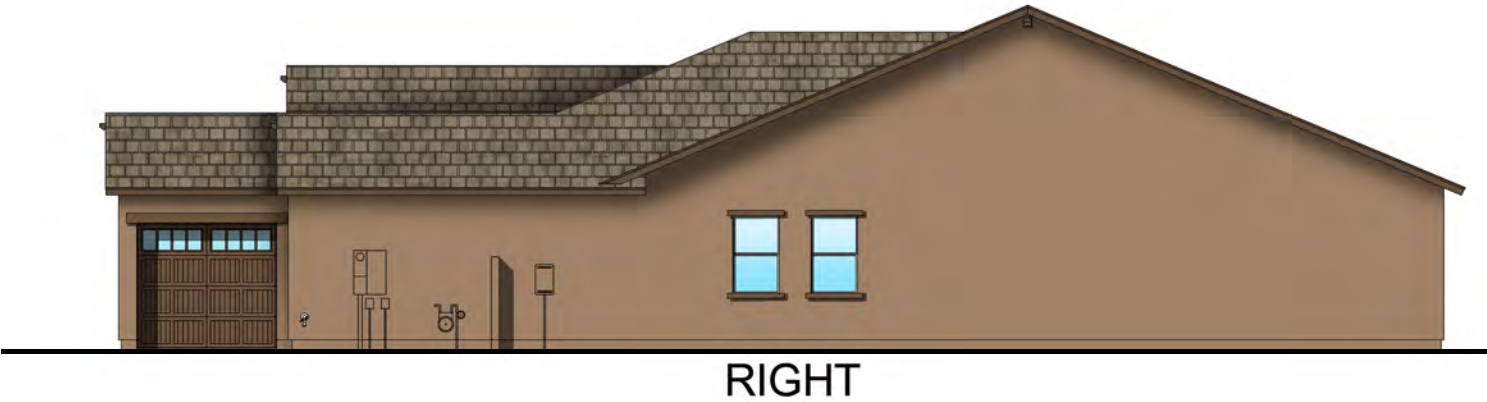
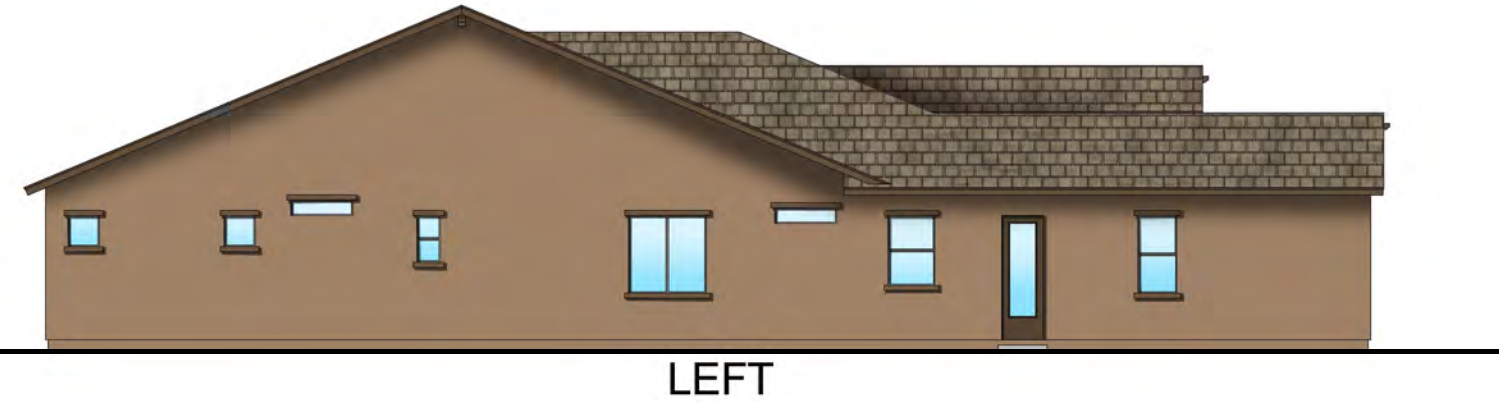
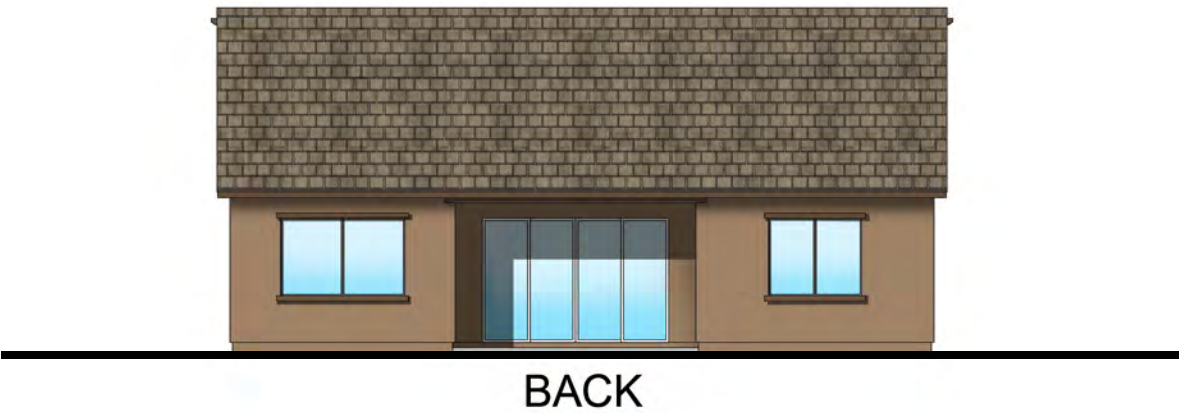
BACK



