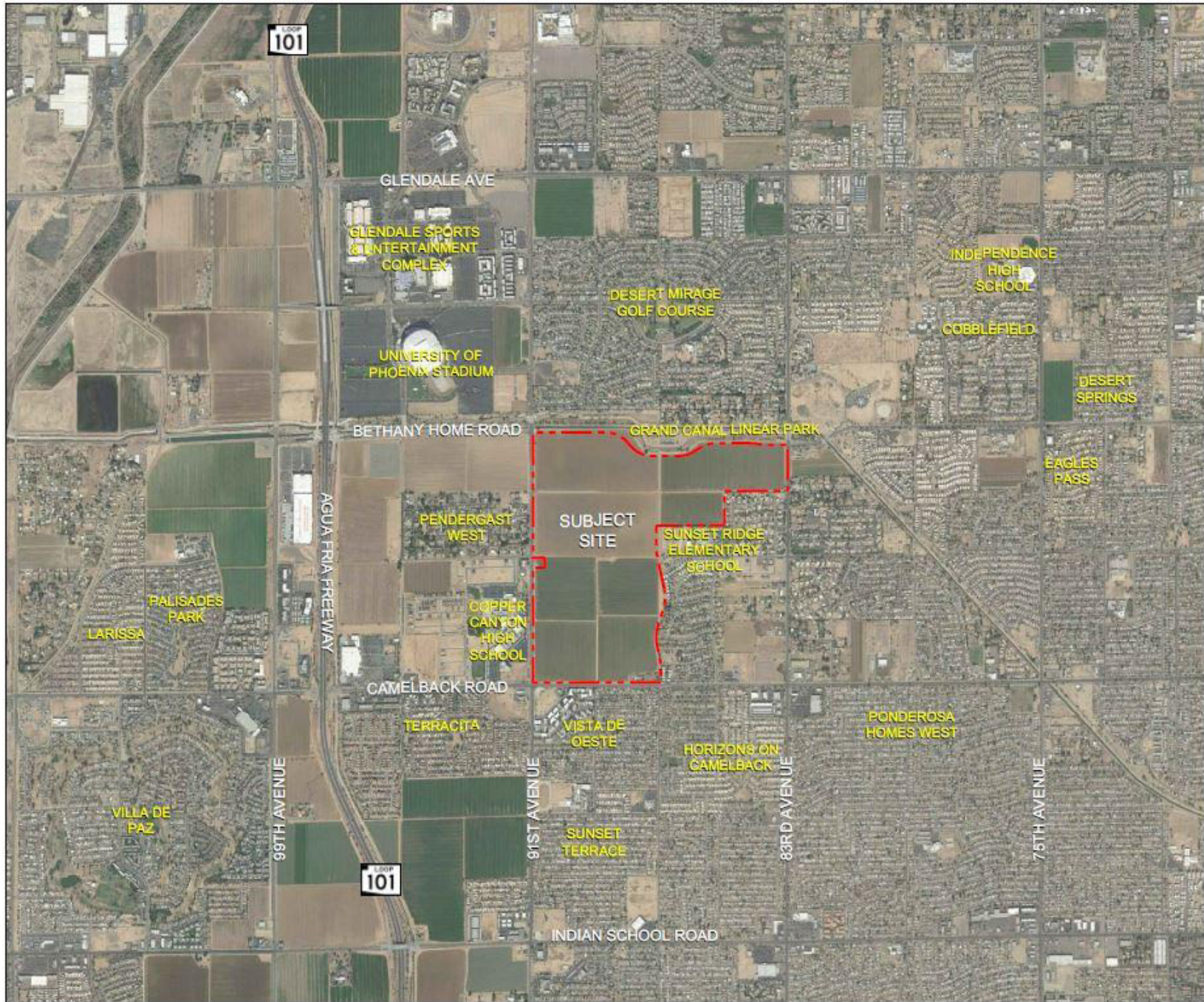


**Arizona's #1 Homebuilder Wants To  
Invest \$400 Million In Glendale.**



**GLENDALE**

*Momentum.com*



# STONEHAVEN

## PLANNED AREA DEVELOPMENT

**FIGURE 1**  
REGIONAL CONTEXT MAP

**LEGEND:**  
- - - GROSS BOUNDARY

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



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

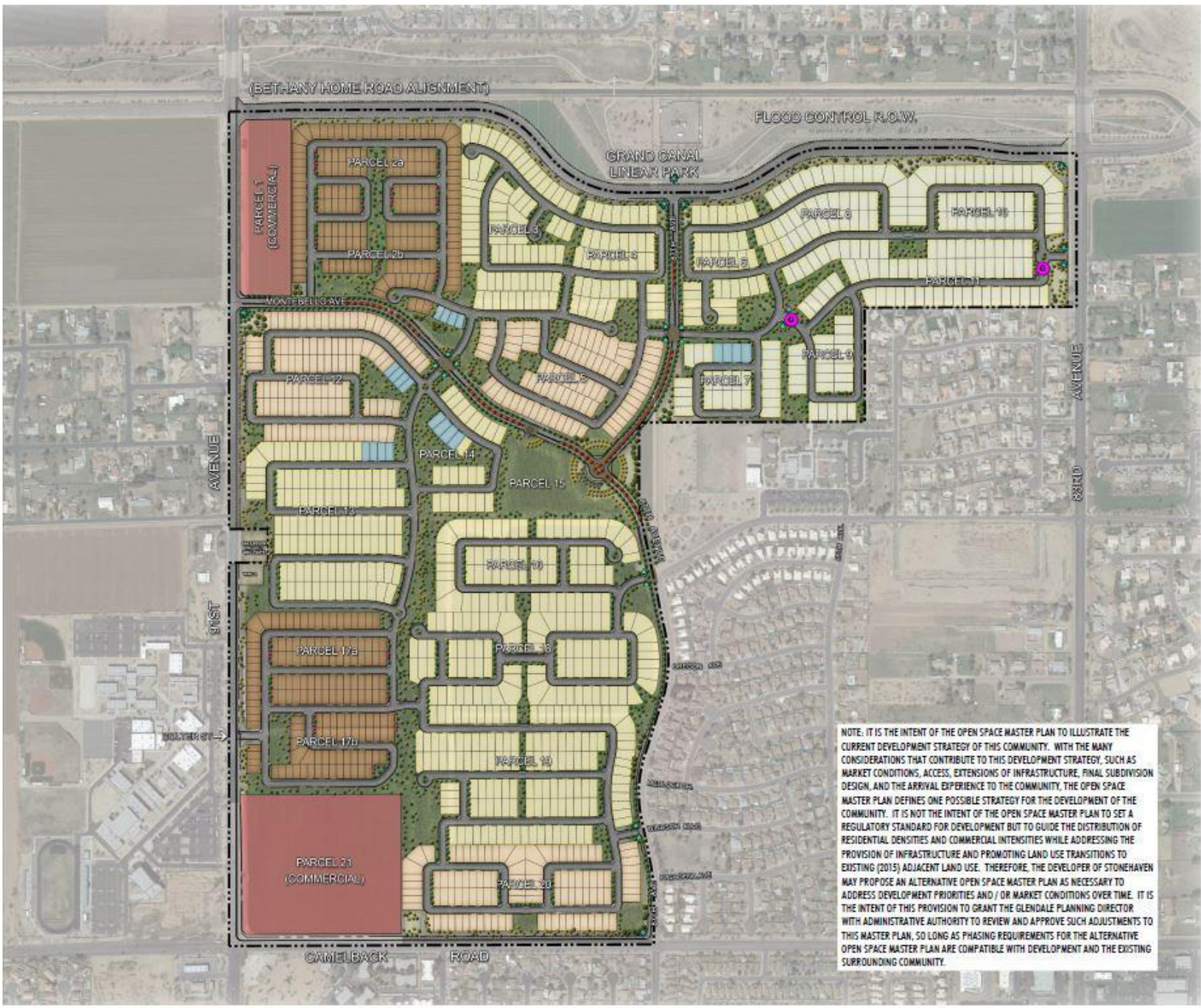
Date: 04/21/17

Project No. 1317.9

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

This document contains confidential information and is intended for the use of the recipient only. It is not to be distributed, copied, or otherwise used without the prior written consent of LVA Urban Design Studio, L.L.C. If you have received this document in error, please notify LVA Urban Design Studio, L.L.C. at 480.994.0994.





