

BETHANY MEADOWS

RI-6 PRD
Planned Residential Development
SEC 69th Avenue & Bethany Home Road
Glendale, Arizona
6/5/98
Z-97-48

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
CC Approved 7-14-98
DPP

Submitted by:

New Sun Financial Corp.
4545 E Shea BLVD
Suite # 207
Phoenix, Arizona 85260
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Fax: (602) 494-4551

RECEIVED
JUN 12 1998
Glendale Planning Dep.

BETHANY MEADOWS

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BETHANY MEADOWS

SUMMARY

Bethany Meadows comprises 10.048 gross acres, located at the south east corner of Bethany Home Road and 69th Avenue. The property is square in shape with frontage to both Bethany Home Road to the north and 69th Avenue to the west. To the south is an R-3 duplex housing and to the east is an R-4 apartment complex and a C-2 undeveloped property. The property is currently zoned R1-6. The General Plan Designation is 5-8 units per acre with adjacent densities from 3.5 to 20 units per acre. The overall density of this development plan would be 4.2 units per acre which is below the general plans 5-8.

When we first took this property on we had intended to ask the city to rezone it to R-3 to accommodate a Townhouse subdivision. We felt that the surrounding multi-family and commercial areas would create a negative impact to an R1-6 zoning. This property is surrounded on three side with a various range of multiple family housing as well as some commercial land. In addition one half of this property was previously zoned C-3. Accordingly, we felt it would be the perfect site for a townhouse product. After discussion with the City Planning department we got an understanding that it did not seem likely that the City would support the rezoning to R-3, somewhat because of the rezoning from R1-6 & C-3 to all R1-6. To the west is an R1-6 subdivision and our property is zoned R1-6. We spent many hours debating what we could do with this site to satisfy the desires of the City and make it feasible at the same time for us to build.

We came up with a plan that we feel that will be acceptable to the City and something we feel that will be a very good product despite the surrounding areas of multifamily and commercial.

In preparing this site plan, careful consideration was given to 1) storm water retention and drainage, 2) traffic flow patterns and 3) product compatibility with adjoining neighborhoods.

Site Plan

The site plan has been designed to provide a total of 43 single-family home lots. Thirty-seven (37) of these will be minimum 52' wide by 110' deep with an average lot size being over 6500 sq.ft. The remaining six (6) lots range from a minimum of 52' to a maximum of 65' wide by a minimum of 100' to a maximum of 160' deep on center. All lots will have a minimum side yard setback of 5' on one side and 10' on the other side. The minimum lot size for the project is 5830 Sq.ft. The average lot square footage over the entire site will be 6449'. The site plan provides for 2 entries, both from 69th Avenue, to prevent unnecessary through traffic.

BETHANY MEADOWS

SUMMARY CONT.

Landscape Plan

An attractive Split Face Block and Stucco eight (8) foot high block wall will be featured from Bethany Home Road elevation and at the entrance on 69th Avenue. The name of the subdivision (Bethany Meadows) will be placed on that entrance wall. The wall along 69th Avenue will be a stucco finish and at (6') six feet in height

The City of Glendale will maintain the landscape along Bethany Home Road and The HOA will maintain the landscape along 69th Avenue The landscape buffer located on 69th Avenue will vary 13' to 142'.

Retention Area

The developer will furnish and install a 3 station playground for tots. The retention area will also have a picnic bench to support the entire family. This picnic area and play station will be accessed by a (4) foot meandering sidewalk.

Drainage

The Retention area location has been reviewed many times with a lot of consideration, the end result was placement in both the Southwest and Northwest corners. The project area slopes to the southwest and the main retention is placed accordingly.

The drainage will flow from the northeast and run west along both streets to a 12" inch drain pipe where it will be carried under the street to the retention areas. The storage volume meets the standard city requirement to retain the site runoff produced by the 100-year 2-hour storm.

The picnic and play area will be raised approx. 12 inches to reduce the retention from affecting them.

The slopes along street sides of the retention area will be 6-1 with landscape.

House Product

The proposed development is above standards when compared to the surrounding uses. On 3 sides of it multiple family or zoned commercial and to the west it is R1-6 with smaller houses ranging in square footage from 980 – 1270 sq. ft. Our proposed housing will range a lot larger in square footage making them the largest homes in the neighborhood from 1050 to 1592 sq. ft. and will incorporate the City's current design standards. The builder will also offer 7 floor plans to choose from with 2 elevations each. All homes will incorporate architectural asphalt shingle roofs, with the option of tile roofs, full stucco elevations, ground mounted air conditioning units, standard patio stoops, block walls & stucco block exterior privacy walls where visible from public streets.

BETHANY MEADOWS

SUMMARY CONT

Irrigation Ditch

The developer to SRP specs and design will tile the irrigation ditch along Bethany Home Road.

Bethany Home Road

The developer will install the tiling of the irrigation ditch along Bethany and will also install landscape, curb, gutter, & sidewalk. The developer may make the decision of installing the asphalt along Bethany Home Road based on the waving of applicable impact fee's by the City. To be determined at a future point in time.

69th Avenue

The half-street improvements to 69th Avenue will include a 13 foot to 142' foot wide landscape buffer.

Power Poles

There are no existing poles that would affect this project.