LEFT



RIGHT



BODY
(SW2813 DOWNING STRAW)

POPOUTS
(SW7540 ARTISAN TAN)

DECORATIVE SHUTTERS
(SW6153 PROTEGE BRONZE)

BORAL ROOF TILE

DECORATIVE CORBELS

COACH LIGHT

GARAGE DOOR
(SW6138 ARTIFACT)

STONE VENEER

FRONT DOOR
(SW6138 ARTIFACT)



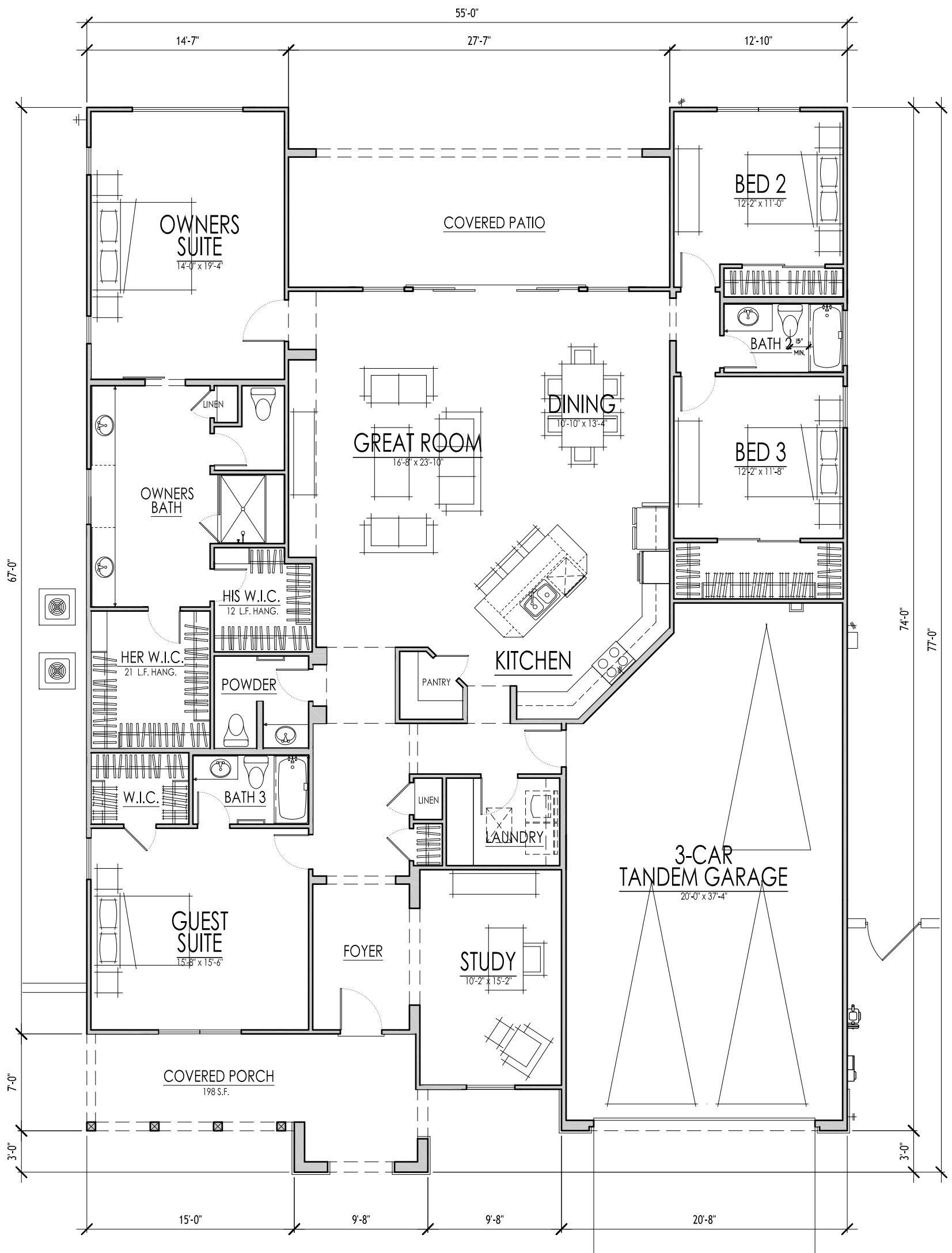
BACK



LEFT



RIGHT



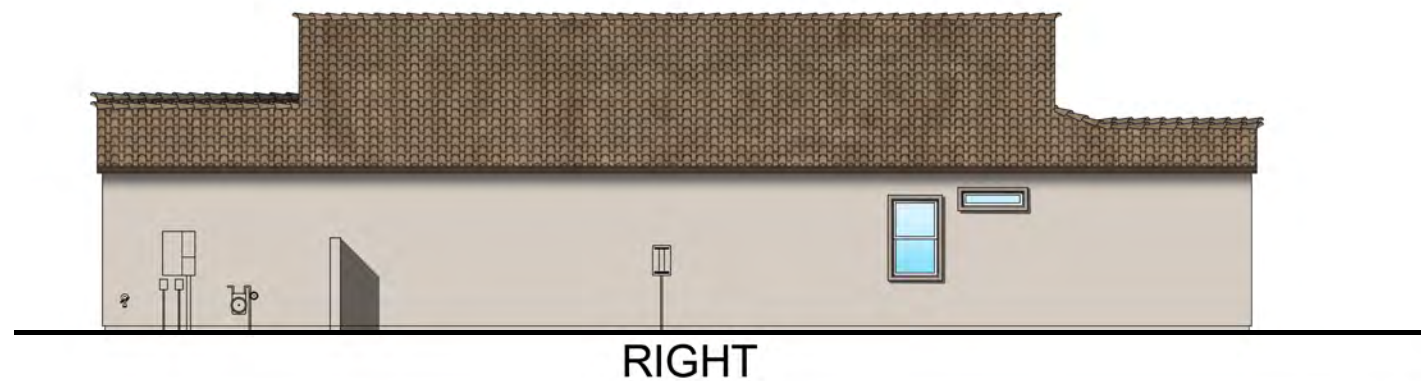
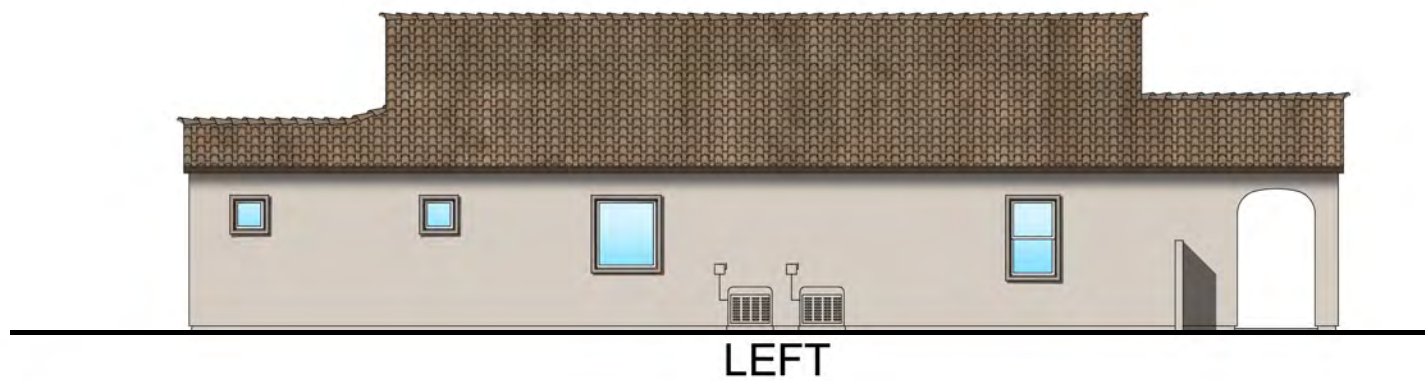
FLOOR PLAN

2,781 S.F.

