

McClellan Ranch

Planned Community District Development Narrative

**Northwest of Dobbins Road
and 67th Avenue (alignment)
Phoenix, Arizona**



**MCCLELLAN RANCH
PLANNED COMMUNITY DISTRICT
DEVELOPMENT NARRATIVE**

**Northwest of Dobbins Road and 67th Avenue (alignment)
Phoenix, Arizona**

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1.0 PROJECT OVERVIEW

McClellan Ranch is a proposed 158.6-acre Planned Community District (McClellan Ranch PCD) currently consisting of agricultural and undeveloped land located northwest of Dobbins Road and the 67th Avenue alignment in southwest Phoenix (hereinafter referred to as Project, Property, or Community). The Project is located northeast of the Gila River Indian Community, west of the Loop 202 South Mountain Freeway alignment and planned Primary Village Core, and south of the Laveen Meadows master planned community, within the Village of Laveen. Refer to **Figure 1, Aerial Vicinity Map** for a depiction of the site and surrounding area and **Figure 2, Ownership Map** for existing property ownership. **Appendix B, Legal Description** identifies the limits of the PCD. This PCD will permit development of a master planned residential community.

The current zoning for the Property is primarily Ranch or Farm Residence District (S- 1), with a 1.1-acre area Industrial District (A-2). The purpose of this application is to request a Planned Community District (PCD) rezone, with corresponding zoning districts of Single Family Residence District (R1-6) and Multifamily Residence District (R-2). The permitted uses and development standards of R1-6 and R-2 will apply to the Project. The McClellan Ranch PCD Conceptual Development Plan incorporates a mix of single family detached residential and higher density residential uses such as single family detached, single family attached, condominiums, townhomes and other uses consistent with R-2 zoning. These uses provide flexibility and expand uses that are compatible with the adjacent existing and planned uses and support the higher intensity uses planned along the Loop 202.

The General Plan land uses designated for the Property are 117.4 acres of residential 3.5-5 du/ac, 38.4 acres of residential 5-10 du/ac, and 2.8 acres of higher density 10-15 du/ac. These designations permit a range of residential dwelling units from 630 to 1,013 units. The McClellan Ranch PCD proposes to develop with a target density of 4.4 dwelling units per acre, or 725 dwelling units, not to exceed a maximum density of 5.7 dwelling units per acre, or 898 dwelling units.

The Project is conveniently located near the future Loop 202 South Mountain Freeway and anticipated commercial and retail development planned in the Laveen Village Core (Village Core). Existing directly north of the Project is the residential neighborhood of Laveen Meadows, the Desert Meadows elementary school, and a future City of Phoenix park. The planned Dove Ranch master planned community abuts the Project's south and east boundary and anticipates a mix of single family and cluster residential products with two neighborhood retail sites. The Project will create cohesion and provide compatibility with these adjacent developments by incorporating compatible single family detached and attached residential, ample open space and recreational amenities, and a multi-use trail system along the western and northern boundaries. The higher density residential is supported by the General Plan vision for Laveen by recognizing the Project's proximity to the Loop 202 alignment and associated planned commercial and retail uses.

2.0 PLANNED COMMUNITY PROGRAM

The McClellan Ranch PCD establishes development parameters and establishes unified planning consistent for the area. This Planned Community Program considers existing and planned conditions, opportunities, and constraints of the Property and surrounding area and implements the goals and policies established in the General Plan. The McClellan Ranch PCD defines a planned community intended to provide opportunities for families and young professionals wishing to live in an active and dynamic area that offers a mix of single family detached and higher density housing opportunities appropriate for an area planned with higher intensity uses associated with a nearby regional transportation corridor and traffic interchange planned at Dobbins Road.

This request outlines the Conceptual Development Plan, Conceptual Phasing Schedule, and Conceptual Infrastructure Phasing Plan. The PCD Master Plan documents will define more detailed information and reflect the conditions of the zoning approval. They are anticipated to be submitted to the Planning and Development Department following approval of the McClellan Ranch PCD. The PCD Master Plans will be approved administratively by the City of Phoenix.

2.1 PURPOSE AND INTENT

The purpose of the McClellan Ranch PCD is to establish development parameters, unified land uses, relationships between land uses, and phasing. The Project is compatible with the existing development to the north, planned Dove Ranch to the south and east, and Gila River Indian Community to the west. The Project is located near the Village Core. As such, it is defined as one of the City's growth areas. The Project is designed to support the commercial, industrial, or residential uses envisioned along the regional corridor. The Village Core is located approximately 1 mile to the east, at 59th Avenue and Dobbins Road. The proposed Loop 202 freeway alignment, just west of 59th Avenue, will provide easy access to the Project as well as foster the growth of the Village Core and the entire Laveen Village.

2.2 CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan (CDP) is configured into six single family development units and one higher density residential development unit. Residential home designs, subject to Single-Family Design Review, will provide distinctive and harmonious housing options for future residents. The CDP proposes a target of approximately 725 residential dwelling units, not to exceed 898 dwelling units. Individual development units may exceed the maximum dwelling units and density, as long as the overall project maximum dwelling units and density are not exceeded. Refer to **Figure 3, Conceptual Development Plan** and **Figure 4, Conceptual Site Plan** for a concept of how the Project is planned to develop. Refer to **Table 1, Site Summary** for detailed development unit data.

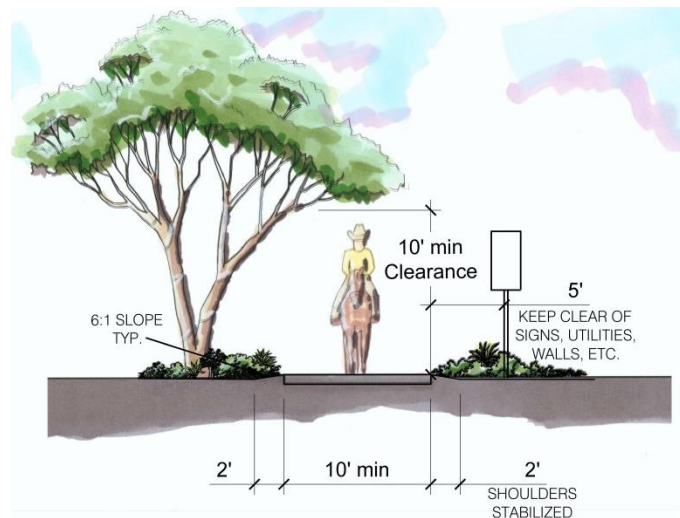
**TABLE 1
 SITE SUMMARY**

Development Unit	Land Use	Base Zoning District	Gross Acreage	Target Density	Target Units	Maximum Density	Maximum Units
1	Single Family	R1-6	14.1	3.3	47	4.1	58
2	Single Family	R1-6	26.2	4.2	109	5.2	136
3	Single Family	R1-6	27.1	3.2	86	3.9	107
4	Single Family	R1-6	21.1	4.6	97	5.7	121
5	Single Family	R1-6	22.9	4.7	108	5.9	135
6	Single Family	R1-6	33.9	4.3	146	5.4	183
7	Higher Density	R-2	13.2	10.0	132	12.0	158
Total			158.6	4.6	725	5.7	898

Two entrances into the Community are planned. The primary entrance is from Dobbins Road at the 67th Avenue alignment. The secondary entrance is from Dobbins Road at a local street west of the 67th Avenue alignment.

Significant open spaces are situated along the Project’s western boundary within a 100-foot open space corridor, providing a buffer for the adjacent Gila River Indian Community, and along the internal collector roadway, and offering vistas for those traveling within the Project. The Project will respect the agrarian character of the Village through materials, colors, landscaping, and features. A split rail fence will be located along Dobbins Road. Monuments and internal elements will reinforce the agrarian theme. **Figure 5, Conceptual Character and Theming** provides examples of the quality and vision established for the Community.

A regional multi-use trail, per the City of Phoenix General Plan, is planned within the open space corridor along the Project’s west side and within the Conveyance Channel along the Project’s northern boundary. The multi-use trail will complete a segment of the City of Phoenix trail system and ultimately link the Project to the regional transportation corridor, associated higher intensity uses along Loop 202, and the greater Phoenix area. A cross-section of the multi-use trail is provided below. The City of Phoenix trail system is depicted on **Figure 1, Aerial Vicinity Map**. Additional shared use paths and sidewalks will contribute to the internal pedestrian circulation. Specific locations will be defined with the PCD Master Plans.



MULTI-USE TRAIL CROSS-SECTION

Three pocket parks are strategically situated, interior to the Project, providing easy accessibility and convenience for residents of the Community. Pocket parks will exceed 0.2 acres and provide passive and active recreation opportunities for various age groups. Each pocket park will provide a tot lot, ramada, and seating. **Figure 5, Conceptual Character and Theming** provides examples of the quality, materials, and vision established for the parks.

The PCD highlights are summarized below:

- The target number of 725 dwelling units and the maximum number of 898 dwelling units proposed for the Project fall within the 630 to 1,013 dwelling units permitted by the General Plan land use designations.
- The target density of 4.6 du/ac and maximum density of 5.7 du/ac proposed for the Project falls within the 4.0 to 6.4 du/ac densities permitted by the General Plan land use designations.
- Primary entrance is planned at the 67th Avenue alignment and Dobbins Road.
- Secondary entrance is planned at Dobbins Road west of the 67th Avenue alignment.
- A significant 100-foot open space corridor along the Project's western boundary provides a buffer for the adjacent Gila River Indian Community.
- The streetscape along Dobbins Road and internal to the Project will respect the agrarian character of Laveen Village.
- A regional multi-use trail, per the City of Phoenix General Plan, is planned within the open space corridor along the Project's west side and within the LACC along the Project's northern boundary; providing a segment of the City of Phoenix Trail System

and linking the Project to the regional transportation corridor, associated higher intensity uses along Loop 202, and the greater Phoenix area.

- Three pocket parks are strategically situated, providing convenient access to the residents of McClellan Ranch.
- Applicant has agreed to a per-rooftop donation to be contributed to the LESD as the Project develops, in lieu of providing a school site.

The residential development units, open spaces, regional and internal trail system, and pocket parks are designed to create a sense of community while contributing to the character of Laveen Village.

2.3 CONCEPTUAL DEVELOPMENT UNIT PHASING SCHEDULE

The development and construction of the Project will be strategically completed in phases. Market economics will have an impact on the actual phasing. Developer may phase the Project as deemed appropriate by developer, as long as each phase is properly engineered with adequate utilities and streets to serve each phase. A concept of how the Project is planned to be phased is depicted on **Figure 6, Conceptual Phasing Map**. Phase 1 is anticipated to begin in the first quarter of 2018. It is anticipated that Phase 1 will comprise Development Unit 1, the southern portions of Development Units 2 and 3, and the collector road entrance, from 67th Avenue. This will allow Phase 1 to offer a full range of lot sizes and provide water and sewer connections to existing utilities north of the LACC, while also focusing the initial Project development on the site's main entrance corridor from 67th Avenue. Phase 2 is anticipated to include Development Unit 4 and the remaining northern portions of Development Units 2 and 3. Phase 3 is anticipated to include Development Units 5 and 6 and Dobbins Road. Phase 4 is anticipated to include Development Unit 7, the higher density residential parcel.

2.4 PROJECT INFRASTRUCTURE

McClellan Ranch is bounded to the north by the South Mountain Avenue alignment and the LACC, to the east by the 67th Avenue alignment, to the south by Dobbins Road, and to the west by the Gila River Indian Community. Dobbins Road is the only street designated on the City of Phoenix Street Classification Map and is classified as an arterial roadway with a modified cross section. The LACC is located along the South Mountain Avenue alignment and will remain as open space. The following is a discussion of proposed infrastructure needed to support the development, including a summary of the phasing.

2.4.1 STREET INFRASTRUCTURE

67th Avenue will be constructed as a Minor Collector street for approximately one-quarter of a mile with an ultimate right-of-way width of 60 feet. The west half of 67th Avenue, adjacent to the Project, will be constructed as a part of the Phase 1

development. Dobbins Road is designated as an arterial street with an ultimate right-of-way width of 110 feet, with a modified Type C street cross-section per the City of Phoenix Street Classification Map. The north half of Dobbins Road, adjacent to the Project, will be constructed as a part of the Phase 3 development. The Project will also construct an onsite collector with a right-of-way width of 60 feet. The collector will extend from 67th Avenue and continue to the 70th Avenue alignment, terminating prior to the LACC at open space. The onsite collector will be constructed as a part of the Phase 1 development.

The City of Phoenix plans to improve Dobbins Road within the study area to a 5-lane section, though no funding or funding schedule is currently planned. The limits of construction extend west of 67th Avenue.

2.4.2 WATER INFRASTRUCTURE

The onsite water infrastructure for the Project shall be designed to efficiently, reliably, and safely provide water to the development. The system shall convey water for both domestic and emergency uses.

There is an existing 12-inch water stub in 70th Avenue and an existing 12-inch water line in West Meadows Loop. The next closest existing water infrastructure is approximately one mile east at the intersection of 59th Avenue and Dobbins Road, consisting of a 24-inch water main in 59th Avenue and a 12-inch water main in Dobbins Road. Due to the distance between the Project and these existing water mains, it is more feasible to connect to the City's water system from the north by crossing water lines under the LACC. The Project will be served by the City's OS12 pressure zone from existing water infrastructure located in Laveen Meadows, north of the site.

The proposed onsite water infrastructure shall be looped to provide redundancy and improve the system's performance, while also preserving water quality. Proposed water infrastructure will be constructed based on the Project phasing. During Phase 1, a water main will be connected to the existing 12-inch water main along 70th Avenue. An additional point of connection will be made at the existing 12-inch water main in West Meadows Loop in a proposed easement through the City of Phoenix park, just west of Desert Meadows Elementary School. These water lines will extend south to Development Unit 1 and the southern portions of Development Units 2 and 3, to provide a looped system throughout Phase 1.