Phasing

Bethany Meadows will be built in one phase.

BETHANY MEADOWS
LOCATION MAP



BETHANY MEADOWS
DEVELOPMENT PLAN / SITE PLAN

A SUBDIVISION OF THE NW1/4 OF THE NE1/4 OF SECTION 13, T2N, R1E OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



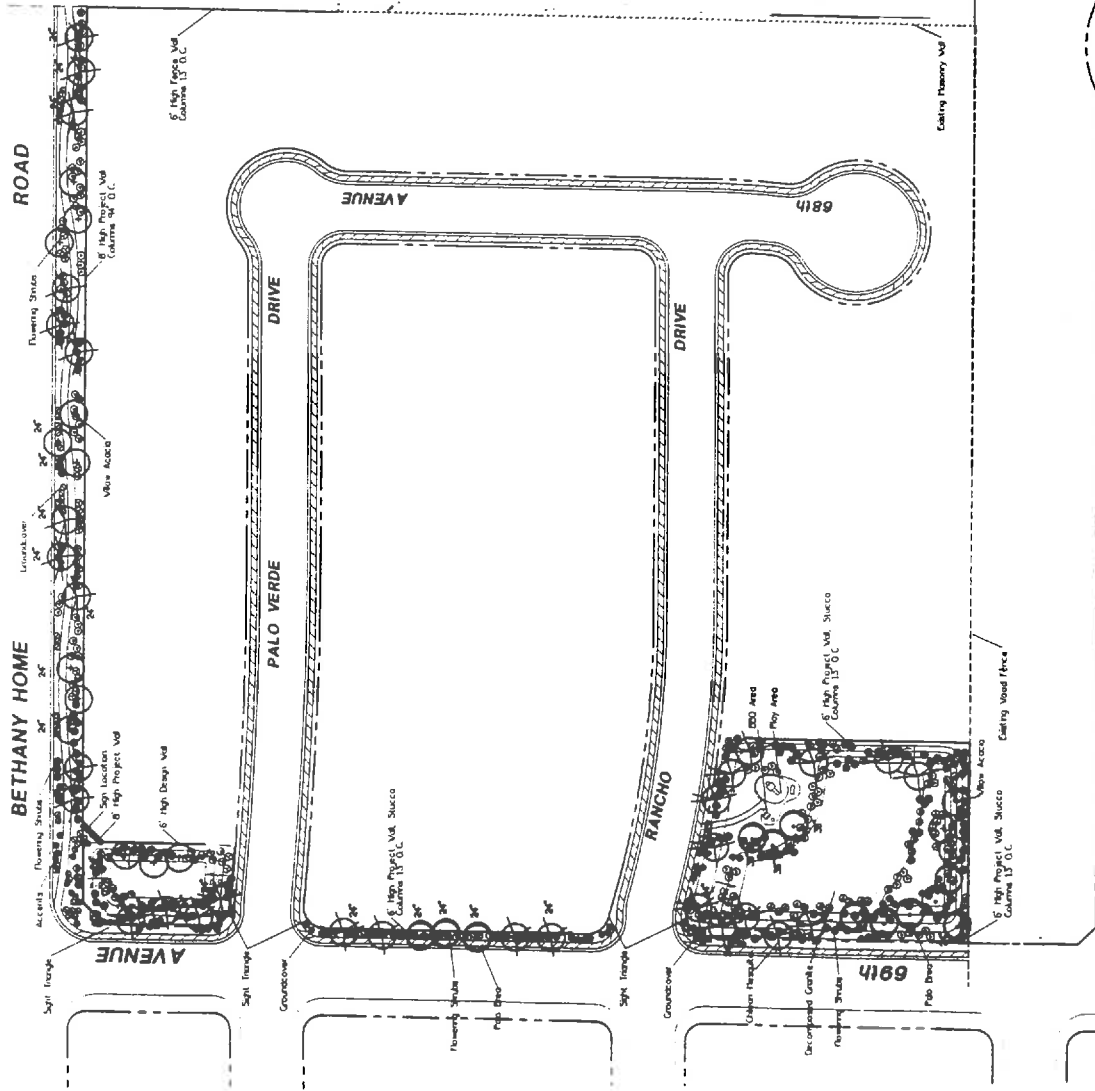
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BETHANY MEADOWS
CONCEPTUAL LANDSCAPE
WALL AND SIGNAGE PLAN