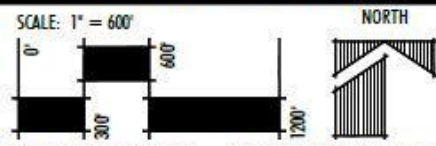
# STONEHAVEN

## PLANNED AREA DEVELOPMENT

### FIGURE 11 OPEN SPACE MASTER PLAN

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

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



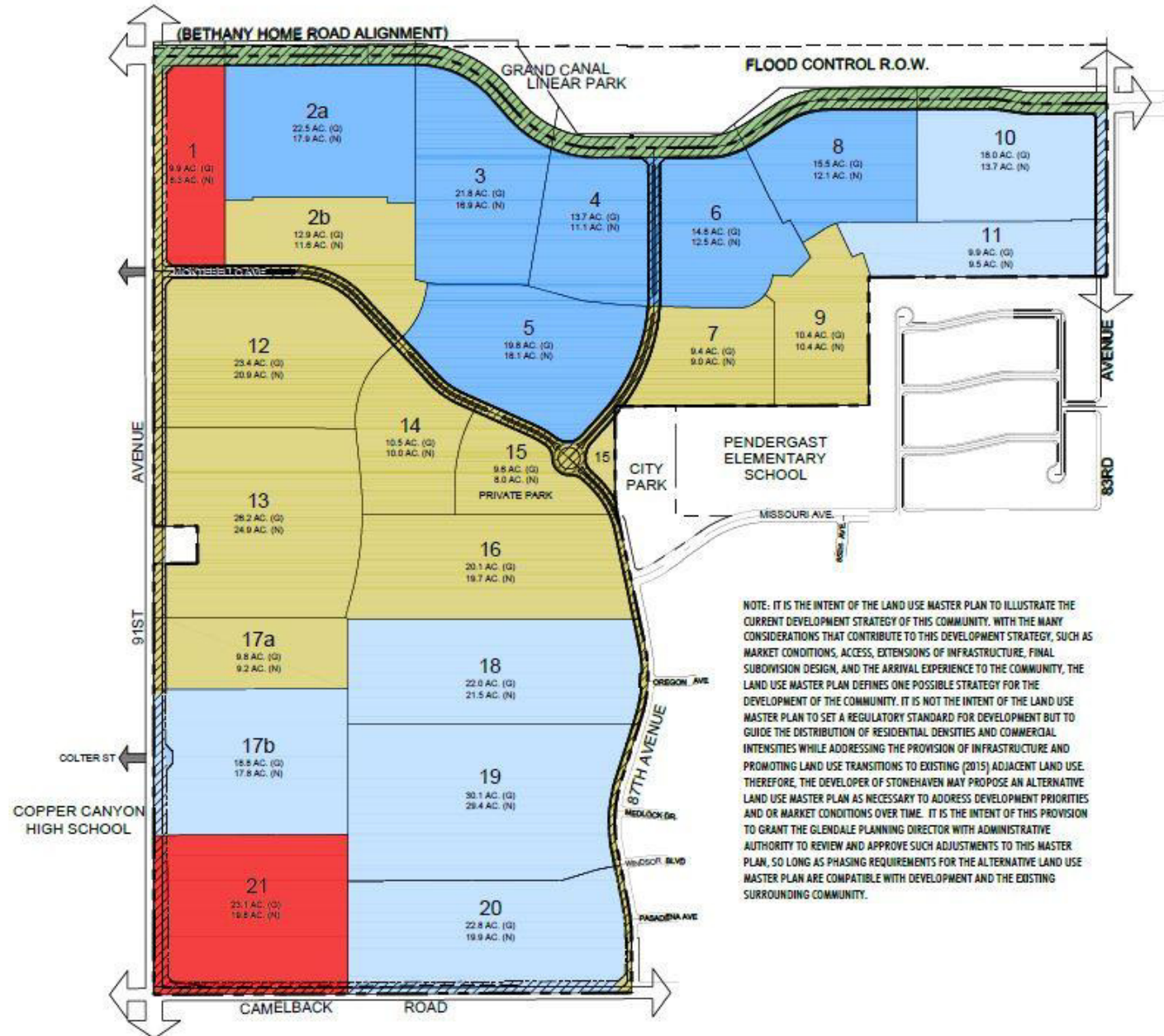
PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 04/21/17 Project No. 1317.9

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

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

This document is the property of LVA Urban Design Studio, L.L.C. and is intended for the sole use of the recipient. It is not to be distributed, copied, or otherwise used without the express written consent of LVA Urban Design Studio, L.L.C. All rights reserved. © 2017 LVA Urban Design Studio, L.L.C.