During Phase 2, the proposed water infrastructure will be expanded to Development Unit 4 and the northern portions of Development Units 2 and 3. The water infrastructure will be expanded to Development Units 5 and 6 during Phase 3, and to Development Unit 7, the higher-density residential parcel, in Phase 4. New water lines will also be provided along 67th Avenue and Dobbins Road during Phase 3, to provide service for future developments to the east and south of McClellan Ranch. **Figure 7, Water Infrastructure** depicts the proposed water infrastructure necessary for the Project.

A preliminary analysis of the Project’s water demands has been performed, and is summarized in the table below. Since the entire Project site is within a single existing pressure zone, it is not anticipated that any booster pump stations or pressure reducing valve stations will be required. At the time of submittal of the PCD Master Plans, a hydraulic model shall be prepared to confirm adequate pressures and capacity to provide for domestic and fire flows.

**TABLE 2
WATER DEMANDS**

Development Unit	Land Use	Base Zoning District	Gross Acreage	Maximum Density	Maximum Dwelling Units	Avg Day (gpd)	Avg Day (gpm)	Peak Hour (gpd)	Peak Hour (gpm)
1	Single Family	R1-6	14.1	4.1	58	20,880	15	35,496	25
2	Single Family	R1-6	26.2	5.2	136	48,960	34	83,232	58
3	Single Family	R1-6	27.1	3.9	107	38,520	27	65,484	45
4	Single Family	R1-6	21.1	5.7	121	43,560	30	74,052	51
5	Single Family	R1-6	22.9	5.9	135	48,600	34	82,620	57
6	Single Family	R1-6	33.9	5.4	183	65,880	46	111,996	78
7	Higher Density	R-2	13.2	12.0	158	37,920	26	64,464	45
Total			158.6	5.7	898	304,320	211	517,344	359

2.4.3 WASTEWATER INFRASTRUCTURE

The proposed onsite wastewater infrastructure for the Project will convey all wastewater by gravity to the outfall at the north edge of the site.

There is an existing 18-inch sewer line in West Meadows Loop. This sewer main eventually outfalls to the 91st Avenue wastewater treatment plant, northwest of Laveen Meadows. The next closest existing sewer infrastructure is approximately one mile east at the intersection of 59th Avenue and Dobbins Road, consisting of a 15-inch sewer main in 59th Avenue. Due to the distance between the Project and this existing sewer main, it is more feasible to connect to the City’s sewer system from the north by crossing the sewer line under the LACC. An offsite sewer line in 70th Avenue is proposed to connect to the existing line in West Meadows Loop, and then cross under the LACC low flow crossing to provide wastewater service for the Project.

Proposed wastewater infrastructure will be constructed based on the Project phasing. During Phase 1, it is anticipated that a 12-inch sewer main will connect to an existing 18-inch sewer main at a manhole at the intersection of West Meadows Loop and 70th

Avenue, north of the Project. The proposed sewer main will extend south along 70th Avenue, under the LACC. The Phase 1 sewer improvements will then extend along the Project’s main collector road to Development Unit 1 and the southern portions of Development Units 2 and 3.

During Phase 2, the proposed sewer infrastructure will be further extended to provide service to Development Unit 4 and the northern portions of Development Units 2 and 3. Phase 3 sewer improvements will provide sewer service to Development Units 5 and 6, and the higher-density residential parcel in Development Unit 7 will be served in Phase 4. A new sewer main shall also be provided in Dobbins Road along the Project’s frontage during Phase 3, to facilitate expansion of the City’s sewer infrastructure and to convey wastewater flows from future developments to the east and south. **Figure 8, Wastewater Infrastructure** depicts the proposed sewer infrastructure necessary for the Project.

A preliminary analysis of the Project’s wastewater demands has been performed, and is summarized in the table below. Per City of Phoenix design standards, the maximum estimated 898 units in McClellan Ranch will generate 720,696 gpd peak flow. This will require a 12-inch pipe at minimum slope at the outfall in 70th Avenue. This will provide adequate capacity for all of McClellan Ranch, plus 467 additional future offsite units. At the time of submittal of the PCD Master Plans, a sewer model shall be prepared to confirm the proposed sewer infrastructure’s capacity to convey wastewater from the Project to the existing City of Phoenix sewer infrastructure. The City of Phoenix Water Service Department has confirmed that the existing 18-inch sewer main along West Meadows Loop currently has sufficient available capacity to convey the Project’s peak wastewater flows.

**TABLE 3
WASTEWATER DEMANDS**

Development Units	Land Use	Base Zoning District	Gross Acreage	Maximum Density	Maximum Dwelling Units	Avg Day Flow (gpd)	Avg Day Flow (gpm)	Peak Flows (gpd)	Peak Flows (gpm)
1	Single Family	R1-6	14.1	4.1	58	13,920	10	58,039	40
2	Single Family	R1-6	26.2	5.2	136	32,640	23	131,149	91
3	Single Family	R1-6	27.1	3.9	107	25,680	18	104,409	73
4	Single Family	R1-6	21.1	5.7	121	29,040	20	117,375	82
5	Single Family	R1-6	22.9	5.9	135	32,400	23	130,235	90
6	Single Family	R1-6	33.9	5.4	183	43,920	31	173,616	121
7	Higher Density	R-2	13.2	12.0	158	28,440	20	115,067	80
Total			158.6	5.7	898	206,040	143	720,696	500

2.4.4 DRAINAGE INFRASTRUCTURE

The site generally slopes from the southeast to the northwest, towards the LACC. Offsite runoff from the agricultural parcel east of the Project will be collected in drainage channels parallel to 67th Avenue. These channels, ranging in width from 30- to 42-feet, will direct runoff to the north, where it will outlet into the LACC. Onsite runoff will be contained within the streets and directed to retention basins. Given the Project's proximity to the LACC, the Project will pursue a technical appeal to reduce the required volume of retention. Runoff generated from the pre vs. post storm event or first flush (whichever is greater) will be retained onsite. Most of the onsite retention basins shall be located along the western boundary of the Project, within and along the open space corridor at the 100' powerline easement. These retention basins shall intercept onsite runoff, and outfall from the south to the north. The excess runoff will discharge into the LACC. The existing drainage patterns will be maintained during and after development, and discharges to downstream properties and the LACC will not be increased. **Figure 9, Stormwater Infrastructure** depicts the proposed drainage patterns for the Project.

2.4.5 CONCEPTUAL INFRASTRUCTURE PHASING

The Project infrastructure is anticipated to develop in four phases as outlined below.

Phase 1

- West half of 67th Avenue (collector) is constructed
- Onsite collector extends from 67th Avenue to the 70th Avenue alignment, terminating prior to the LACC.
- Water lines extend from 70th Avenue and West Meadows Loop to Development Unit 1 and the southern portions of Development Units 2 and 3
- Sewer line connects from sewer manhole near West Meadows Loop and 70th Avenue and extends south along 70th Avenue to Development Unit 1 and the southern portions of Development Units 2 and 3

Phase 2

- Water lines extend to Development Unit 4 and the northern portions of Development Units 2 and 3
- Sewer infrastructure will extend to Development Unit 4 and the northern portions of Development Units 2 and 3

Phase 3

- North half of Dobbins Road (arterial) is constructed;
- Water lines extend to Development Units 5 and 6
- Water lines extend along 67th Avenue and Dobbins Road
- Sewer lines extend to Development Units 5 and 6
- Sewer lines extend along 67th Avenue and Dobbins Road

Phase 4

- Water lines extend to Development Unit 7 (higher density parcel)
- Sewer lines extend to Development Unit 7 (higher density parcel)

A concept of how the Project will be phased is depicted on **Figure 6, Conceptual Phasing Map**.

2.5 INVENTORY AND ANALYSIS OF SITE CONDITIONS

2.5.1 RELATIONSHIP TO GENERAL PLAN

The General Plan designates the Property as residential 3.5 - 5 du/ac, residential 5 - 10 du/ac, and higher density 10 - 15 du/ac. These land uses support a range of residential densities from 630 to 1,013 units. As stated in the General Plan, “Rearrangements of land uses within a planned community district when the overall number of units is not increased or the overall acres of nonresidential uses does not increase or decrease by more than 10 acres” and a change from one type of land use category to the same type of land use category, as described in the General Plan, do not require a General Plan Amendment. The land uses have been rearranged to relocate the higher density residential parcel onto the arterial street and the residential 3.5 -5 du/ac and residential 5-10 du/ac are both traditional lot land use categories, allowing the proposed product types to locate in either land use designation. A General Plan Amendment is not required since these changes are identified as exceptions to an amendment in the General Plan. Refer to **Figure 10, Existing and Rearranged General Plan** for existing and rearranged land uses.

The Project is planned to develop with a target of 725 dwelling units and a maximum of 898 dwelling units, which equates to a target density of 4.6 dwelling units per acre and a maximum of 5.7 dwelling units per acre, which is consistent with the General Plan Land use designated for the Property. The proposed residential land uses and infrastructure are strategically designed to support the City’s projected growth vision, including the nearby Village Core and planned Loop 202.

The Project supports various goals and policies within the General Plan as described below:

General Plan Core Value: Connect People and Places

Core Value Subsection: Canals & Trails

Goal: Design the Phoenix canals and canal-adjacent property throughout the city for pedestrians and businesses to effortlessly interact with the canal, transforming the system into a popular network of trails which are safe, efficient and complete with shade and rest areas.

Create a functional network of shared urban trails which are accessible, convenient and connected to parks, centers, and major open spaces such as the Sonoran Preserve, connecting the entire city.

Design: Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.

Design: Provide multi-use trail connections where appropriate.

Partnerships: Develop the pedestrian linkage system as a joint responsibility of the private and public sectors, as new development and infill development occurs. As appropriate, the city should enhance the pedestrian linkage system through the development of new parks.

McClellan Ranch is designed with pedestrian connectivity in mind. A multi-use trail is planned along the western boundary, interior to the Project, and along the northern boundary, within the LACC. This will provide for a segment of the City of Phoenix multi-use trail system planned for the City. The east/west segment, when constructed by others, will continue along the LACC with another segment continuing to the Village Core. This valuable linkage will allow for easy non-motorized access to the amenities offered in the Village Core and other areas beyond.

General Plan Core Value: Celebrate Our Diverse Communities and Neighborhoods

Core Value Subsection: Certainty & Character

Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

Land Use: 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.

Land Use: Residential Conversion Policy: Encourage properties and neighborhoods planned for residential use to continue as residential uses rather than being assembled for nonresidential development.

Design: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.

Design: Integrate into the development design natural features such as washes, canals, significant topography and existing vegetation, which are important in providing character to new subdivisions.

Policies: Encourage creating and adopting area and neighborhood plans, and overlay districts and design guidelines as needed, to protect and promote the unique character areas within each village.

McClellan Ranch is designed to be a compatible extension of existing residential land uses within the Laveen Meadows development north of the site. The proposed lot sizes nearest to Laveen Meadows are similar to the existing lots sizes that are located along the north side of the LACC. The larger lot sizes are located nearer to the future City of Phoenix Park and Desert Meadows elementary school, just north of the Conveyance Channel.

The LACC is a unique feature in the area, providing an opportunity for a regional trail system. The Project will contribute to the segment adjacent to the Project, thus providing an amenity for the future residents of the Project and nearby residents. Open spaces are strategically situated along the Channel; allowing it to integrate with the Project and creating opportunities for natural surveillance along the future trail system.

The Project will incorporate the open, rural character so important to Laveen and purposefully incorporate features that allow Laveen residents to travel throughout the area.

General Plan Core Value: Celebrate Our Diverse Communities and Neighborhoods

Core Value Subsection: Safe Neighborhoods - Traffic

Goal: The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.

Land Use: Minimize traffic through lower-density residential areas by locating heavy traffic generating land uses on or near arterial streets.

Design: Provide access by major streets, with internal circulation handled by a local street system that discourages through-traffic and provides safe pedestrian travel. Use local and collector streets, plus feeder bus lines, to bring people into the cores, centers or corridors.

Higher density residential development requires added consideration for accessibility. The higher density product will be located in the southeast portion of the site, directly adjacent to Dobbins Road and 67th Avenue.

The collector street circulation provides no direct access from Dobbins Road to Baseline Road, discouraging cut-through traffic from outside of the Project.

General Plan Core Value: Celebrate Our Diverse Communities and Neighborhoods

Core Value Subsection: Connected Neighborhoods

Goal: Ensure connectivity to resources and services for neighborhoods and communities.

Ensure a cohesive, connected community through adequate venues for community interaction, community building activities and events, and the sharing of information about community issues and services.

Land Use: Locate neighborhood retail to be easily accessible to neighborhoods.

Design: 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.

Design: Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks and alleys that compromise connectivity.

The Laveen Village Core and Loop 202 traffic interchange are located approximately three-quarters of a mile east of the Project, just west of 59th Avenue at Dobbins Road. The Village Core and higher intensity residential, retail, commercial, and office space uses will be easily accessible to residents within the Project by way of bicycle and pedestrian trails. These multi-use trails are planned along the west and north Property boundaries and shall extend from the northeast Property corner to the Village Core.

General Plan Core Value: Celebrate Our Diverse Communities and Neighborhoods

Core Value Subsection: Healthy Neighborhoods

Goal: Ensure all communities and neighborhoods are designed and have the necessary infrastructure to allow residents to enjoy a healthy lifestyle.

Design: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The Project is designed to utilize pedestrian friendly infrastructure to improve overall walkability. The multi-use trail planned along the western and northern boundaries and internal paths will encourage residents to walk and incorporate a healthy lifestyle. The multi-use trail will be visible from within the Project at strategically placed open spaces along the Project's western and northern boundaries.