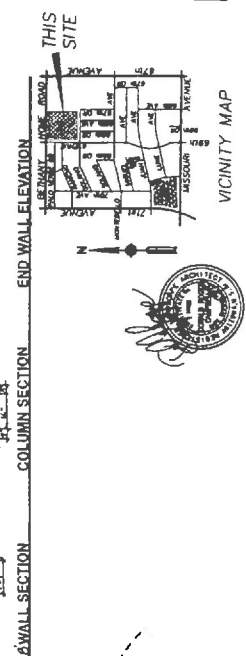
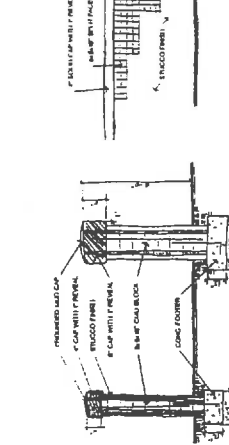
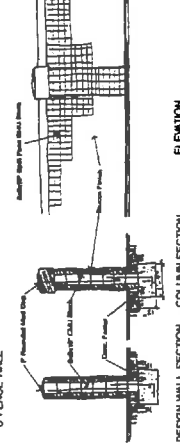
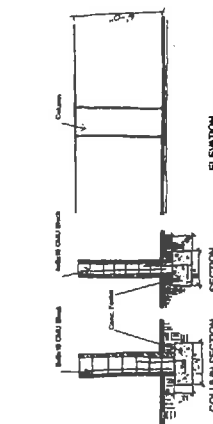
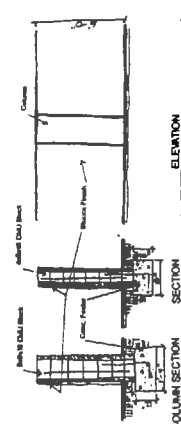
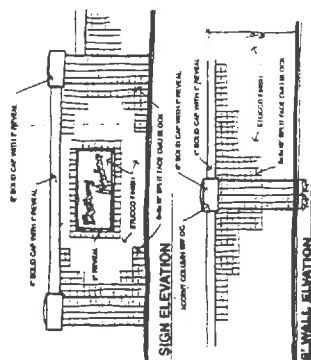
BETHANY MEADOWS

A PLANNED AREA COMMUNITY

PRELIMINARY PLAT



PRELIMINARY LANDSCAPE PLAN
 SCALE 1" = 40'
 NORTH
 0 40 80 160



PLANT MATERIAL LEGEND

SYMBOL	COMMON NAME	SIZE	PLANTING
1	Small Tree	12"	12"
2	Medium Tree	18"	18"
3	Large Tree	24"	24"
4	Shrub	12"	12"
5	Flowering Shrub	12"	12"
6	Groundcover	12"	12"
7	Annual	12"	12"
8	Perennial	12"	12"
9	Accent	12"	12"
10	Landmark	12"	12"
11	Feature	12"	12"
12	Water	12"	12"
13	Path	12"	12"
14	Light	12"	12"
15	Sign	12"	12"
16	Structure	12"	12"
17	Other	12"	12"

The Campbell Collaborative
 Landscape Architecture and Planning
 1000 N. 10th Avenue, Suite 100
 Phoenix, AZ 85006
 Phone: (602) 944-1100
 Fax: (602) 944-1101
 Email: info@campbellcollaborative.com

BETHANY MEADOWS
 GROUND, AZ

PRELIMINARY LANDSCAPE PLAN

Job No. 077144
 Date: 07/14/10
 Drawn: JWC
 Checked: DFC
 Scale: A3 3/4" = 1'-0"
 Date: 07/14/10