1/8" = 1'-0"

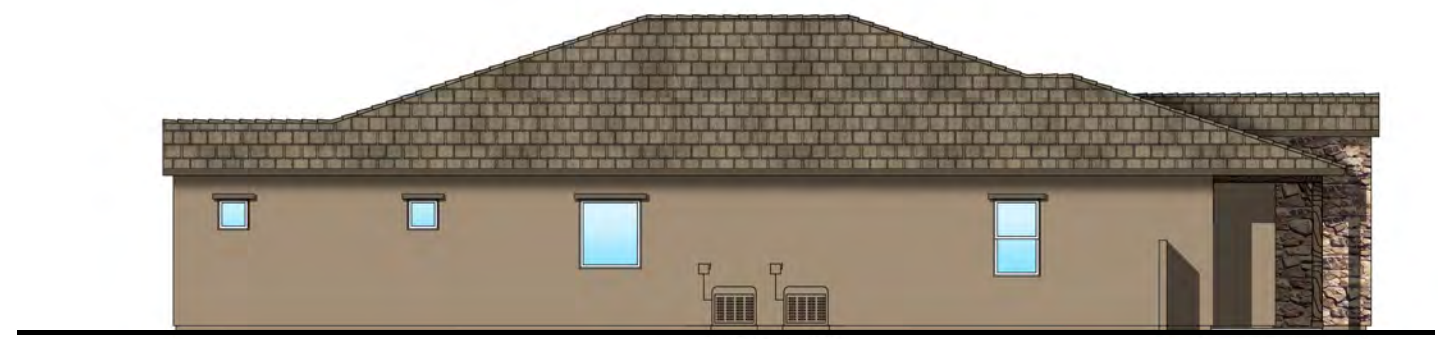
PLAN 5574

FLOOR PLAN I - WESTERN TERRITORIAL

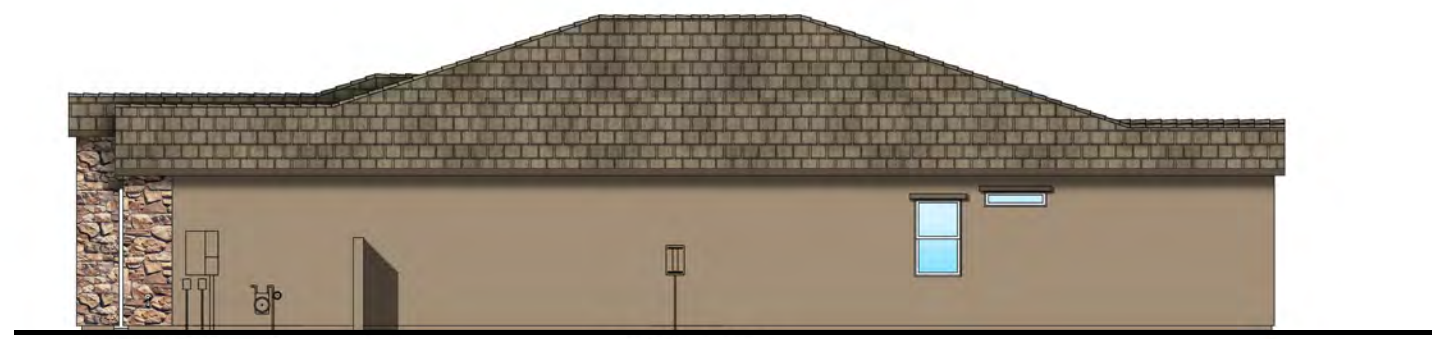




REAR



LEFT



RIGHT

EAGLE ROOF TILE
(BEL AIR FLAT #4690
PEWTER BLEND)

BODY
(SW7542 NATUREL)

POPOUT
(SW7042 SHOJI WHITE)

ACCENT BODY
(SW7546 PRAIRIE GRASS)

COACH LIGHT

ENVIRONMENTAL STONEWORKS
(MOUNTAIN LEDGE - SKY BLUE
STONE VENEER)

GARAGE DOOR
(SW7550 RESORT TAN)

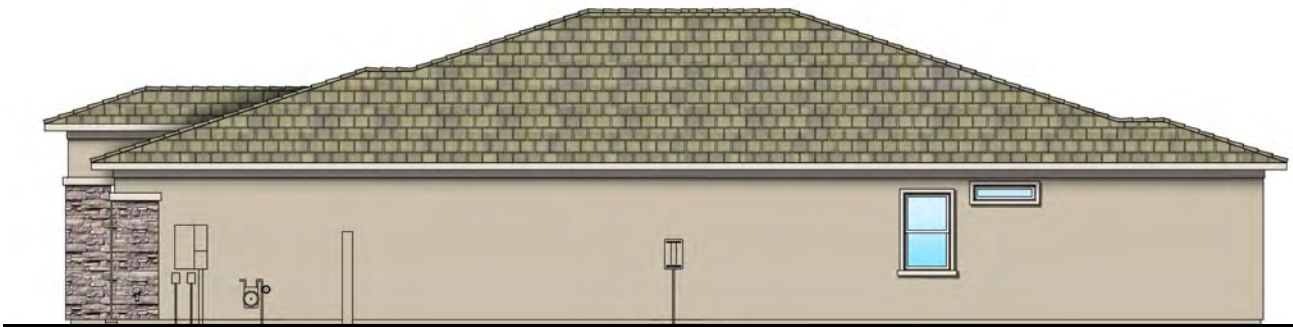
FRONT DOOR
(SW7550 RESORT TAN)