2.5.2 SUMMARY OF EXISTING LAND USES

Existing Land Use Conditions

The Property is located in the far southwest part of Phoenix, east of the Gila River Indian Community. Access to the Property is from Dobbins Road.

The south half of the Property is agricultural land and the north half is a long-abandoned pig farm. The LACC is located along the north perimeter. A 100-foot powerline easement within the Property parallels the entire western boundary. The LACC and 100-foot powerline easement provide excellent opportunities for construction of this segment of the City's proposed multi-use trail.

Property Context

The Project is in a prime location considering the growth planned along the future expansion of the Loop 202. The LACC and the planned trail system offer direct access to the Village Core, planned approximately three-quarters of a mile east of the Project at 59th Avenue and Dobbins Road. The proposed single family and higher density residential development and associated densities within the Project will help support the Village Core and further diversify growth patterns within the Village. The proposed residential density is compatible with the existing Laveen Meadows development to the north. The land uses, densities, and site configuration complements the approved Dove Ranch PCD located south and east of the Project. Specifically, the Project intends to link the multi-use trail to the multi-use trail planned for the western boundary of Dove Ranch.

Community Facilities

School Facilities

The Property is located within the Laveen Elementary School District (LESD) and Phoenix Union High School District (PUHSD). The applicant has agreed to a per-rooftop donation to be contributed to the LESD as the Project develops, in lieu of providing a school site. A school is planned due east of the Project within Dove Ranch, and the Desert Meadows school is located just north of the Project. A school notification letter has been received from the LESD, and a copy of the response letter is located in **Appendix C, School District Response**. Betty H. Fairfax High School is the nearest high

school and is located approximately one mile east of the Project on South Mountain Avenue.

Fire Department Facilities

The Project is located approximately 2.5 miles west of City of Phoenix Fire Station #58, northwest of Dobbins Road and 47th Avenue.

Recreational Facilities

Several unnamed/undeveloped City of Phoenix parks are planned nearby. They are located at 71st Avenue and Meadows Loop Road (north of the Project), 55th Avenue and Dobbins Road (approximately one mile east of the Project), and 59th Avenue and Olney Ave (approximately 1.5 miles southeast of the Project). Trailside Point is located approximately one mile north of the Project, along the 70th Avenue alignment. Trailside features a multitude of recreational amenities for the Community to enjoy. The park offers two lighted basketball courts, lighted sand volleyball, a splash pad, a grill, ramada, restrooms, and tot lots.

2.5.3 SUMMARY OF EXISTING TRANSPORT SYSTEM

Dobbins Road provides direct access to the Property along the southern boundary. The Phoenix Street Classification map designates Dobbins Road as an Arterial roadway with a modified street cross-section right-of-way width of 110 feet. Dobbins Road is the only roadway referenced on in the Phoenix Street Classification Map adjacent to the Project. Direct access to Dobbins Road is from 59th Avenue.

2.5.4 DESCRIPTION OF KNOWN SITE ENCUMBRANCES

According to the ALTA Survey prepared by Alpha Engineering and dated March 23, 2006, the site is encumbered by three existing easements. An existing 100 foot wide powerline easement along the western boundary of the Project benefits SRP with power lines and appurtenant facilities. A 27-foot wide irrigation easement that overlaps the powerline easement benefits SRP with an irrigation drainage ditch. A 7-foot wide underground utility easement bisects the eastern portion of the site, turns toward the south, and parallels the eastern Project boundary. This easement benefits SRP.

2.5.5 SUMMARY OF EXISTING DRAINAGE PATTERNS AND HYDROLOGY

The Property generally slopes to the north at approximately 0.5-1.0%. The northern portion of the Project site is undeveloped desert, while the southern portion is currently being used for agricultural purposes. The site outfalls into the LACC, which abuts the northern boundary of the Project. This channel is owned and maintained by the City of Phoenix.

Drainage design for the Project will be conducted in accordance with City of Phoenix drainage design standards. Existing drainage patterns will continue to be maintained and discharges to downstream properties will not be increased. Given the Project's

proximity to the LACC, the Project will pursue a technical appeal to reduce the required volume of retention. Runoff generated from the pre vs. post storm event or first flush (whichever is greater) will be retained onsite. The excess runoff will discharge into the LACC.

2.5.6 SUMMARY OF KNOWN ARCHAEOLOGICAL AND CULTURAL RESOURCES

Northland Research, Inc. conducted a cultural resources survey on the Property in 2006. Within the subject property, one previous Class III survey was conducted and one archaeological site, Villa Buena, was recorded in 2005. The Northland survey identified a low density scatter of artifacts throughout the surveyed area and four moderate density artifact concentrations were recorded. The primary concentration of artifacts was located in the southern portion of the surveyed area. The northern portion of the survey yielded no cultural remains due to the amount of trash and debris left behind by an abandoned pig farm. The Northland survey recommends that the portion of Villa Buena located within the Project area be subsurface tested to determine the presence of any buried prehistoric features. If previously unidentified cultural resources are encountered during construction, the contractor should stop all ground disturbing activities in the vicinity of the discovery until an archaeologist is notified and the nature and significance of the find can be evaluated. If human remains are encountered during construction activity, the City of Phoenix Archaeology Office should be contacted and allowed time to properly assess the remains. The City of Phoenix Archaeology Office will then notify the Arizona State Museum and appropriate tribal organizations to determine disposition of the remains per A.R.S. §41-865.

2.5.7 SUMMARY OF UNIQUE PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

The southern half of the Property is currently in agricultural production, with the balance being undeveloped desert. Otherwise, the Property contains no unique physical and environmental characteristics.

2.5.8 SLOPE ANALYSIS FOR HILLSIDE AREAS

The Property is not located in a hillside area.

2.6 TRAFFIC STATEMENT

A traffic impact study was prepared in accordance with City of Phoenix's Traffic Impact Studies Guidelines included in the City of Phoenix Street Planning and Design Guidelines, December 1, 2009. Preliminary analysis indicated that the proposed development is expected to generate between 500 and 1,000 daily trips during a typical weekday peak hour.

2.6.1 TRIP GENERATION FOR EACH DU

Trips generated for McClellan Ranch were estimated utilizing the data given in ITE's Trip Generation Manual, 9th Edition and the methodology discussed in the ITE Trip Generation Handbook, 3rd Edition. The ITE Trip Generation Manual contains data collected by various transportation professionals for a wide range of different land uses. The data is summarized in the manual and average rates and equations established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

Table 4 summarizes trip generation for the proposed residential development. McClellan Ranch is expected to generate 8,702 new daily vehicular trips, with 661 trips occurring in the AM peak hour and 866 trips occurring in the PM peak hour.

**TABLE 4
TRIP GENERATION SUMMARY TABLE**

Dev. Unit	Land Use	ITE Code	Size	Weekday Generated Trips						
				Daily	AM Peak Hour			PM Peak Hour		
			Units	Total	Enter	Exit	Total	Enter	Exit	Total
1	Single Family	210	58	638	13	38	51	41	24	65
2	Single Family	210	136	1,394	26	79	105	88	51	139
3	Single Family	210	107	1,118	21	64	85	71	41	112
4	Single Family	210	121	1,252	24	71	95	79	46	125
5	Single Family	210	135	1,386	26	79	105	87	51	138
6	Single Family	210	183	1,832	35	103	138	115	67	182
7	Higher Density Residential	220	158	1,082	16	66	82	68	37	105
Totals				8,702	161	500	661	549	317	866

2.6.2 TRAFFIC VOLUMES AND CAPACITY ANALYSIS

Traffic from the McClellan Ranch development will predominantly travel to/from the future extension of Loop 202 and will not provide any adverse impact to the surrounding street system or the regional transportation in the area. All of the intersections evaluated within the traffic impact analysis indicated a level of service B in the existing condition and a continuation of operation at level of service B once the McClellan Ranch subdivision is constructed. Left turn lanes will be constructed at all site access points to arterial and collector roadways. Right turn deceleration lanes will be provided wherever City of Phoenix warrants are met except for the intersection of 67th Avenue and Dobbins Road.

The intersection of Dobbins Road and 67th Avenue was evaluated for a westbound right turn lane. The improvement is limited by an existing canal located where a potential turn lane would be installed. Due to future improvements by the City along Dobbins Road which will complete the full street section and install any necessary turn lanes, and the existing canal conflict, an interim right turn lane on Dobbins Road approaching 67th Avenue is not recommended.

3.0 SUMMARY

McClellan Ranch creates cohesiveness and compatibility and promotes the vision established for Laveen. The single family and higher density residential, as well as the planned open spaces, blend effortlessly with the nearby existing and planned communities, while also supporting the higher intensity commercial and retail land uses associated with the Laveen Village Core and Loop 202 regional transportation corridor.

Opportunities are created for families and young professionals wishing to live in an active and dynamic area that offers a mix of single family detached and higher density housing opportunities. The LACC provides an excellent opportunity to develop a segment of the City of Phoenix trail system that will ultimately connect Laveen with other local and regional trails and a variety of appealing destinations. McClellan Ranch blends with the neighboring residential communities, adds another segment of the City's multi-use trail system, and supports the nearby planned retail and commercial uses.

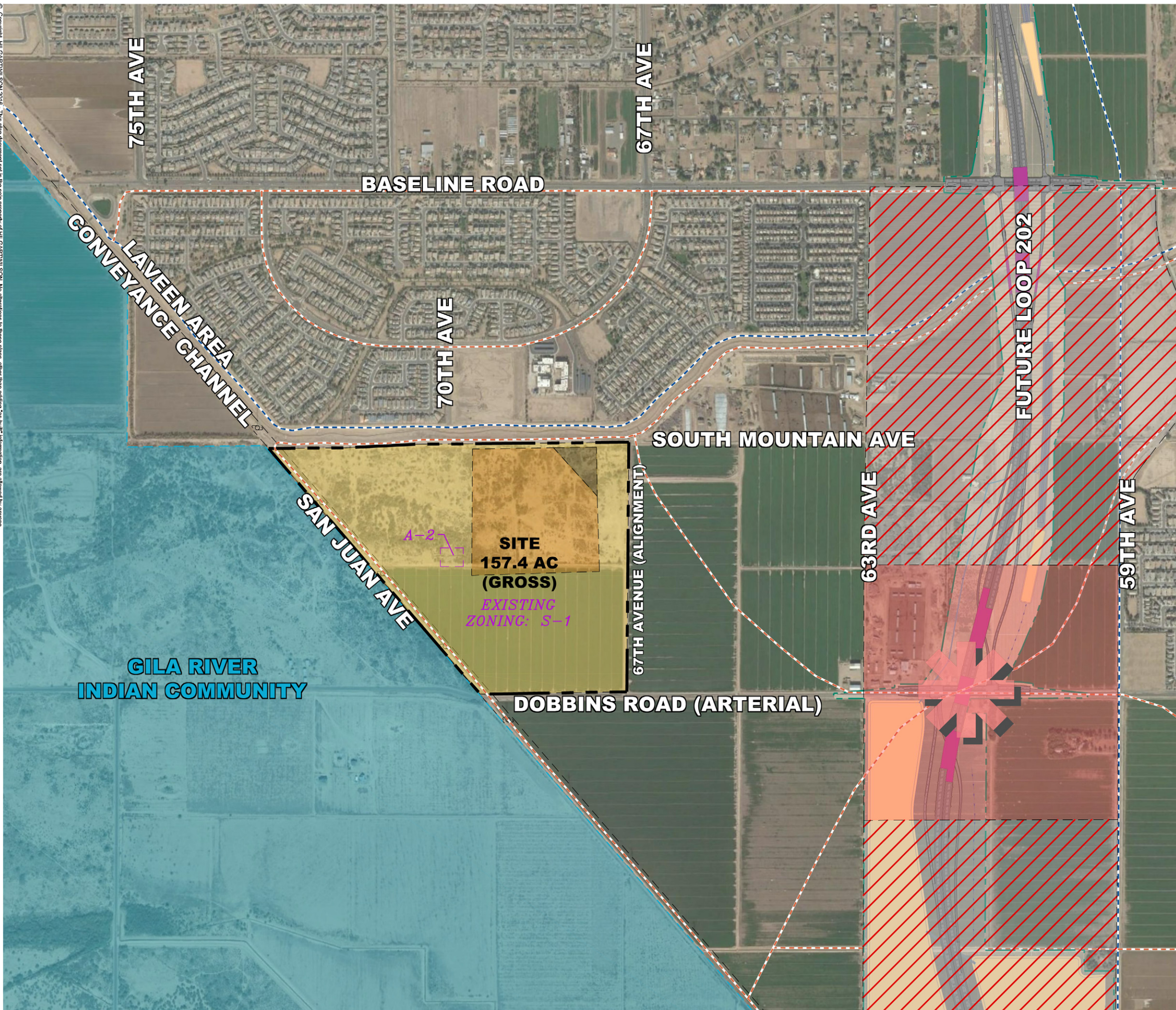
FIGURES

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67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT FIGURE 1 AERIAL VICINITY MAP



LEGEND

- PROJECT BOUNDARY
- APPROXIMATE LAVEEN VILLAGE CORE LOCATION
- MULTI-USE TRAIL
- SHARED-USE PATH
- APPROXIMATE COP ZONING BNDY FOR A-2, MARICOPA COUNTY ZONING: RU-90, SPECIAL USE "MICROWAVE RECEIVER/TRANSMITTER"

EXISTING GENERAL PLAN LAND USE (DATED, 11/19/2015)

- 3.5 TO 5 DU/AC - TRADITIONAL LOT
- 5 TO 10 DU/AC - TRADITIONAL LOT
- 10 TO 15 DU/AC - HIGH DENSITY
- COMMERCIAL
- MIXED USE

LOOP 202
South Mountain
Freeway Study

LEGEND

- New right-of-way
- New freeway, ramps, frontage and access roads
- New bridge structure
- Earthen drainage basins and channels
- Concrete-lined drainage channels
- Drainage culvert and riprap

Please Note:

The right-of-way is preliminary and intended for use in identifying environmental and societal impacts. The right-of-way is neither final nor intended for land acquisition purposes. Determination of the final right-of-way would be made during the final design process and involve coordination with local and regional governments should a build alternative be selected.