Sheet: 101
 Date: 07/14/10

101
 Date: 07/14/10

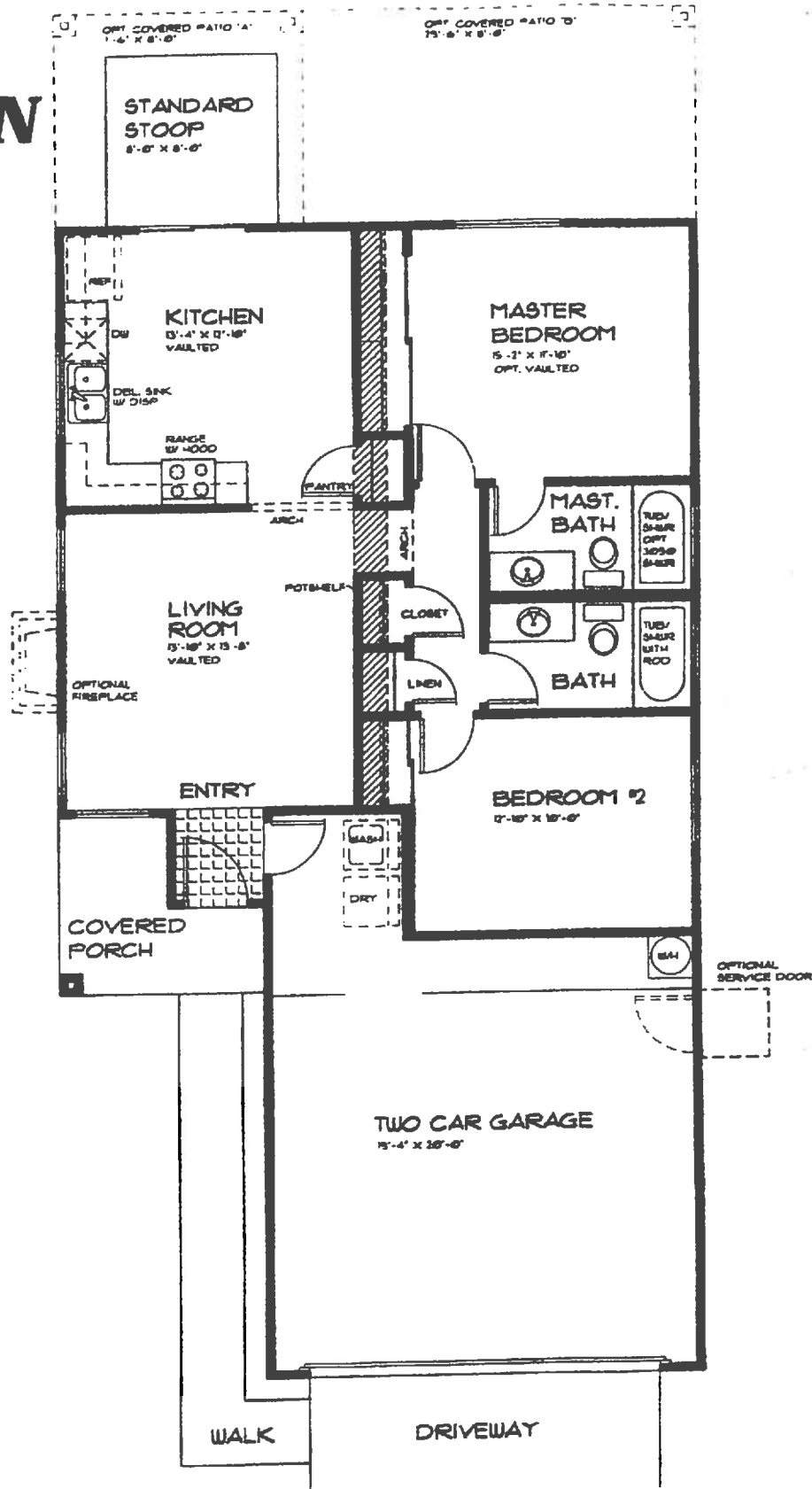
BETHANY MEADOWS STANDARD FEATURES

The homes to be built at Bethany Meadows will be compatible with those in the surrounding communities. There shall be a minimum of seven standard plans. Each home plan will offer two elevations. The minimum standard specifications to be offered in every home shall include the following:

1. Exterior stucco on all sides.
2. Standard patio stoops.
3. Ground mounted air conditioning units.
4. Architectural grade asphalt shingle roofs
5. Two car garages
6. Masonry fenced yard with stucco where visible from street
7. Low-flow showers and water closets
8. Dual pane windows
9. Landscaped front yards.

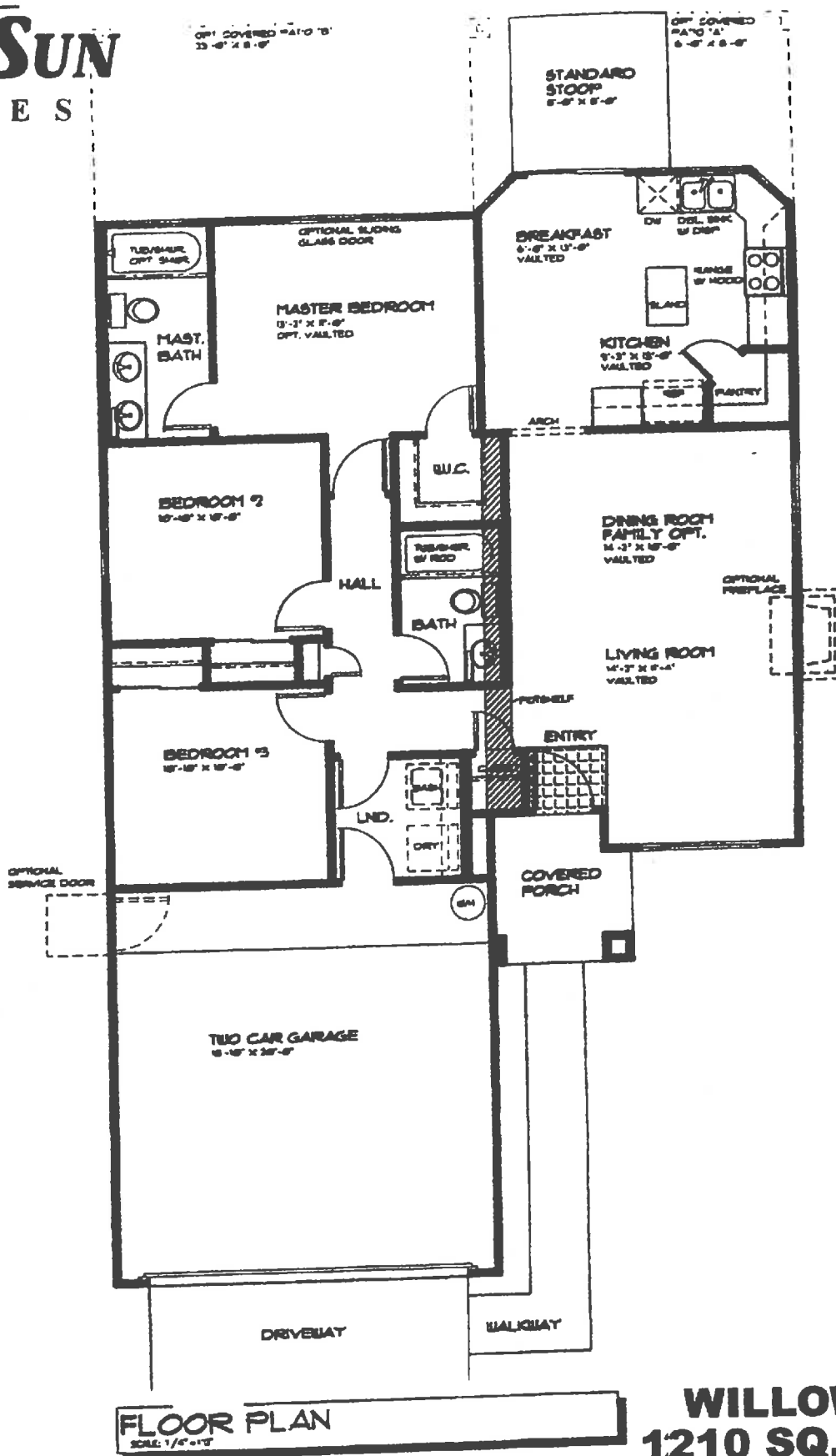
Preliminary renderings of floorplans shown on the next pages. These floorplans and elevations are conceptual at this time and are subject to modification in the future. Plans may show optional tile.