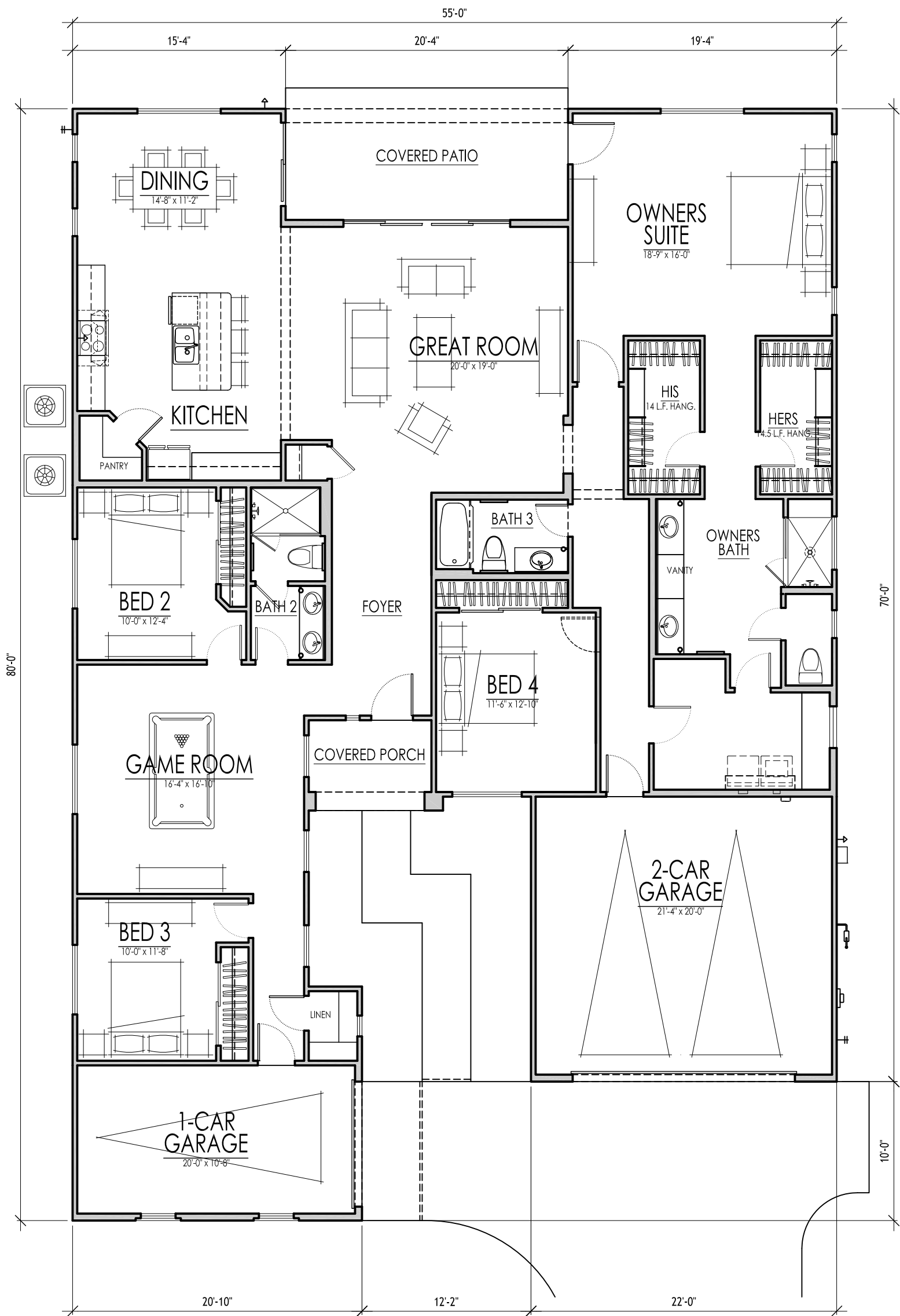
REAR



LEFT



RIGHT



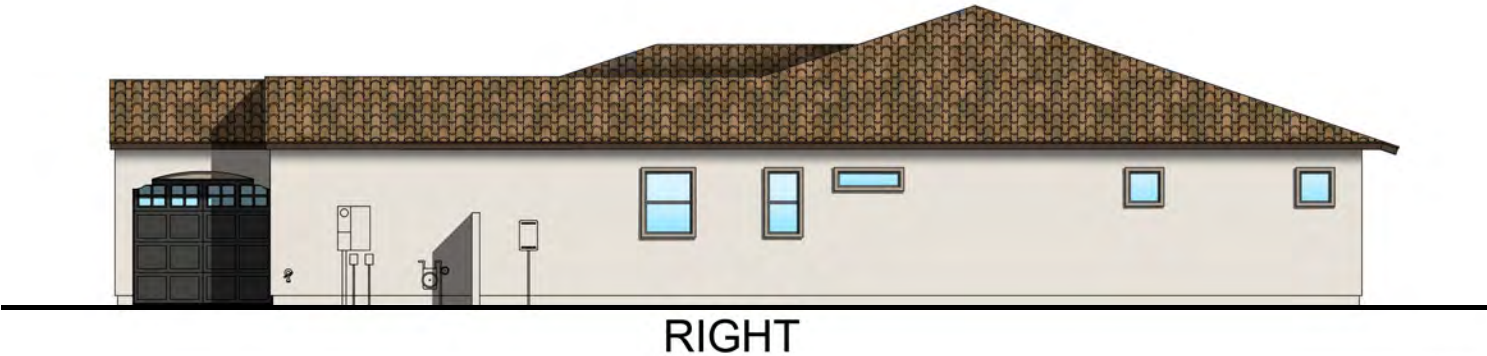
