

TARRINGTON PLACE

R1-4 Planned Residential Development

31.48-Acres

6301 West Alice Avenue

ZON-03-05

DEVELOPER

KB Home Phoenix, Inc
432 North 44th Street, Suite 200
Phoenix, Arizona 85008

August 27, 2003

PLANNING DEPARTMENT APPROVAL	
SIGNATURE:	<i>[Signature]</i>
DATE:	<i>NOV. 25, 2003</i>
PROJECT #:	<i>ZON-03-05</i>

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LIST OF EXHIBITS

EXHIBIT

- A. Vicinity Map
- B. Aerial Photo
- C. Typical Lot Layout and Street Perspective
- D. PRD Plan and Site Plan
- E. Conceptual Landscape Plan, Monuments, and
Walls
- F. Legal Description

TARRINGTON PLACE PRD NARRATIVE

Introduction

This is a proposed R1-4 PRD request to develop 192 detached single-family homes on a 31.48-acre parcel located on the southwest corner of 63rd and Alice Avenues (see Vicinity Map, Exhibit A). This is a large “in-fill” parcel that is located in the central portion of the City. The site remains undeveloped with frontages along 63rd Avenue, 65th Avenue, Alice Avenue and the Butler Drive alignment. Adjacent land uses include:

North: A single-family subdivision is located directly to the north across Alice Avenue in R1-4 PRD zoning. A single-family subdivision is located on the northwest corner of 65th and Alice Avenues in R1-6 PRD zoning. An apartment complex is located on the northeast corner of 63rd and Alice Avenue in R-4 zoning.

East: Property located across 63rd Avenue is undeveloped or in general agricultural use in R-2 PRD zoning.

South: Property located across the Butler Drive alignment is undeveloped or in general agricultural use in R-2 PRD zoning.

West: Property located west of 65th Avenue is developed with the Glencroft Retirement community that includes a variety of single-story and multi-story multi-family units in R-4 zoning. Property located southwest of 65th Avenue and Butler Drive is developed with a mobile home subdivision in R-4 MH zoning.

The perimeter of the site is bordered by existing two lane roads to the north, east and west. When the proposed residential project is developed, the north half of Butler Drive will be added to the south. Half street improvements will be made to Alice, 63rd and 65th Avenues. The site is part of a larger 110-acre undeveloped area located in the middle of a square mile that includes a mixture of single-family and multi-family residential projects. The proposed single-family subdivision is compatible with the existing residential unit mixture in the area (see Aerial Photo, Exhibit B).

The applicant proposes a detached single-family home community with the “two-pack” house products on a Z-side yard lot configuration. This subdivision will be a residential community with interior open spaces, pedestrian walkways and recreational amenities. The detached house products will be desirable by households that prefer a neighborhood with small yards, common recreation amenities, and common area maintenance within the confines of an intimate neighborhood environment. There is a planned 5-acre site at the corner of 63rd Avenue and Butler Drive to be used as a City of

Glendale neighborhood park. A northern portion of the park site will be used for storm water retention.

PRD Overlay and Amendments

The proposed Tarrington Place proposes a density of 6.1 units per acre. This density is consistent with the 5-8 dwelling unit per acre designation for this site in the Glendale General Plan. The existing R-2 PRD zoning on the site is inconsistent with the current Zoning Ordinance; therefore the R1-4 PRD zoning is requested to bring the zoning into compliance with the Zoning Ordinance. The purpose of the Planned Residential Development overlay district (PRD) is to promote the development of single-family subdivisions according to an overall development plan. The PRD can only be applied in conjunction with a single-family base-zoning district. The PRD overlay district seeks to:

- Encourage imaginative and innovative planning of residential neighborhoods by providing flexibility in design.
- Encourage the provision of useable open space and recreation facilities.
- Encourage variation in lot size, width, setbacks, orientation, and house product design.
- Establish neighborhoods that have distinctive character and sense of place.
- Promote the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop.