# STONEHAVEN

## PLANNED AREA DEVELOPMENT

### FIGURE 19 CONCEPTUAL PHASING PLAN

**LEGEND:**

**DEVELOPMENT PARCEL**

- PHASE 1
- PHASE 2
- PHASE 3
- COMMERCIAL

**ROADWAY / INFRASTRUCTURE**

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

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

SCALE: 1" = 600'

0 300' 600' 1200'

NORTH

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

Date: 04/21/17 Project No. 1317.9

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

Stonehaven, a planned area development, is a residential development located in the City of Glendale, Arizona. The project is situated on the east side of Camelback Road, north of 87th Avenue. The project is bounded by 91st Avenue to the west, 83rd Avenue to the east, and Camelback Road to the south. The project is a residential development consisting of 21 development parcels. The project is a residential development consisting of 21 development parcels.

**SHD-4 PAD - SINGLE FAMILY**  
**LOT SIZE: 45' X 110' (Min. 4,000 SF)**

Home Size Range: 1,400 SF - 2,500 SF



PROPOSED STONEHAVEN LOTTING SAMPLE



EXISTING PRODUCT LOTTING SAMPLE



**SHD-5 PAD - SINGLE FAMILY**  
**LOT SIZE: 50' X 120' (Min. 5,000 SF)**

Home Size Range: 1,600 SF - 3,500 S.F.



PROPOSED STONEHAVEN LOTTING SAMPLE



EXISTING PRODUCT LOTTING SAMPLE



**STONEHAVEN**

SHD-4 PAD & SHD-5 PAD RESIDENTIAL PRODUCT TYPES

\* This exhibit is intended to present potential residential product types for the SHD-4 PAD & SHD-5 PAD parcels within Stonehaven.

**LVA** urban design studio  
 land planning - development entitlements - landscape architecture  
 130 south oak avenue - tempe, arizona 85281 - 480.914.0594

**SHD-6 PAD - SINGLE FAMILY**  
**LOT SIZE: 55' X 120' (Min. 6,000 SF.)**

Home Size Range: 2,000 SF. - 3,800 SF.



PROPOSED STONEHAVEN LOTTING SAMPLE



EXISTING PRODUCT LOTTING SAMPLE



**SHD-7 PAD - SINGLE FAMILY**  
**LOT SIZE: 60' X 120' (Min. 7,000 SF.)**

Home Size Range: 2,200 SF. - 4,000 S.F.



PROPOSED STONEHAVEN LOTTING SAMPLE



EXISTING PRODUCT LOTTING SAMPLE



**STONEHAVEN**  
**SHD-6 PAD & SHD-7 PAD RESIDENTIAL PRODUCT TYPES**

\* This exhibit is intended to present potential residential product types for the SHD-6 PAD & SHD-7 PAD parcels within Stonehaven.

## ALLEY LOAD

Example: Cooley Station (Gilbert) - 40' x 100'  
Home Size: 1,800 - 2,800 SF

- Prominence placed on front home elevation
- Public space located both front & rear of home
- Private space placed into side yards
- Garage component on the rear building elevation
- Vehicular access to garage from dedicated alley



## Z-LOT

Example: Cortina (Queen Creek) - 40' x 80'  
Home Size: 1,600 - 2,600 SF

- Zero lot line setback on one side of each lot
- A use and benefit easement is on the adjacent lot for driveway, utilities, & home maintenance
- Promotes one standard side yard per home
- Garage placement alternates from forward and accessed from unit to unit



## CONVENTIONAL LOT

Example: Sanctuary at Desert Ridge  
(Phoenix) - 50' x 70'  
Home Size: 2,200 - 2,800 SF

- Conventional residential units
- Zero lot-line home placement with side yard courtyard or standard 5' wide side yard setbacks
- Garage dominant streetscapes avoided through innovative garage treatments



\* This exhibit is intended to present potential residential product types for the SHD-3 PAD parcels within StoneHaven.