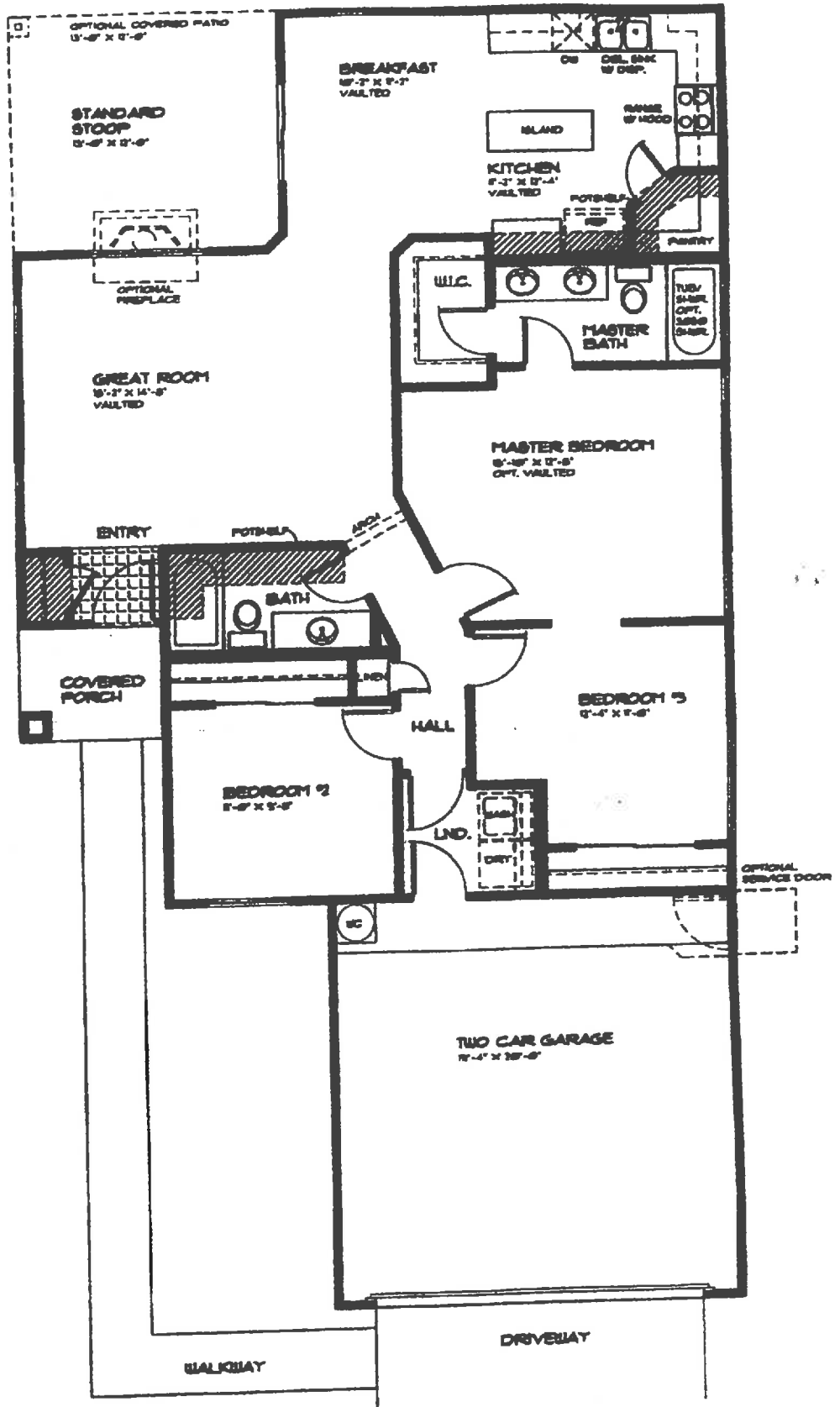
BETHANY MEADOWS
PRODUCT AND PLANS



MAPLE
1050 SQ. FT
2 BEDROOM / 2 BATH

FLOOR PLAN
SCALE: 1/4" = 1'-0"