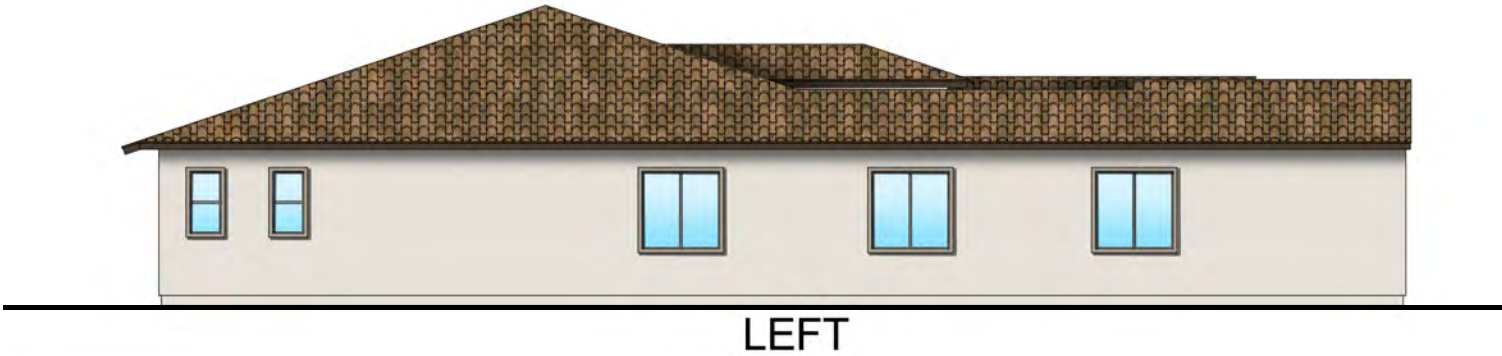
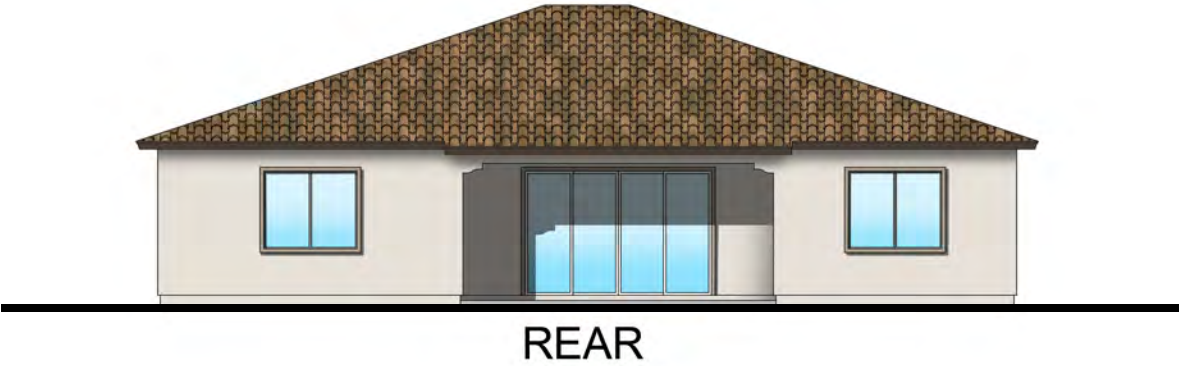
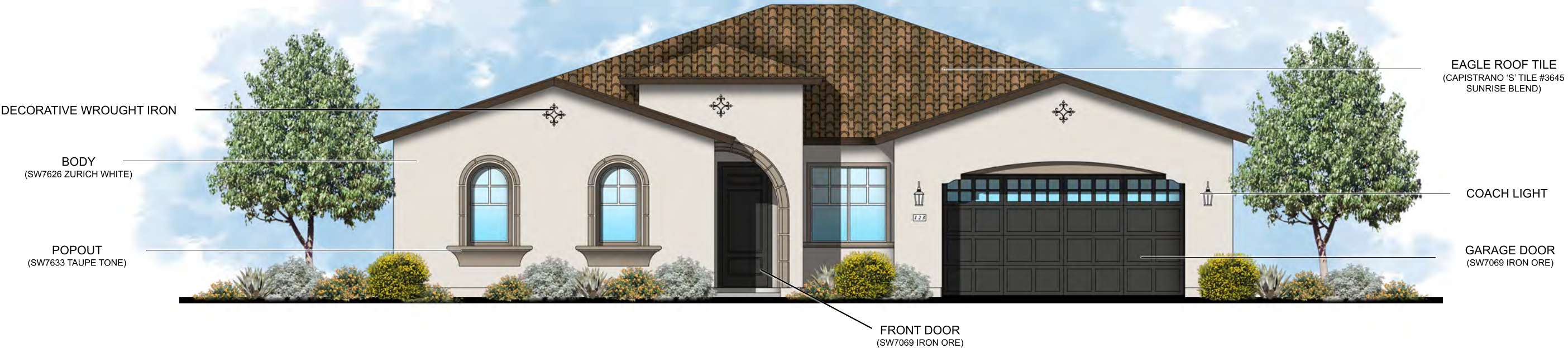
FLOOR PLAN