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2141 E. HIGHLAND AVE., STE. 250 PROJECT MANAGER:
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P: 602.490.0535 PROJECT NUMBER: 1624
F: 602.368.2436 NOVEMBER 2016

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67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT FIGURE 2 OWNERSHIP MAP




LEGEND

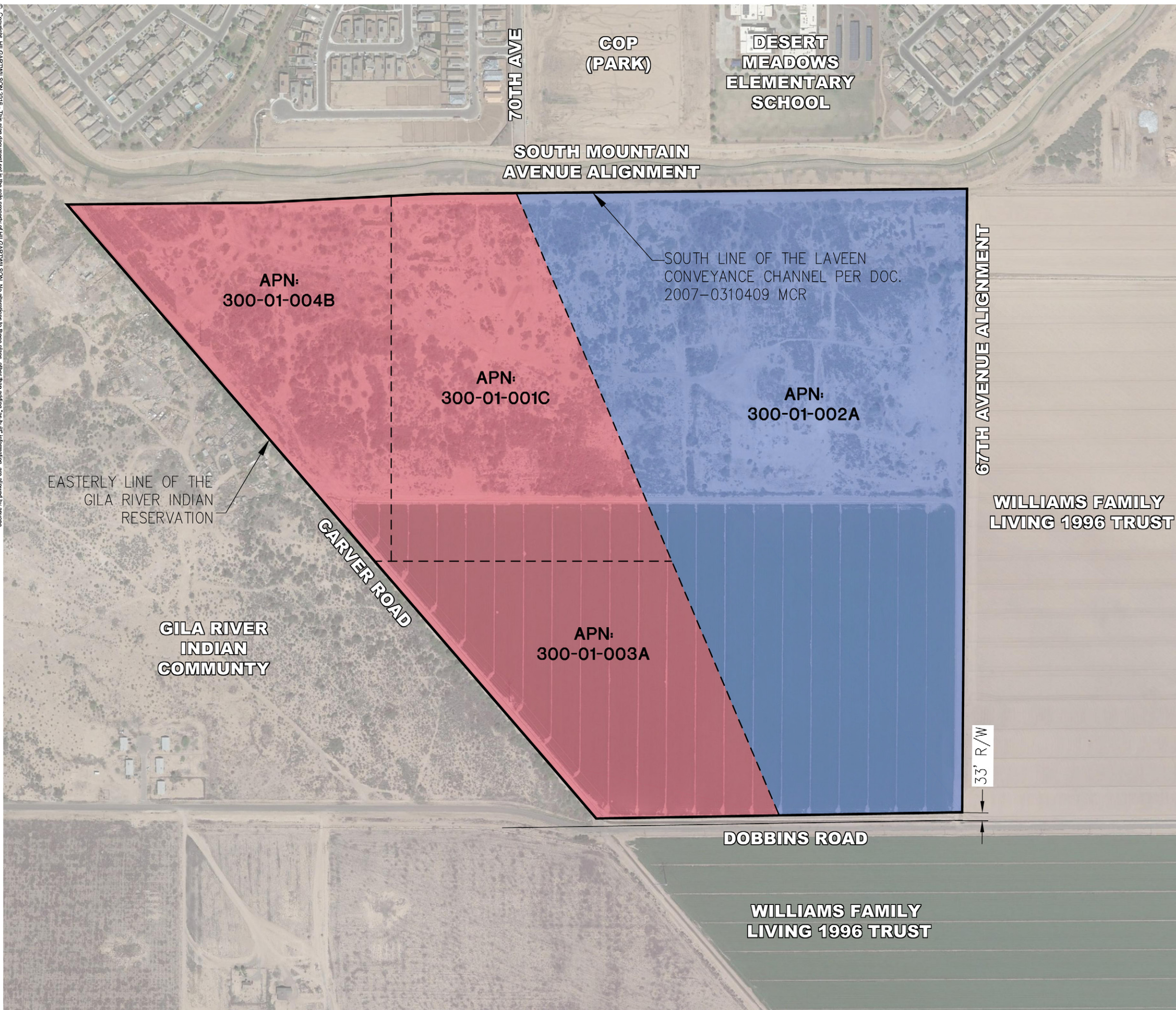
PROJECT BOUNDARY 

MARICOPA COUNTY ASSESSOR
PARCEL BNDY 

MARICOPA COUNTY ASSESSOR PARCEL OWNERSHIP

McCLELLAN 78 LLC 

METRO LAVEEN LLC/ METRO BELLA
VISTA LLC 

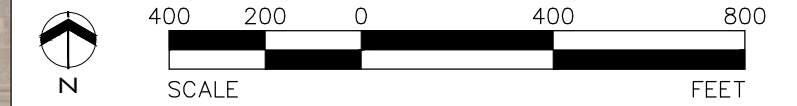



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67TH AVENUE & DOBBINS ROAD
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PLANNED COMMUNITY DEVELOPMENT FIGURE 3 CONCEPTUAL DEVELOPMENT PLAN



LEGEND

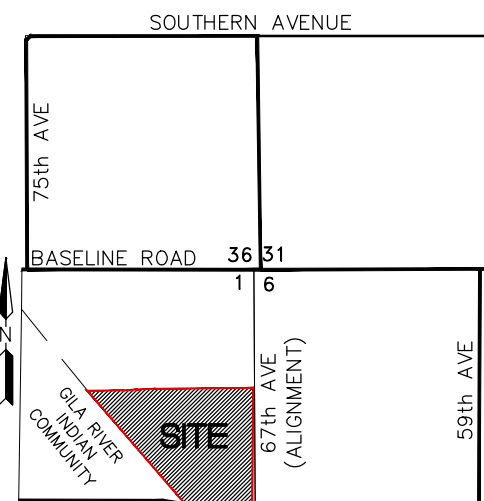
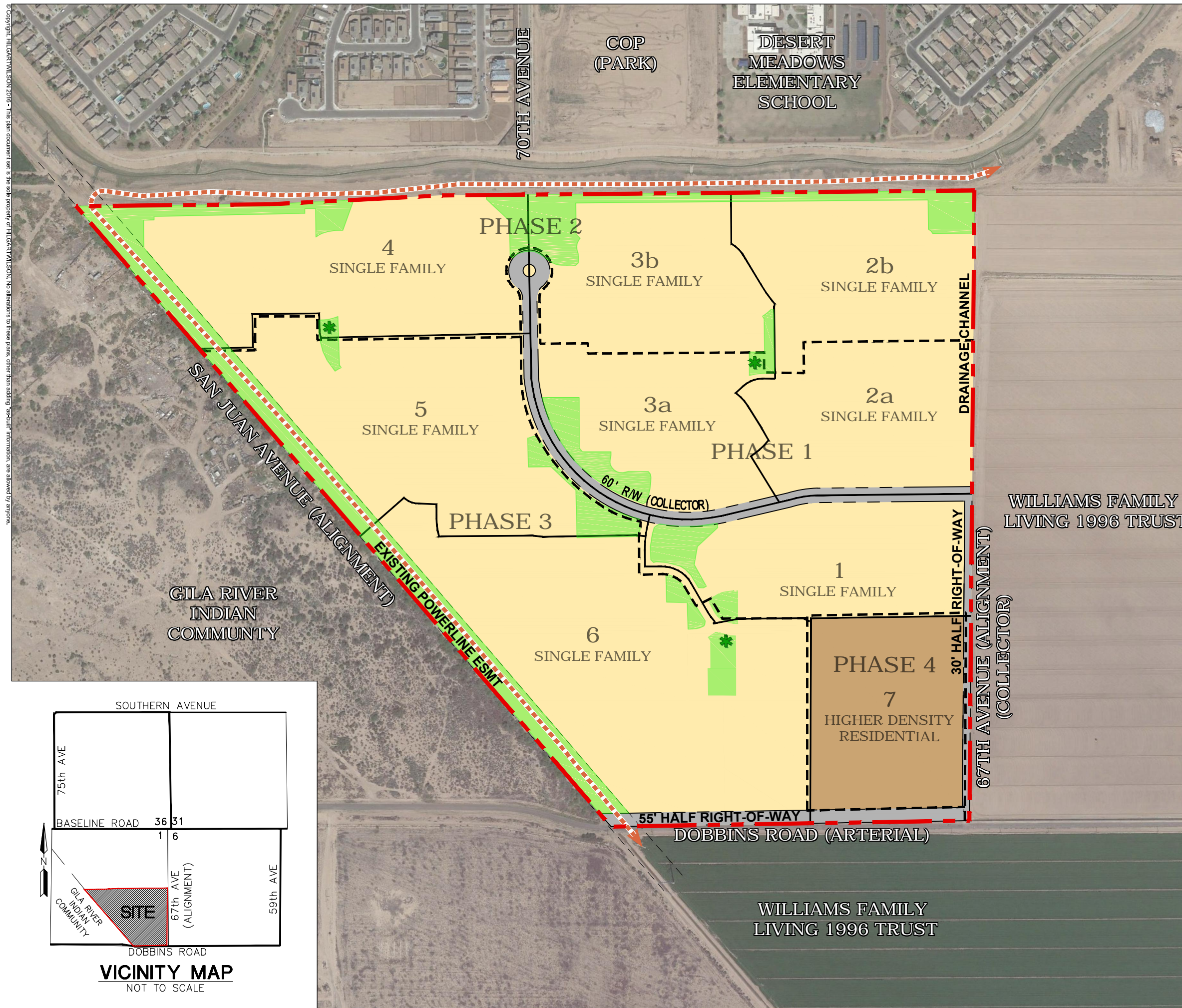
- PROJECT BOUNDARY
- DEVELOPMENT UNIT BOUNDARY
- DEVELOPMENT UNIT PHASE LINE
- POCKET PARK
- MULTIUSE TRAIL
- DEVELOPED OPEN SPACE

TABLE 1
SITE SUMMARY

Development Unit	Land Use	Base Zoning District	Gross Acreage	Target Density	Target Units	Maximum Density	Maximum Units	Lot Dimensions
1	Single Family	R1-6	14.1	3.3	47	4.1	58	45' X 115'
2	Single Family	R1-6	26.2	4.2	109	5.2	136	55' X 120'
3	Single Family	R1-6	27.1	3.2	86	3.9	107	65' X 130'
4	Single Family	R1-6	21.1	4.6	97	5.7	121	45' X 115'
5	Single Family	R1-6	22.9	4.7	108	5.9	135	45' X 115'
6	Single Family	R1-6	33.9	4.3	146	5.4	183	45' X 115'
7	Higher Density	R-2	13.2	10.0	132	12.0	158	Higher Density
Total			158.6	4.6	725	5.7	898	-

Development Unit Summary

Development Unit	Base Zoning District	Maximum Lot Count
1- 6	R1-6	740
7	R-2	158
Total		898



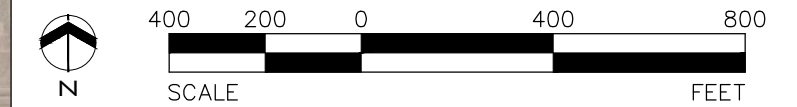
VICINITY MAP
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67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT FIGURE 4 CONCEPTUAL SITE PLAN



LEGEND



TABLE 1
SITE SUMMARY

Development Unit	Land Use	Base Zoning District	Gross Acreage	Target Density	Target Units	Maximum Density	Maximum Units	Lot Dimensions
1	Single Family	R1-6	14.1	3.3	47	4.1	58	45' X 115'
2	Single Family	R1-6	26.2	4.2	109	5.2	136	55' X 120'
3	Single Family	R1-6	27.1	3.2	86	3.9	107	65' X 130'
4	Single Family	R1-6	21.1	4.6	97	5.7	121	45' X 115'
5	Single Family	R1-6	22.9	4.7	108	5.9	135	45' X 115'
6	Single Family	R1-6	33.9	4.3	146	5.4	183	45' X 115'
7	Higher Density	R-2	13.2	10.0	132	12.0	158	Higher Density
Total			158.6	4.6	725	5.7	898	

OPEN SPACE SUMMARY

Project Area	Open Space Area (AC)	Open Space (%)
158.6	23.79	15%

PROJECT DESCRIPTION:

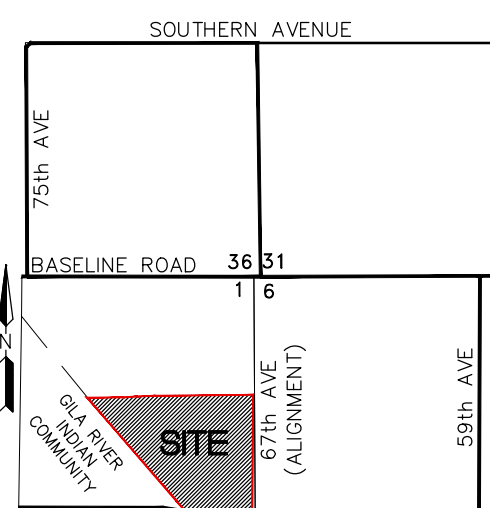
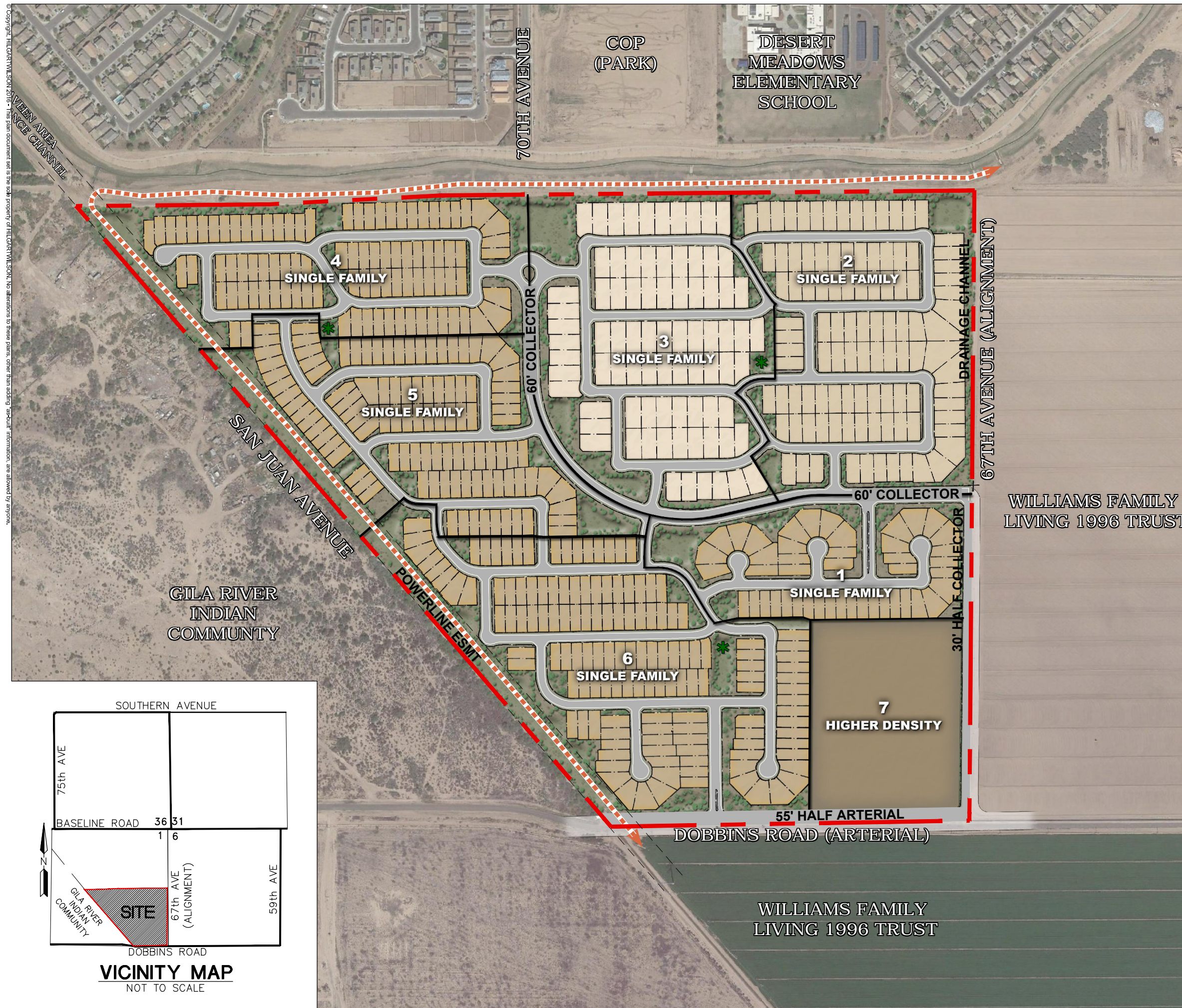
MCCLELLAN RANCH IS A PROPOSED 158.6-ACRE PLANNED COMMUNITY DISTRICT (MCCLELLAN RANCH PCD) CURRENTLY CONSISTING OF AGRICULTURAL AND UNDEVELOPED LAND LOCATED NORTHWEST OF DOBBINS ROAD AND THE 67TH AVENUE ALIGNMENT IN SOUTHWEST PHOENIX. THE PROJECT IS LOCATED NORTHEAST OF THE GILA RIVER INDIAN COMMUNITY, WEST OF THE LOOP 202 SOUTH MOUNTAIN FREEWAY ALIGNMENT AND PLANNED PRIMARY VILLAGE CORE, AND SOUTH OF THE LAVEEN MEADOWS MASTER PLANNED COMMUNITY, WITHIN THE VILLAGE OF LAVEEN. THE MCCLELLAN RANCH PCD CONCEPTUAL DEVELOPMENT PLAN INCORPORATES A MIX OF SINGLE FAMILY DETACHED RESIDENTIAL AND HIGHER DENSITY RESIDENTIAL USES SUCH AS SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, TOWNHOMES AND OTHER USES CONSISTENT WITH R-2 ZONING. THESE USES PROVIDE FLEXIBILITY AND EXPAND USES THAT ARE COMPATIBLE WITH THE ADJACENT EXISTING AND PLANNED USES AND SUPPORT THE HIGHER INTENSITY USES PLANNED ALONG THE LOOP 202.

NOTES:

- BUILDING HEIGHT IN STORIES AND FEET WILL BE PER ZONING DISTRICT.
- SETBACKS (BUILDING AND LANDSCAPE) WILL BE PER ZONING DISTRICT.
- THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE PLANNING AND DEVELOPMENT PROCESS.

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PROJECT NUMBER: 1624
REV. JULY 2017, JANUARY 2017

\\Server01\project\16001624\1624.0101 - Metro Laveen, LLC\PLANNING\ENTITLEMENT\Zoning\3rd SUBMITTAL\EXHIBITS\1624 PCD FIGURE-04 CONCEPTUAL SITE PLAN.dwg 8/3/2017 11:58:42 AM



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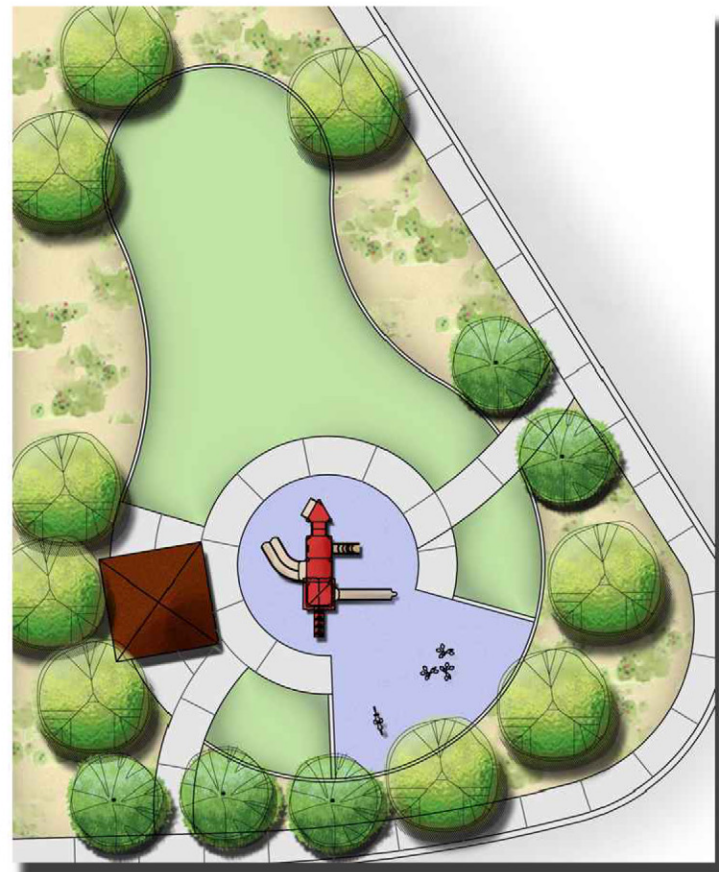
67TH AVENUE & DOBBINS ROAD
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PLANNED COMMUNITY DEVELOPMENT FIGURE 5 CHARACTER & THEMING



EXHIBIT DESCRIPTION

MCCLELLAN RANCH WILL RESPECT THE AGRARIAN FEEL AND CHARACTER OF LAVEEN VILLAGE THROUGH THE USE OF MATERIALS, COLORS, AND LANDSCAPING. THIS CHARACTER AND THEMING WILL CONTINUE THROUGHOUT THE PROJECT, CREATING A DISTINCTIVE AND COHESIVE COMMUNITY. OPEN SPACES WILL PROVIDE PASSIVE AND ACTIVE RECREATIONAL OPPORTUNITIES SUCH AS INTERNAL AND REGIONAL TRAILS AND PARKS WITH TOT LOTS, BENCHES, AND RAMADAS.



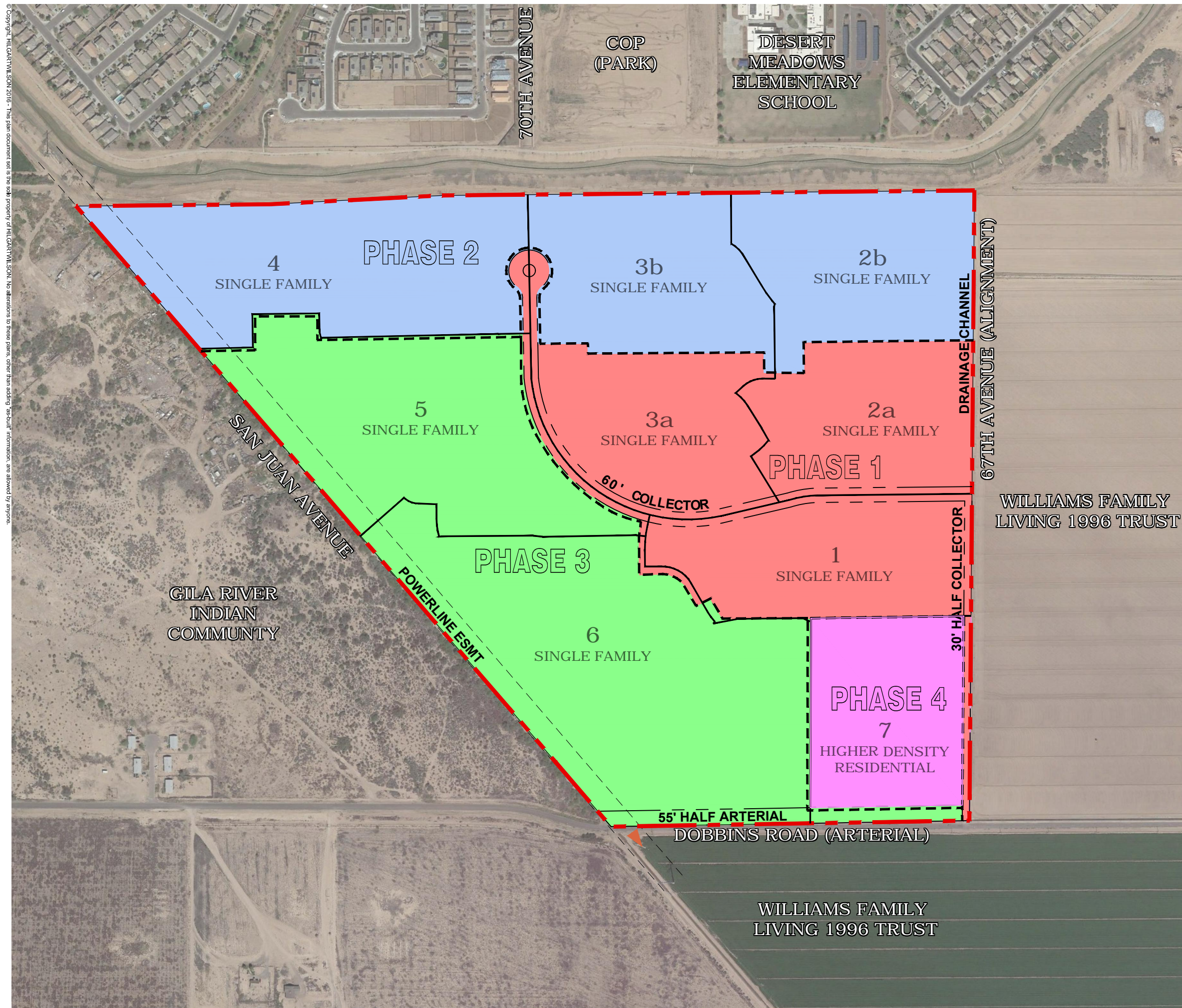
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67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA
PLANNED COMMUNITY DEVELOPMENT
FIGURE 6
CONCEPTUAL PHASING MAP



LEGEND

PROJECT BOUNDARY	
DEVELOPMENT UNIT BOUNDARY	
PARCEL PHASE LINE	
PHASE 1 (2018 - 2020)	
PHASE 2 (2020 - 2022)	
PHASE 3 (2022 - 2024)	
PHASE 4 (2022 - 2024)	