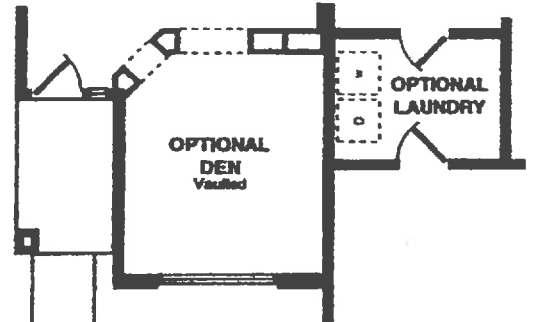
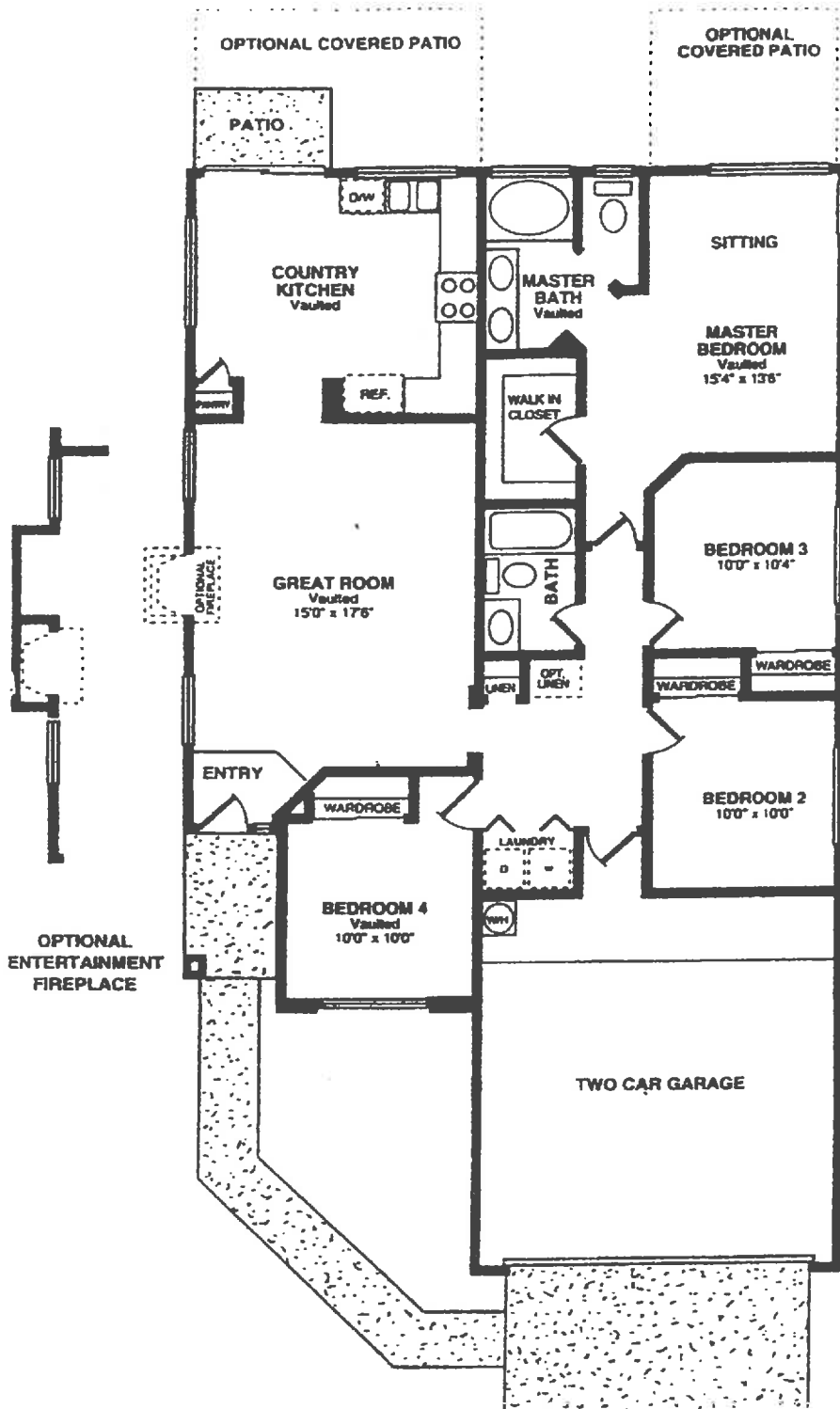


REDWOOD
1326 SQ. FT
3 BEDROOM / 2 BATH

FLOOR PLAN
SCALE 1/8" = 1'-0"

NEW SUN

HOMES



ROSEWOOD
1430 SQ. FT
4 BEDROOM / 2 BATH
OPTIONAL DEN

BETHANY MEADOWS

Legal Description

SCHEDULE A

Commitment No. 226-222-1074639

Commitment Amount: \$225,000.00

Effective Date: May 30, 1997 at 7:30 a. m.