2,862 S.F.

1/8" = 1'-0"

PLAN 5580

FLOOR PLAN A - SPANISH COLONIAL



EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5689
BROWN RANGE)

SIDING
(SW6048 TERRA BRUN)

BODY
(SW2855 SYCAMORE TAN)

POPOUT
(SW7632 MODERN GRAY)

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - SAGE STONE VENEER)

DECORATIVE OUTLOOKERS

COACH LIGHT

GARAGE DOOR
(SW7512 PAVILION BEIGE)

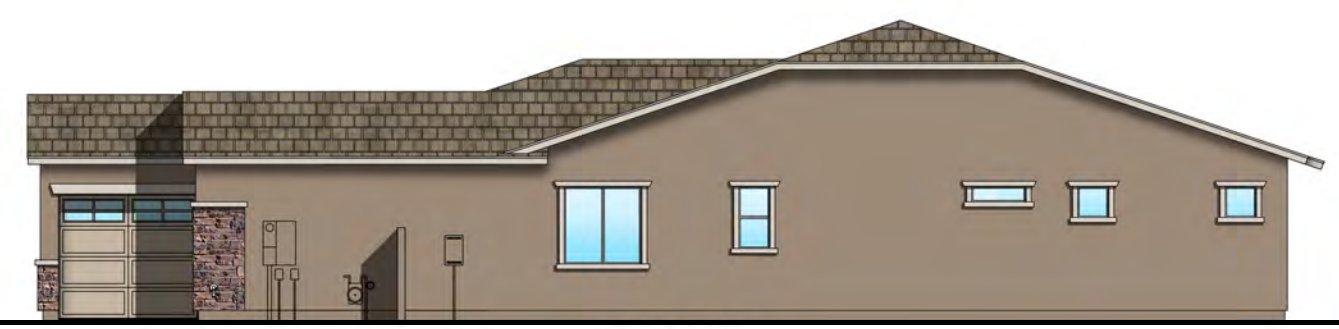
FRONT DOOR
(SW6076 TURKISH COFFE)



REAR



LEFT



RIGHT

EAGLE ROOF TILE
(PONDEROSA TEXTURED FLAT #5689
BROWN RANGE)

DECORATIVE SHUTTERS
(SW7041 VAN DYKE BROWN)

ENVIRONMENTAL STONEWORKS
(TUSCAN LEDGE - SAN ANTONIO
STONE VENEER)

POPOUT
(SW6111 COCONUT HUSK)

BODY
(SW7522 MEADOWLARK)

GARAGE DOOR
(SW6111 COCONUT HUSK)