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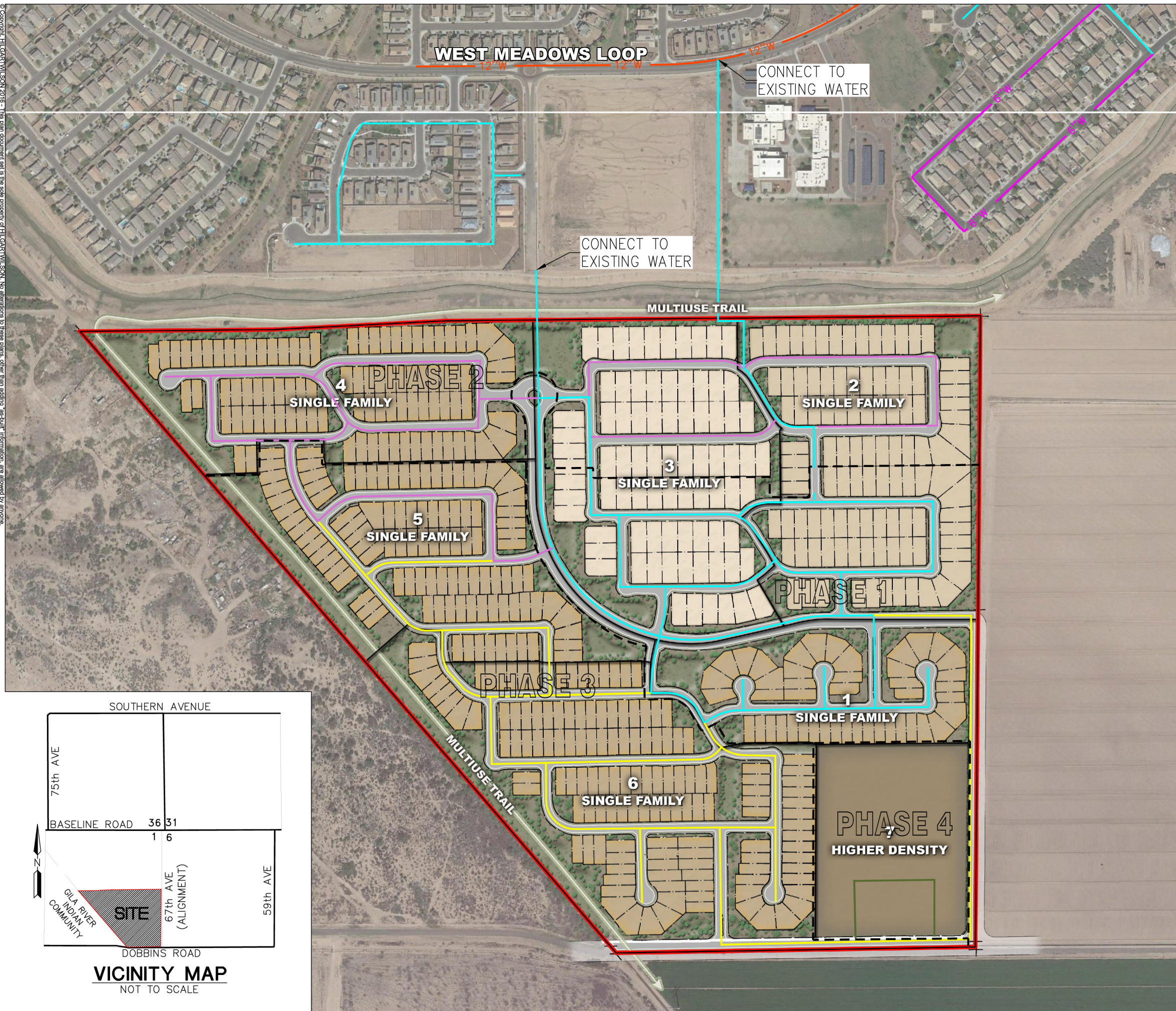
67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT FIGURE 7 WATER INFRASTRUCTURE



LEGEND

PROJECT BOUNDARY	
EXISTING 6 INCH WATER	
EXISTING 8 INCH WATER	
EXISTING 12 INCH WATER	
PHASE 1 WATER	
PHASE 2 WATER	
PHASE 3 WATER	
PHASE 4 WATER	
PARCEL PHASE LINE	



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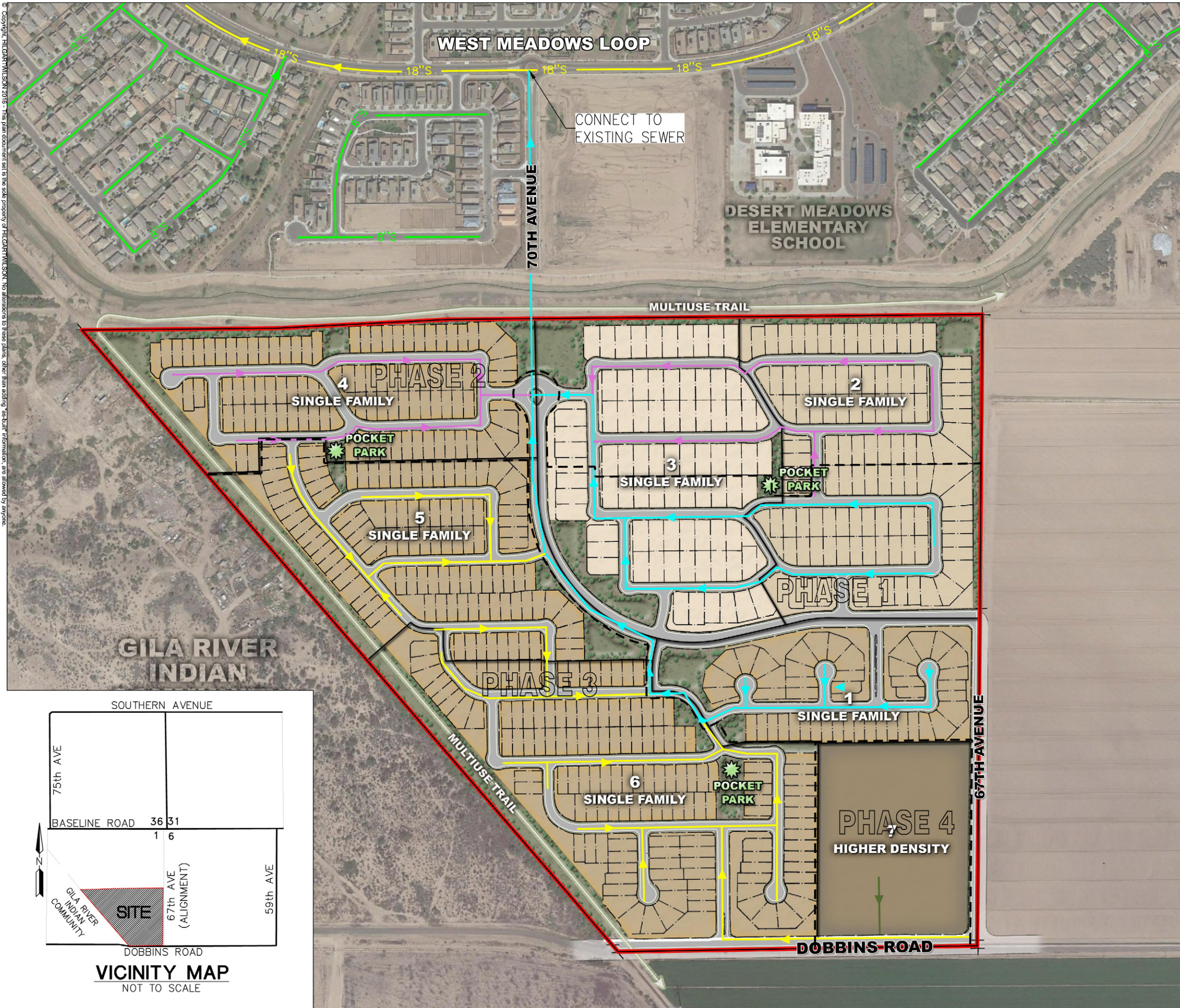
67TH AVENUE & DOBBINS ROAD
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PLANNED COMMUNITY DEVELOPMENT FIGURE 8 SEWER INFRASTRUCTURE

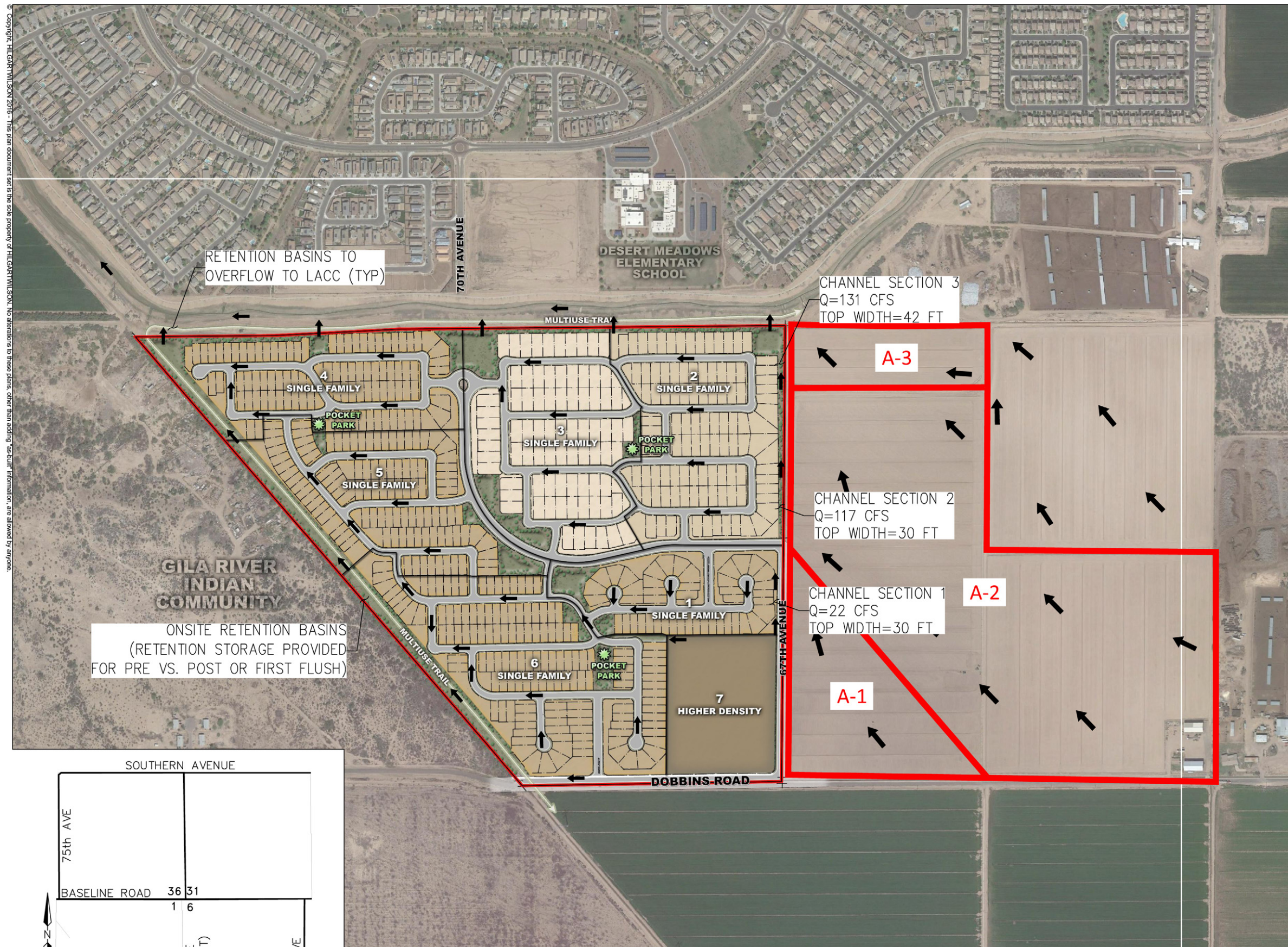


LEGEND

PROJECT BOUNDARY	
EXISTING 8 INCH SEWER	
EXISTING 18 INCH SEWER	
EXISTING 30 INCH SEWER	
PHASE 1 SEWER	
PHASE 2 SEWER	
PHASE 3 SEWER	
PHASE 4 SEWER	
PHASE LINE	



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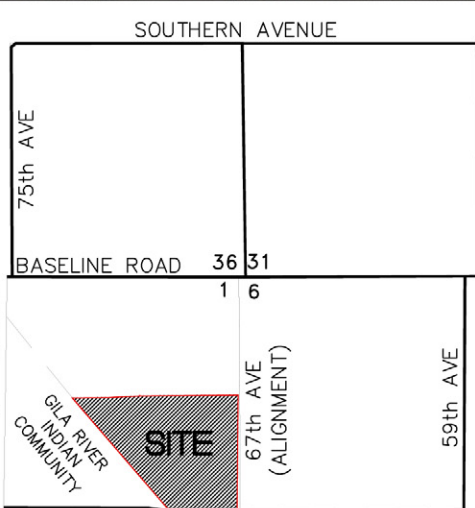
ONSITE RETENTION BASINS
(RETENTION STORAGE PROVIDED
FOR PRE VS. POST OR FIRST FLUSH)

RETENTION BASINS TO
OVERFLOW TO LACC (TYP)