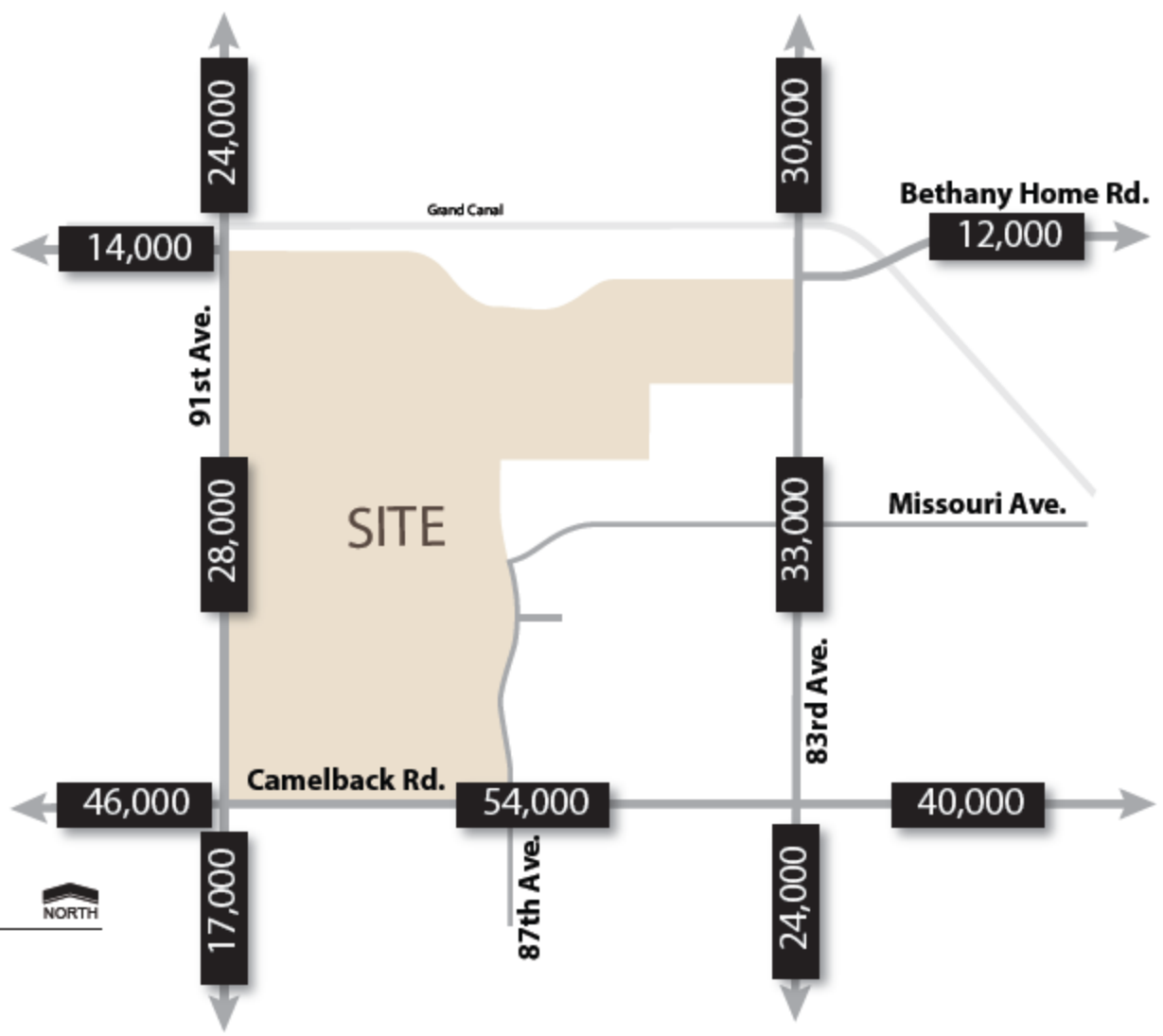
**STONEHAVEN**  
SHD-3 PAD RESIDENTIAL PRODUCT TYPES

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south oak avenue • tempe, arizona 85281 • 480.944.0994



### With Bethany Home Rd. Connection

### Without Bethany Home Rd. Connection



**LEGEND**  
XX,XXX - Average Daily Traffic (ADT) Volumes

