

**Meritage—Palm Valley  
8/2/17 Neighborhood Meeting**

Attendees

Evan Bilton, Meritage Homes  
Matthew Phillips, Buffalo Golf Management  
Ed Bull, Burch & Cracchiolo  
Brennan Ray, Burch & Cracchiolo  
Ricki Horowitz, Burch & Cracchiolo  
36 +/- neighbors (see sign-in sheets)

Introductions and Overview

- Approximately 53 gross acres
- Goals are to get rid of the vacant driving range, remove 4 holes from the Lake Course and replace them with homes, and convert The Lakes Course into a 9-hole championship course
- Proposing single-family detached homes and attached homes (duplex and triplex)
- Duplexes will have 2 units under one roof; triplexes will have 3 units under one roof
- Without making an offer to sell, in today's dollars, the price point for the lifestyle homes (duplex/triplex) is estimated to be in the range of \$260K to low \$300K and the single family attached homes between \$350K to \$420K range
- Changes to plans that have occurred:
  - One story restrictions on all homes along Palm Valley Rd
  - One story restrictions on all homes along Litchfield Rd
  - One story restrictions on homes adjacent to Montessori school
  - Removed one lot at the corner of Palm Valley & Litchfield
  - Enhanced open space and landscape treatment at the corner of Palm Valley & Litchfield
  - Stipulated to constructing a southbound right turn lane on Litchfield Rd
  - Stipulated to contributing to future traffic signal on Litchfield Road at the private drive
- Gated community – gates on Palm Valley Rd and at the private drive to/from Litchfield
- Listened and tried to address neighbors' concerns. Notified 500' neighbors and anyone who showed up at any of the neighborhood meetings.
- Meritage has been working and continues to work with Community Center Board and neighbors. Meritage plans on making the formal proposal to the HOA to join the Community Center in the next 30-45 days. The proposed site is located behind 3-story hotel, retail, restaurant, etc., and duplex and triplex development is a good fit. They look like large home from the street view.
- 18-hole short course has been struggling financially. Best alternative is to take revenue from the sale of the land and convert remaining holes into a 9-hole championship course. No homes about the 4 holes. Not taking golf out of anyone's back yard. No fairway widening. Not planning on taking rest of holes away.

Questions, Answers, and Comments

1. Are lakes being filled?

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- a. Lake at southwest corner of Palm Valley & Litchfield is going away. Lakes internally not changing, width of holes not changing, keep greens in primarily the same location, will adjust tee boxes as needed.
2. Do the homes have driveways?
  - a. Driveways are approximately 18'-20' and will be able to park on the driveway
3. What are the townhouses at the north end of site?
  - a. The goal is to have the triplex and duplexes at entrance for models and sales office. There will be 2 single family detached models and a 2-unit and a 3-unit model. Will have one localized sales center.
4. Who will care for the front landscaping?
  - a. HOA will maintain the front yards. Meritage will form its own HOA.
5. This is high density; looks like Luke AFB housing; crime associated with high density; lack of green space; will put a drain on emergency response time; and price point doesn't seem realistic.
  - a. There is 26% of open space throughout the development, which is a substantial amount. Application gets routed to fire dept., etc. and proposed development well within distance and response time. As far as high density and design, that is a personal opinion. This is not base housing. There has been considerable amount of architecture that went into the design inside and out. The vacant driving range was problematic when operating. Site is currently zoned for commercial. There is a movement in society for less yard and maintenance. Have choices to live in attached or detached homes.
6. Will bring property values down. What schools will the kids go to?
  - a. A neighbor said high school will be Millennial and not Agua Fria.
7. One neighbor said Meritage has done an amazing job trying to appease the neighbors.
  - a. We appreciate the compliment.
8. If this does not go, what happens to the land and its impact on the 161 homes?
  - a. Matt from the golf course management company said there are a few options; close it completely, operate as it at a loss, but does not know how long it would operate. Meritage's proposal is the best option.
9. Will development be part of the Recreational Center?
  - a. Will join PV Rec Center if they will accept Meritage community. Likely would pay the quarterly fee like everyone else. Meritage is meeting with the Board to make a determination whether it makes good sense to have additional funds to work with by having the additional memberships from the Meritage community.

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10. Would they be part of current HOA?
  - a. Meritage would form their own Sub-Association.
11. Neighbor to west had questions regarding timing of preliminary/final plat as it relates to finished floor and setbacks between his property and Meritage property. He wanted something in writing.
  - a. Finished floor plans will be prepared during the civil design, around final plat. The finished floor pads and elevations will be no more than 1' +/- from neighbors' existing. We suggested that we can state it on the record at the hearing. Currently going through preliminary plat and rezoning processes at this time. Construction documents have not been fine-tuned.
  - b. Shows on the plans that the setback will be a minimum of 90' up to 120' from Meritage's back wall to neighbors' back wall on the west side of the site. The 90' is around Lots 3-7.
12. What are other obstacles being faced and what is the timeline?
  - a. Updated exhibits were provided to staff, which may be online by the 8/9/17 PC hearing. Staff has recommended approval subject to Stipulations. PC will make a recommendation on the zoning on 8/9/17 and Council will make the final decision on 8/28/17. Preliminary Plat may or may not be on the same PC agenda. Preliminary Plat will also go to City Council. If zoning and Preliminary Plat approval, engineer's drawings will be done that will lead up to Final Plat, which will be reviewed by various City Departments. Final Plat will go to Council only.
  - b. Shortly after Final Plat approval, Meritage can begin construction. Estimated begin moving dirt in April/May 2018, models first part of 2019 and open up sales office around March 2019. Expect 2 year for build out.
13. Why a separate HOA?
  - a. Need an HOA to maintain common areas and amenities. Sub-fee may be about \$65-\$85. There would also be a fee for the Palm Valley Community Center. Still discussing Master HOA fee.
14. What would the population be at build out?
  - a. Approximately 600-800 people.
15. Had questions regarding the proposed gold course schematic drawing, especially around Hole 5.
  - a. There is still a lot to be planned and nothing is finalized.
16. Wanted to make sure there would be no view fencing at Lots 155 and 156.
  - a. Correct.

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17. Another woman said she's been involved since the very beginning and has appreciated everything Meritage has done.
  - a. We appreciate the compliment.
18. Additional questions about the setback area to the west and security.
  - a. Meritage will have view fencing (except at Lots 155 & 156) along the west property line so they will be able to have "eyes" on the corridor. View fencing is proposed to be 4' block and 2' wrought iron.
19. Will there be a guard gate?
  - a. There will not be guard gate.
20. Where will the new traffic light go?
  - a. Showed on an exhibit where the traffic signal would go (private drive and Litchfield Rd). The signal will not get installed until traffic warrants are met. If our site and the two vacant commercial lots get developed, a signal may be warranted at that time.
21. When are the hearings?
  - a. Planning Commission hearing is 8/9/17; City Council hearing is 8/28/17.
22. Meritage has been very helpful and supportive of the neighbors' questions.
  - a. We appreciate the compliment.
23. Concerned with possibility of pedestrians walking past the Montessori school.
  - a. We cannot stop people from going through the private drive. There will be sidewalks within the community that will allow residents to get to Litchfield Rd.