The purpose of the R1-4 (Single-Residence district) is to provide for urban detached or attached single residence housing. The primary intent of this district is to encourage the establishment of functional and attractive single-family home development. The subdivision and housing product is to be designed with useable open space. The PRD overlay allows up to 8 units per acre, and allows amendments to the R1-4 development standards. The proposed R1-4 PRD for Tarrington Place meets the desired purpose of both of the R1-4 and PRD zoning districts. It provides a single-family community on an attractive "infill" parcel that incorporates a creative neighborhood design with functional open space and centrally located recreation facilities.

The proposed PRD amends the R1-4 development standards to accommodate the two-pack Z side yard lot configuration. The amended development standards modify the minimum lot size, lot width, lot depth, side yard setbacks, front yard setbacks, and rear yard setbacks. The standards are amended to accommodate a unique lot, driveway, and garage orientation design. The following table compares the R1-4 Zoning District development standards to the proposed Tarrington Place R1-4 PRD development standards. The proposed standards are better understood by reviewing an illustration that shows how the house products fit on the lots (see Typical Lot Layouts, Exhibit C).

Development Standards

	DISTRICT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	4,000 sf	3,520 sf
Minimum Lot Width	40'	39'
Minimum Lot Depth	80'	80'
Minimum Front Setback	15' to living area 20' to garage	10' to living area or front porch 15' to front loaded garage
Minimum Rear Setback	15'	10' to living area**** 5' to garage and unenclosed patio cover
Minimum Side Setback	0' and 10'	5' and 5'
Minimum distance between buildings on adjacent lots	10'	10'
Minimum Street Side Yard Setback	10'	5' plus a landscape tract
Maximum Structure Height	30'	30'
Maximum % Lot Coverage	45 %	50 %

* Lot width is measured 18' from front property line.

** Bay windows and entertainment centers may project 2' into the side yard for a horizontal distance not to exceed 10', except where contiguous to a driveway.

*** Side yards include a reciprocal Use and Benefit Easement.

**** Living area on second floor above garage only has same 5' rear setback as garage.

PRD Development Plan

Land Use

Tarrington Place includes detached single-family homes designed in the two-pack Z side yard lot configuration. The Z lot concept matches two companion lots side-by-side with a Z lot line jog in the side yard to accommodate adjacent companion house products. The Z side yard lot line allows the garages on the companion house products to be staggered. On companion lots one garage is forward on a lot and the garage on the adjacent lot is back on the lot. This garage staggering on alternating lots allows companion houses to fit on the Z lots much like pieces in a puzzle. The Z-lots accommodate different floor plans and house sizes to create the "two-pack". The undulating design created by the two-pack makes for a very aesthetically pleasing street presence. This is a change from the typical single-family home streetscape.

Four perimeter streets, and a planned public neighborhood park border the perimeter of Tarrington Place. The PRD Development Plan identifies landscape tracts along all four-perimeter streets in addition to landscaping within the rights-of-way. Perimeter landscape tracts are complemented with a six (6)-foot high decorative theme wall.

The 5-acres located on the southeastern portion of the site near 63rd Avenue and Butler Drive have been selected by the City of Glendale to be developed as a neighborhood park. When the 5-acres are developed as a neighborhood park, the northern portion of the park will be used for on-site retention for Tarrington Place. (see Site Plan, Exhibit D).

Circulation

All streets are public with 50-feet of right-of-way, paving with attached sidewalks on each side. Tarrington Place has two vehicular entrances. The main entrance is off of Alice Avenue. This entrance has landscape tracts on each side with a 10-foot wide strip of decorative pavers in the street. The second entrance is off of Butler Drive. The entrance off of Butler Drive has landscape tracts along the side with a 10-foot wide strip of decorative pavers in the street. Both entrances direct traffic toward landscape open spaces for maximum visual impact.