FRONT DOOR
(SW7041 VAN DYKE BROWN)



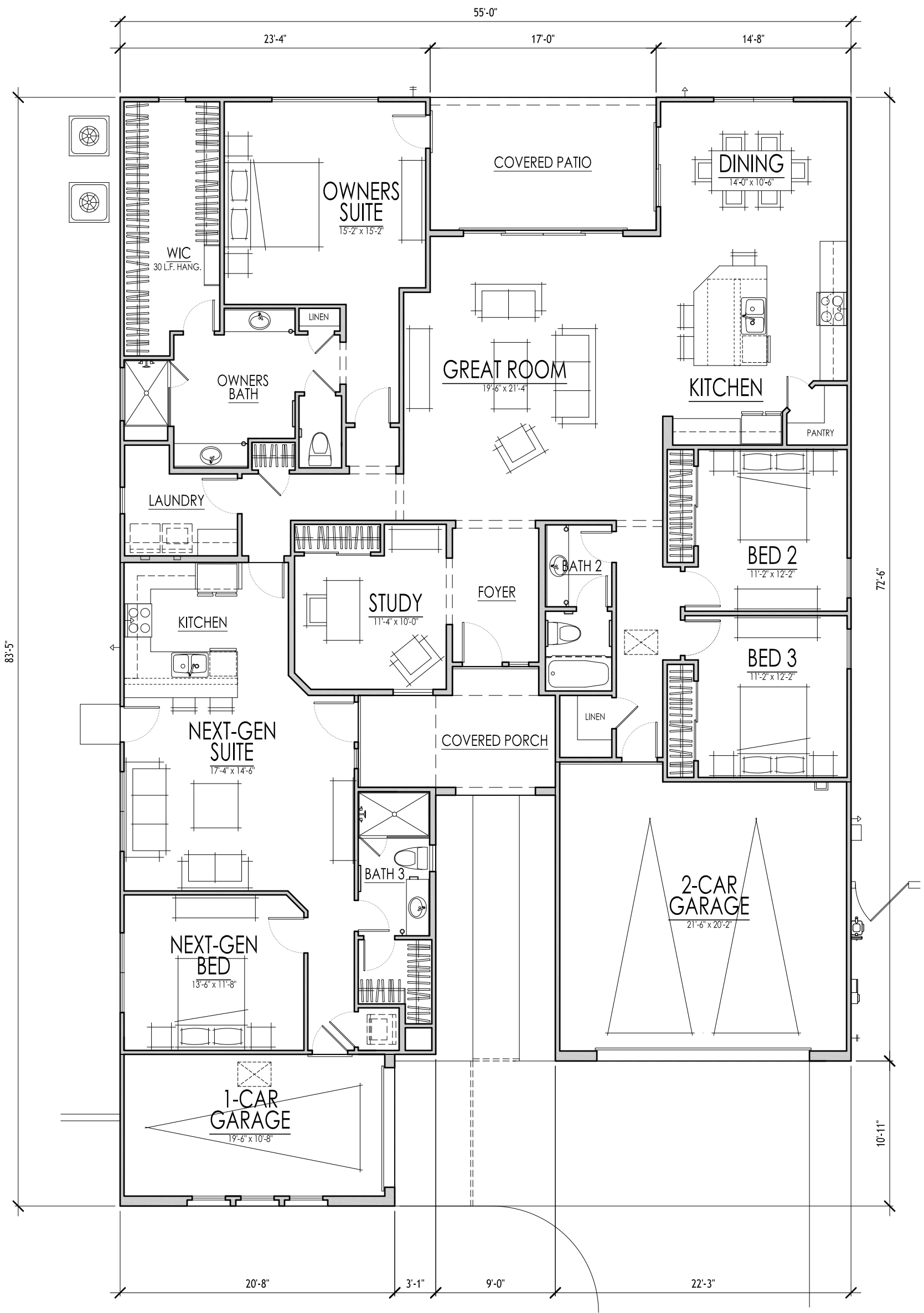
REAR



LEFT



RIGHT



FLOOR PLAN

3,025 S.F.

1/8" = 1'-0"

PLAN 5582

FLOOR PLAN A - SPANISH COLONIAL

EAGLE ROOF TILE
(CAPISTRANO 'S' TILE #3723
ADOBE BLEND)

POPOUT
(SW6158 SAWDUST)

DECORATIVE METAL DETAIL

COACH LIGHT

BODY
(SW7567 NATURAL TAN)

GARAGE DOOR
(SW7054 SUITABLE BROWN)

FRONT DOOR
(SW7054 SUITABLE BROWN)



REAR



LEFT



RIGHT



REAR



LEFT



RIGHT