CHANNEL SECTION 3
Q=131 CFS
TOP WIDTH=42 FT

CHANNEL SECTION 2
Q=117 CFS
TOP WIDTH=30 FT

CHANNEL SECTION 1
Q=22 CFS
TOP WIDTH=30 FT

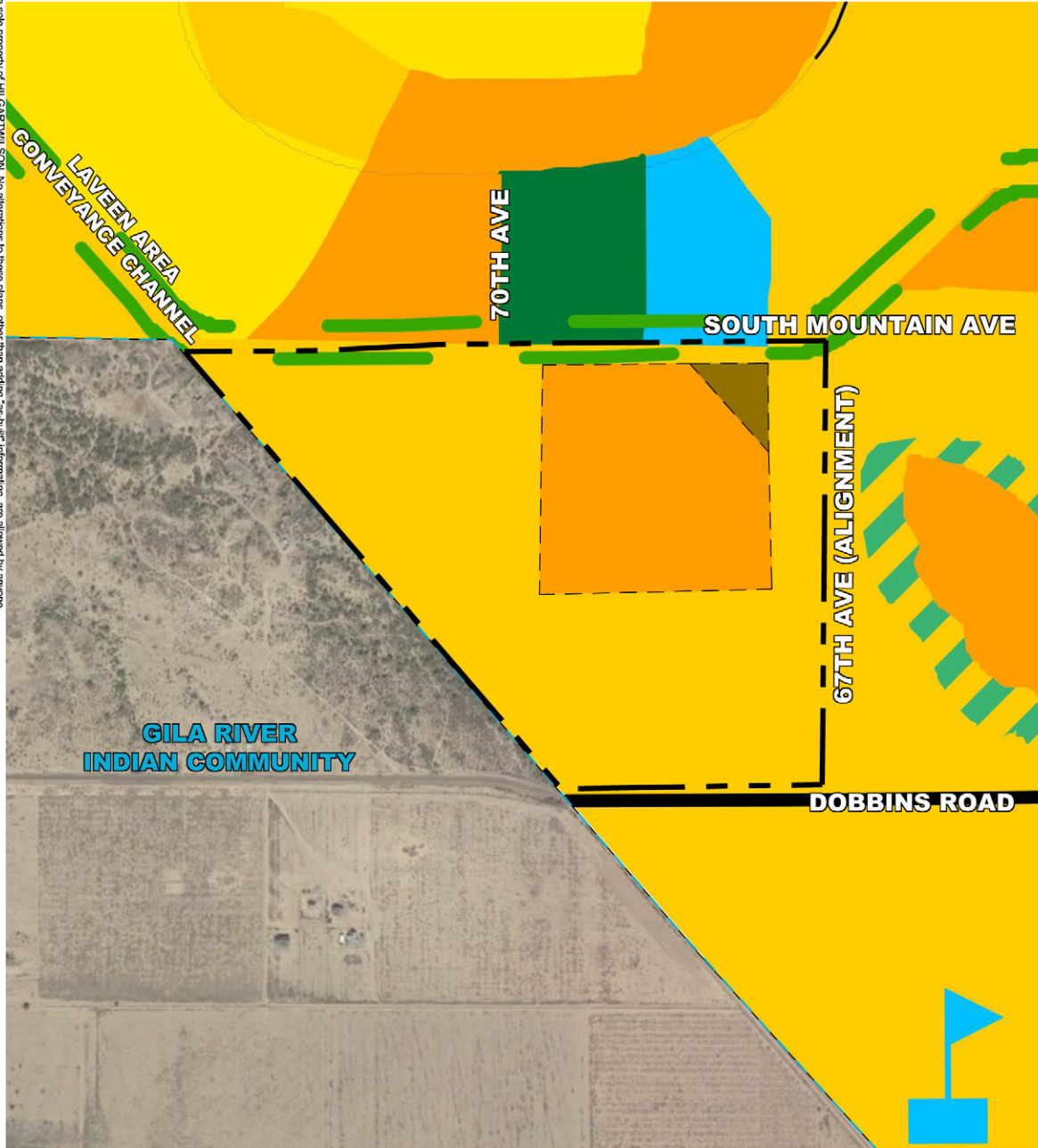


VICINITY MAP
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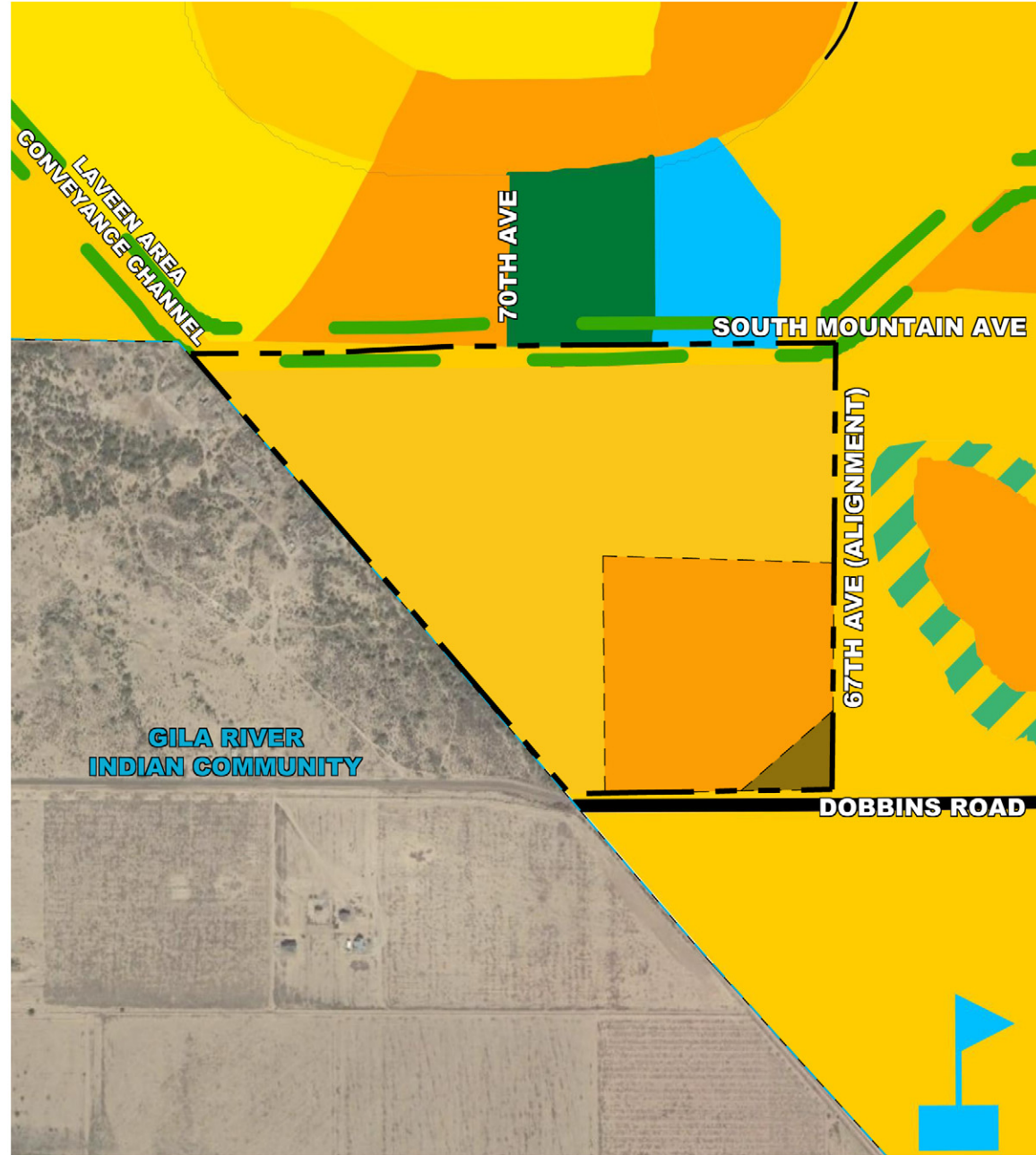
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EXISTING GENERAL PLAN MAP



REARRANGED GENERAL PLAN MAP



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67TH AVENUE & DOBBINS ROAD
PHOENIX, ARIZONA

PLANNED COMMUNITY DEVELOPMENT

FIGURE 10 EXISTING & REARRANGED GENERAL PLAN



LEGEND

PROJECT BOUNDARY

EXISTING GENERAL PLAN LAND USE (DATED, 11/19/2015)

3.5 TO 5 DU/AC - TRADITIONAL LOT	
5 TO 10 DU/AC - TRADITIONAL LOT	
10 TO 15 DU/AC - HIGH DENSITY	
PUBLIC/QUASI PUBLIC	
PARKS/OPEN SPACE	

APPENDICES

APPENDIX A
CITY OF PHOENIX PROJECT INFORMATION FORM

City of Phoenix Project Information Form

1. Complete the following table related to General Plan conformity.

General Plan Conformity	
<p>General Plan Land Use Designation Provide designation and, if residential, the category (e.g., 3.5 - 5 du/ac traditional lot)</p>	<p>Residential 3.5 - 5 du/ac Residential 5 - 10 du/ac Multifamily 10 - 15 du/ac</p>
<p>Provide two or more elements, goals, policies and/or recommendations - use specific names, numbers and letters. How does the request further the goals, policies and/or recommendations?</p>	<p>Refer to pages 10 – 13 or the PCD Narrative</p>
<p>Street Classification Map Provide name(s) of street(s), classification of street(s), and existing right-of-way widths</p>	<p>Dobbins Road, Arterial, existing 33' roadway width</p>

2. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area)? If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.

The Project is not located in an area with a special designation.

3. Complete the following table(s) related to specific project information.

Single Family

Standards	Requirements for the R1-6 Zoning District	Provisions on the Proposed Site Plan
Development Option	<i>PRD</i>	PRD
Gross Acreage		145.4 ac
Total Number of Units		593 – 740
Density	5.5; 6.5 with bonus	4.1 - 5.1 du/ac

Typical Lot Size	Min. width 45' Min. depth none, 110' when adjacent to freeway or arterial	45' x 115' 55' x 120' 65' x 130'
Subject to Single Family Design Review	Subdivisions where 10% or more of the lots are 65 feet wide or less.	Subject to Design Review.
PRD Perimeter Setbacks or Conventional Setbacks	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)	Street (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story).
Open Space	Min. 5% of gross.	Complies

Multiple Family

Standards	Requirements for R-2 Zoning District	Provisions on the Proposed Site Plan
Gross Acreage		13.2 ac
Total Number of Units		132 - 158
Density	10.5; 12.0 with bonus	10.0 du/ac – 12.0 du/ac
Lot Coverage	45%	45%
Building Height/Stories	Per Zoning District	Per Zoning District
Setbacks Front Side Rear	10' front N/A N/A	10' front (along public ROW) N/A N/A
Landscaping Front Side Rear	10' front (along public ROW) N/A N/A	10' front (along public ROW) N/A N/A
Open Space	Minimum 5% of gross area	Complies.
Amenities	Per Zoning District	Per Zoning District
Parking	Per Zoning District	Per Zoning District

4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?

Refer to Section 2.5.4, Description of known Site Encumbrances on page 10 of the PCD narrative.

5. What impact will the proposed project have on current or future surrounding land use and zoning patterns?

The Project is conveniently located near the future Loop 202 South Mountain Freeway and anticipated commercial and retail development planned in the Laveen Village Core (Village Core). Existing directly north of the Project is the residential neighborhood of Laveen Meadows, the Desert Meadows elementary school, and a future City of Phoenix park. The planned Dove Ranch master planned community abuts the Project's south and east boundary and anticipates a mix of single family and cluster residential products with two neighborhood retail sites. The Project will create cohesion and provide compatibility with these adjacent developments by incorporating compatible single family detached and attached residential, ample open space and recreational amenities, and a multiuse trail system along the western and northern boundaries. The higher density residential is supported by the General Plan vision for Laveen by recognizing the Project's proximity to the Loop 202 alignment and associated planned commercial and retail uses.

	LAND USE	ZONING DISTRICT
<i>North</i>	<i>Laveen Conveyance Channel, Single Family Detached, Elementary School, future City of Phoenix park</i>	<i>PCD</i>
<i>East</i>	<i>Agricultural land</i>	<i>R1-8, R-2, and C-1</i>
<i>South</i>	<i>Agricultural land</i>	<i>R1-8, R-2, and C-1</i>
<i>West</i>	<i>Gila River Indian Community</i>	<i>Gila River Indian Reservation</i>

6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.

The Property incorporates certain physical characteristics into the overall design. The 100-foot powerline easement along the Project's western boundary provides an opportunity to buffer the adjacent Gila River Indian Community from the Project and to construct a portion of the planned City of Phoenix regional multiuse trail.

The Laveen Area Conveyance Channel along the Project's norther boundary naturally buffers the Laveen Meadows community from the Project and provides the opportunity

for the Project to construct a portion of the planned City of Phoenix regional multiuse trail.

7. Why is the subject property not suitable for development as currently zoned?

The current zoning is S-1 allows for farming activities and a maximum of one dwelling unit for one acre and one additional dwelling unit for each ten additional acres. Per the General Plan, the area is planned for residential densities ranging from 3.5 to 10 dwelling units per acre. The area immediately surrounding the area is developing or planned to develop at similar densities. The area one mile east of the Property is planned to develop with high intensity uses compatible with the planned Loop 202 regional corridor the Laveen Village Core. The requested zoning allows the Property to develop as contemplated in the General Plan and to provide compatible and supportive residential uses.

8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e., abandonments, variances, use permits, state or county licenses or permits, etc.?

A Single Family Design Review (SFDR) is required since over 10% of the subdivision lots are 65 feet wide or less.

APPENDIX B LEGAL DESCRIPTION

EXHIBIT "A"
McCLELLAN RANCH
OVERALL PARCEL
LEGAL DESCRIPTION

Those parcels of land as described in the document entitled "Special Warranty Deed" recorded as Document No. 2007-0858770 & 2013-1095581 records of Maricopa County, Arizona being situated within the Southeast Quarter of Section 1, Township 1 South, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found 2" brass cap accepted as the Southeast Corner of said Section 1 from which a found 2" aluminum cap accepted as the East Quarter corner of said Section 1 thereof bears North 00°27'06" East, 2644.83 feet;

Thence South 89°02'19" West, 1495.61 feet along the south line of the Southeast Quarter of said Section 1 and to the easterly line of the Gila River Indian Reservation;

Thence leaving said south line, North 40°36'51" West, 354.79 feet along said east line;

Thence continuing along said east line, North 40°46'42" West, 3062.41 feet to the south line of the Laveen Conveyance Channel as recorded in Document No. 2007-0310409 records of Maricopa County, Arizona;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH LINE OF THE LAVEEN CONVEYANCE CHANNEL;

Thence North 89°28'20" East, 805.90 feet;

Thence North 87°03'10" East, 316.30 feet;

Thence North 87°05'07" East, 404.18 feet;

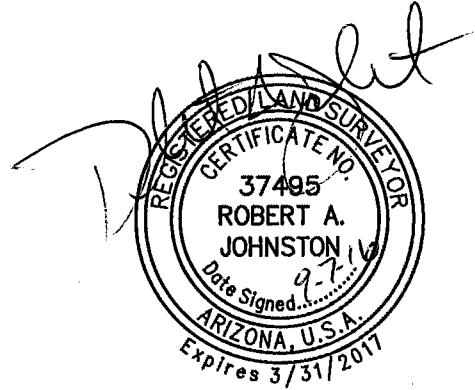
Thence North 89°27'45" East, 2221.94 feet to the aforesaid east line of the Southeast Quarter of said Section 1;

Thence leaving said south line, South 00°27'06" West, 2628.38 feet along said east line to the **POINT OF BEGINNING**.