Type of Coverage: A.L.T.A. EXTENDED OWNER'S (10-17-92)

1. Name of Proposed Insured:

NEW SUN FINANCIAL CORPORATION, a Nevada corporation

2. Your interest in the land covered by this Policy will be fee.

3. Upon issuance of policy fee title will be vested in:

NEW SUN FINANCIAL CORPORATION, a Nevada corporation

4. The land referred to in this Commitment is located in Maricopa County, Arizona, and is described as:

The Northwest quarter of the Northeast quarter of the Northeast quarter of Section 13, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 55 feet; and also

EXCEPT the West 12.00 feet of the Northwest quarter of the Northeast quarter of the Northeast quarter of said Section 13;

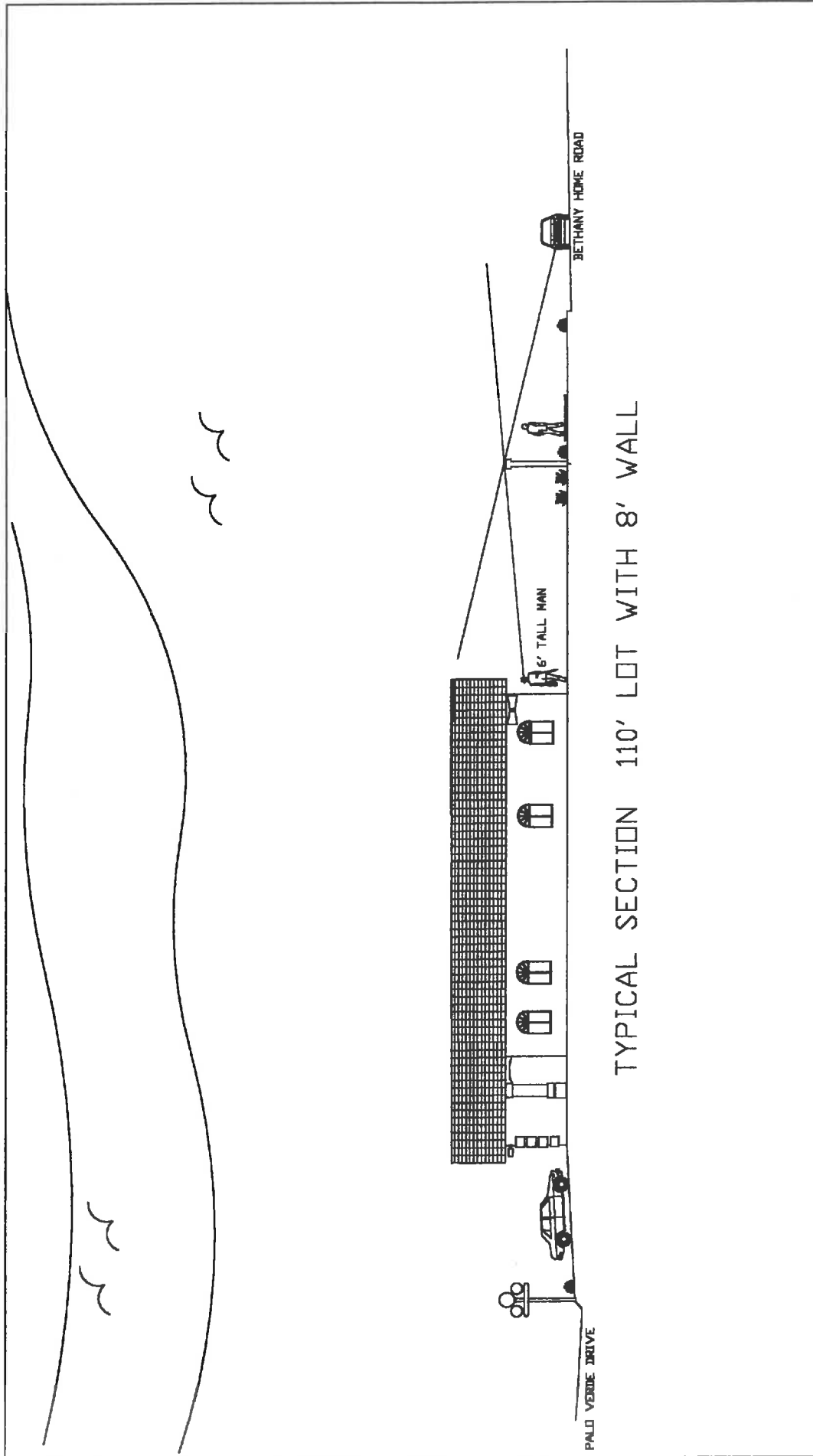
EXCEPT the North 55.00 feet thereof as deeded to the CITY OF GLENDALE by Special Warranty Deed recorded in 94-0487102, of Official Records.

FIRSTAMERICAN TITLE INSURANCE COMPANY

By: Robert L. Huebner/dB 256-3765

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BETHANY MEADOWS
SECTION OF A TYPICAL LOT BORDERING
BETHANY HOME ROAD WITH AN 8' WALL



TYPICAL SECTION 110' LOT WITH 8' WALL

BETHANY MEADOWS
TYPICAL PLOT PLAN

**Typical Plot Plan is noted on the revised (6-5-98)
Copy of the Development Plan**

BETHANY MEADOWS DEVELOPMENT STANDARDS CONT.

Side Yard Setbacks & Encroachments

On all corner lots, a ten foot (10') side shall be maintained on the side adjacent to any street(s) for the entire frontage. Bay windows may encroach a maximum of two and one-half feet (2.5') into the ten foot (10') side yard. Fireplaces may encroach up to two and a half feet (2.5) into any setback. Houses shall maintain 15' setback from houses on adjacent lots.