Said portion of land containing 6,906,611 sq.ft., or 158.55 acres, more or less and being subject to any easements, restrictions, and/or rights-of-way.

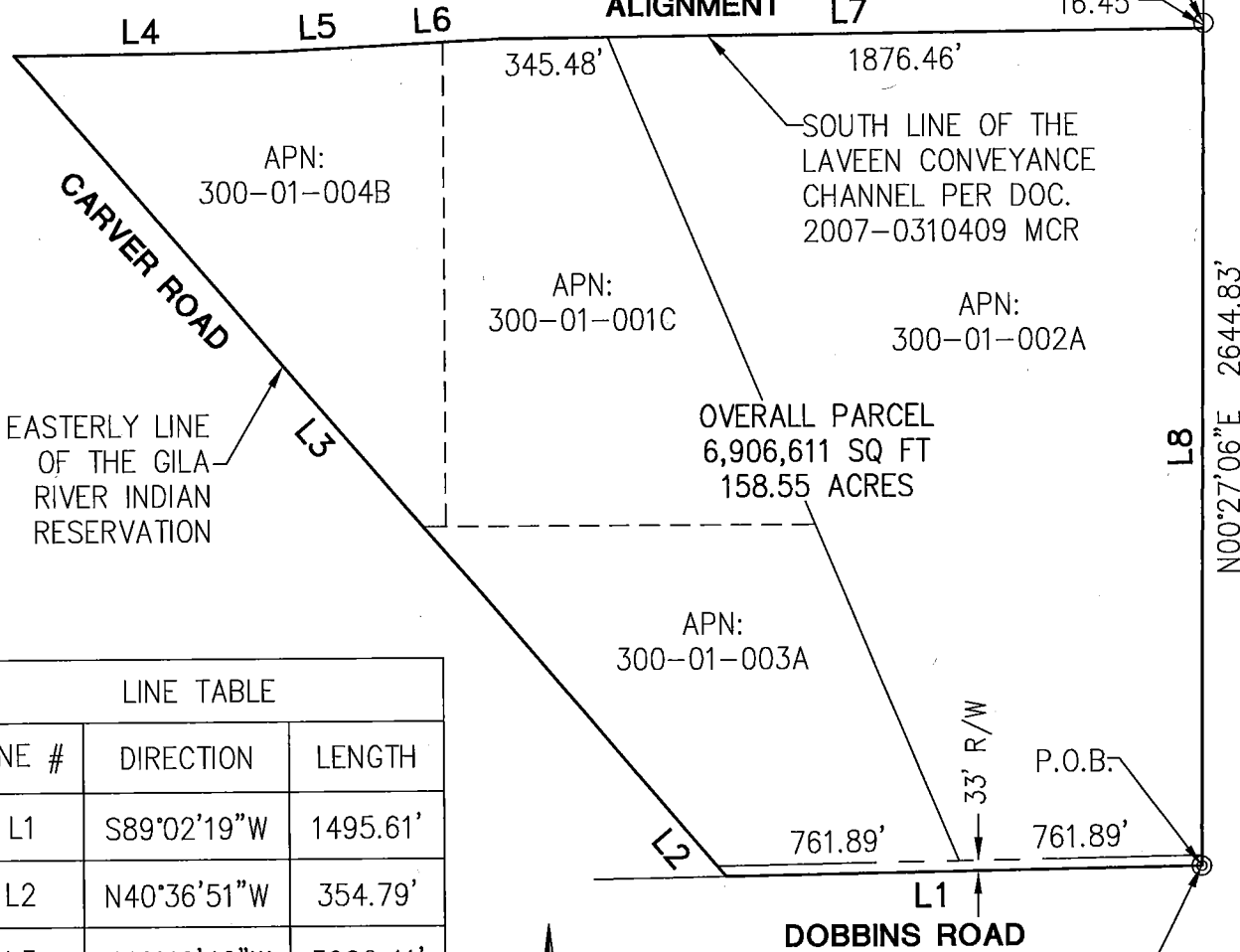
This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HilgartWilson, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1624
Date: September 2016



EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST FOUND 2" ALUMINUM CAP

SOUTH MOUNTAIN AVE ALIGNMENT



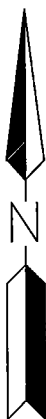
EASTERLY LINE OF THE GILA RIVER INDIAN RESERVATION

OVERALL PARCEL
6,906,611 SQ FT
158.55 ACRES

N00°27'06"E 2644.83'

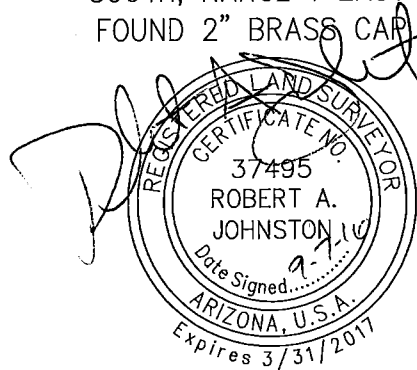
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°02'19"W	1495.61'
L2	N40°36'51"W	354.79'
L3	N40°46'42"W	3062.41'
L4	N89°28'20"E	805.90'
L5	N87°03'10"E	316.30'
L6	N87°05'07"E	404.18'
L7	N89°27'45"E	2221.94'
L8	S00°27'06"W	2628.38'



DOBBINS ROAD

SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST FOUND 2" BRASS CAP



P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING

PAGE 3 OF 3

PROJ.NO.:	1624
DATE:	SEP 2016
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	RAJ

McLELLAN RANCH
DOBBINS RD & CARVER RD
OVERALL PARCEL

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

APPENDIX C
SCHOOL DISTRICT RESPONSE LETTER

July 26, 2016

SENT VIA U.S.REGULAR MAIL

Dr. Bill Johnson, Superintendent
Laveen Elementary School District
5001 West Dobbins Road
Laveen, AZ 85339

Re: Rezoning for NWC of 67th Ave. and Dobbins (the "Property")

Dear Superintendent Johnson,

This letter is being sent to you pursuant to the City of Phoenix Planning and Development Department School District Notification Policy for General Plan designation and zoning classification changes.

Please be advised that we intend to apply for a zoning change for the McClellan Ranch project that will change the zoning classification from S-1 and A-2 to the Planned Community District, and which will result in greater residential densities on the subject property. The property is currently zoned for 157 residential units; our application will result in a total maximum of 898 units allowed, an increase of 472%.

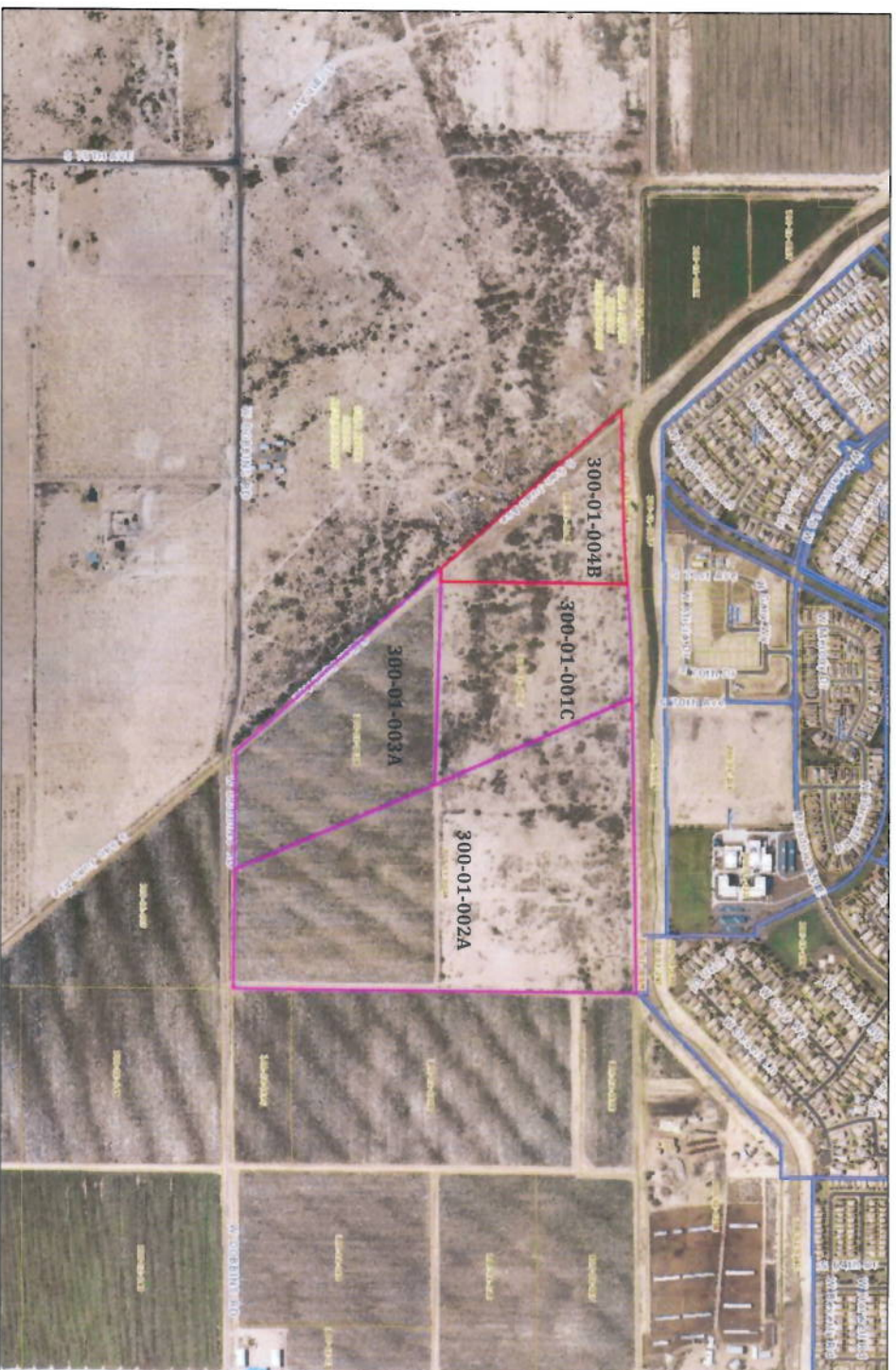
As required per the above Planning and Development Department policy, please find a location map, site plan, and School Response Form enclosed. **You are requested to respond to the City of Phoenix Planning and Development Department by utilizing the School District Response Form within 37 days of receipt of this notification.** If you would like to discuss the proposal, I can be reached via the contact information provided below.

Sincerely,



Carolyn Oberholtzer, Esq.

McClellan Ranch Aerial Photo



Submitted 4/22/16 with Pre-App meeting request

Site Data Table					
Dev. Unit	Gross Area (AC)	Target Densities (du/ac)	Target Units	Max. Densities (du/ac)	Max. Units
A	13.2	10.5	139	12.0	158
B	21.9	4.4	96	5.5	120
C	26.3	4.0	104	4.9	130
D	27.3	3.0	82	3.7	102
E	21.1	4.4	94	5.5	117
F	22.9	4.6	105	5.7	131
G	25.7	4.4	112	5.4	140
Total	158.6	4.6	732	5.7	898



LEGEND
 APPROXIMATE PROJECT BOUNDARY

PROJ.NO.:	1624
DATE:	JULY 2016
SCALE:	1"=600'
DRAWN BY:	DD
CHECKED BY:	

McCLELLAN
 67TH AVE & DOBBINS RD
 PHOENIX, AZ

CONCEPTUAL LAND USE PLAN

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

School District Response Form

For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

To be completed by applicant

Date:

7/26/14

Project Name: McClellan Ranch

Project Location: W. Dobbins Road west of 59th Ave, adjacent to the Gila River Indian Reservation

Applicant Name: Carolyn Oberholtzer, Esq.

Phone: 602-888-7860

Applicant E-mail: COberholtzer@BFSOLaw.com

Fax: _____

School District: Laveen Elementary School District

I, _____ hereby certify that the following determination has been made in regards to the above referenced project:

- The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning/amendment within the school district's attendance area; or
- The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- The applicant and the school district have entered into or are working on an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner;
- The agreement includes or will include the reservation of a school site.
- The agreement does not or will not include the reservation of a school site.
- The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- Maps of attendance areas for elementary, middle, and high schools for this location.
- Calculations of the number of students that would be generated by the additional homes.
- School capacity and attendance trends for the past three (3) years.

Superintendent or Designee

Date

School District Response Form

For additional information, please call the Planning and Development Department, Zoning Section at 602-262-7131, option #6.

To be completed by applicant

Date:

7/26/16

Project Name: McClellan Ranch

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Phone: 602-888-7860

Applicant E-mail: COberholtzer@BFSOLaw.com

Fax: _____

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Superintendent or Designee

8-23-16
Date