Patio Cover Encroachments

There shall be a rear yard having a depth not less than twenty feet (20'). A patio cover may extend two feet (2') into the rear yard setback.

All other development standards, unless specifically identified above, shall be consistent with the provision of the RI-6 zoning ordinance as provided in the Glendale Zoning Ordinance.

DEVELOPMENT STANDARDS CHART

Minimum Development Standards	
Bethany Meadows PRD	Standard R1-6 Zoning
52' Lot Width	60' lot width
100' Lot Depth	100' lot depth
5,830 Square Foot Lots	6,000 square foot lots
15' To living area 20' to Garage	15' to living area 20' to Garage
5' and 10' Side Yards	5' and 10' side yard
20' Rear Yards	20' rear yards
15' Distance Between Buildings on adjacent lots.	15' distance between buildings on adjacent lots
45% Max Lot Coverage	40% Lot Coverage
6449 Square Feet Average Lot Size	6000 Square Feet Average Lot Size
30' Building Height	30' Building Height

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
Approved by CC 7-14-98
DPO

BETHANY MEADOWS

Conclusion

This proposal is presented to the City of Glendale after considerable interaction with the Planning Staff and the Community. We feel that we have conformed to the concerns stated by Staff. We also feel the site is an asset to the Community and will enhance the lives in Surrounding areas.



May 11, 1998

Todd Nuttall
New Sun Financial
4545 East Shea Boulevard, Suite 207
Phoenix, AZ 85028

Dear Mr. Nuttall:

RE: Planning Commission Approval of P-98-01 (Bethany Meadows)

At the regularly scheduled meeting of April 16, 1998, the Glendale Planning Commission approved the preliminary plat for "Bethany Meadows" located at 6821 West Bethany Home Road. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval will be 15 days after zoning approval. At the present time, the zoning case has not been set for a future City Council agenda. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of the R1-6 PRD application Z-97-48 for "Bethany Meadows". The 15-day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the City Council approves Z-97-48.
2. The final plat shall reflect the stipulations of the PRD development plan approved for "Bethany Meadows" including lot layout, number of lots, lot widths, lot depths, and lot sizes.
3. Subdivision infrastructure improvement plans, landscape, perimeter wall, entry signage, and grading and drainage plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
4. Rancho Drive shall be moved south to reduce the lot depth of lots 22-25 and to increase the lot depth of lots 26-43. The common property line between lots 23 and 24 shall be platted at a maximum depth of 150'.

At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Should you desire to submit improvement plans, sheet size is 24" x 36". Submittal of a soils report is also required prior to construction. All improvement plans

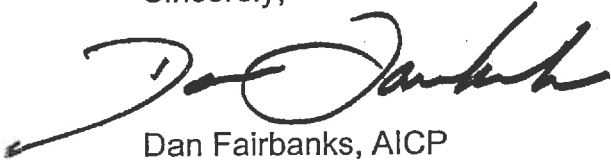
must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center, at 930-2800 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permits fees.

The submittal of the final plat application, \$500 final plat filing fee, final project CC&Rs, final plat lot matrix, and six copies of the final plat should be included with your improvement plan submittal.

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact John Gitzen, Development Services Representative, at 930-2800 if you have any questions regarding the house plan submittal. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal.

Please contact me at 930-2800 if I can provide more information or further assist you in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fairbanks", with a long horizontal stroke extending to the left.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/dc

Enclosures: Final Plat Application
Example Final Plat Lot Matrix
Model Home Complex Guidelines

cc: Mary Wetenkamp, Senior Development Services Representative
John Gitzen, Development Services Representative



July 15, 1998

Mr. Todd Nuttall
4545 East Shea Blvd, Suite 207
Phoenix, Arizona 85260

Subject: Z-98-48 (Bethany Meadows): 6821 West Bethany Home Road

Dear Mr. Nuttall:

On July 14, 1998, the City Council of the City of Glendale voted to approve your R1-6 PRD rezoning request for Bethany Meadows. This rezoning was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD plan and narrative for "Bethany Meadows" dated June 5, 1998, except as amended by these stipulations.
2. A maximum of 43 lots shall be permitted.
3. The applicant shall replace the existing wood fence along the southern property line with a 6-foot masonry wall.
4. All approved house plans shall include a standard patio cover.
5. The property owner shall dedicate 55 feet of half-street right-of-way for Bethany Home Road and 30 feet of half-street right-of-way along 69th Avenue within 180 days of the date of approval.
6. The developer is responsible for the design and construction of all street improvements on the east half of 69th Avenue adjacent to the site. Improvements shall be determined by the City's adopted Design Guidelines for Site Development and Infrastructure Construction.
7. Perimeter street improvements for Bethany Home Road shall be determined by the City's adopted Design Guidelines for Site Development and Infrastructure Construction. The developer shall be responsible for curb, gutter, sidewalk, landscape, tiling of the irrigation ditch, and payment of required impact fees. As an alternative, the developer may enter into a development agreement with the City of Glendale to complete all half-street improvements at the time of development.

July 15, 1998
Mr. Todd Nuttall
Page 2

These stipulations are part of the permanent file for this case, and are available for public review.

If you have any questions or require additional assistance, please call me at 930-2800.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fairbanks', with a stylized flourish at the end.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/nr