The Tarrington Place street system is designed with cul-de-sac(s) and a series of internal street loops that form short blocks. The street system provides many turns to keep the blocks short, traffic speeds low and to allow opportunities for pedestrian crossings. The streets front along the central open space, and provide numerous vistas to internal landscape open space tracts and pedestrian walkways. Landscape tracts in accordance with the City's design guidelines border the bulbs of the cul-de-sac(s)

Open Space

The entire perimeter of Tarrington Place is planned with landscape tracts and vistas along perimeter streets. A gated pedestrian access point is provided to the adjacent neighborhood park. This open perimeter design allows visual access into the community from streets, walkways and surrounding residential neighborhoods. Additional open space is provided along an internal trail system and in a central recreation open space. Tarrington Place has a trail connection to the planned 5-acre public neighborhood park on the northwest corner of 63rd Avenue and Butler Drive.

The PRD Development Plan provides a minimum of 4.3-acres or 15.1 percent of the net site area, plus the adjacent 5-acre neighborhood park. The central open space area includes a pool, wading pool, restrooms, tot-lot; gazebo, picnic table and BBQ grill. A series of landscape open spaces and landscape trails provide pedestrian connections to the central open space recreation area. The landscape open spaces and trails connect the community together and allow potential pedestrian access to the public neighborhood park, if it is located at this site.

Two Pack Lot Concept

The “two-pack” design includes companion houses on adjacent lots that are designed to fit together like pieces in a puzzle. One companion house has a recessed garage that is located to the rear of the lot, while the adjacent companion house has a garage that is located to the front of the lot. The two adjacent houses with the garage rear, garage forward configuration forms the “two-pack”. The Z side yard lot line compensates for the alternating locations of the garages. The combined setbacks on the companion lots ensure that each house is always a minimum 10-feet from an adjacent house. The “two-pack” concept allows a small courtyard size rear yard and a useable side yard that is located either in front or behind the garage depending on the house.

To make this “two-pack” concept meet building codes a joint Use and Benefit Easement is provided along the Z side yard lot line. This easement gives full use of the entire 10-foot separation between companion houses for either the front half of the lot or the rear half of the lot depending on the location of the garage. Each homeowner in each of the adjacent companion houses gets better use of the available side yard space using this easement. The easement is also needed to comply with the Uniform Building Code; otherwise each house would be required to include a firewall that extends 3-feet above the roofline on both sides of the house. This Building Code requirement would not be aesthetic nor would it be consistent with the City’s Single-Family Design Guidelines.

The building setbacks for the “two-pack” homes are generally consistent with the R1-4 zoning district, however there are alternative development standards proposed to accommodate the unique lot and house product design of the “two-pack” concept. The PRD overlay is needed to provide the development standards needed to make the “two-

pack" concept viable. The building setbacks in the "two-pack" minimize the visual impact of the garages as seen from the street.

The rear setback to living areas is 10 feet. Garages located to the rear of the lot have a 5-foot rear setback with a minimum separation of 10-feet between two recessed garages located on opposing rear lot lines. This rear yard setback combination leaves a useable rear courtyard for lawn furniture, landscaping and possibly a spa. The minimum distance between adjacent homes is 10 feet with 5 and 5-foot side yard setbacks. The "two-pack" concept uses the "Z" jog in the side property line that separates the two companion lot homes. This jog combined with a reciprocal use and benefit easement, optimizes usable private rear and side yard areas and hides the recessed garage from the street. A few of the lots are standard lots without the "Z" jog in the side yard (see Typical Lot Layouts, Exhibit C).

The reciprocal use and benefit easement along the side yards will allow the portions of the houses adjacent to the easement on the front half of the lots to be developed with windows. The portions of the houses adjacent to the easement on the back half of the lots will not be developed with windows. This ensures both rear yard privacy and compliance with the Uniform Building Code in case an owner wants to install a spa in the rear yard.

Landscape, Entry Features, and Perimeter Walls

The landscape plan for Tarrington Place uses plants that are low water use and consistent with the proposed architectural character of the homes (see Landscape Plan, Exhibit E). Drought resistant plants and trees will be used in the overall landscape design with colorful accent materials incorporated in open space areas. Landscape materials will be consistent with the City's Landscape Ordinance.

A six-foot high solid masonry decorative theme wall is proposed along the perimeter of the community. The theme wall is also proposed between the community and the planned 5-acre neighborhood park. The perimeter theme wall includes smooth painted block with split-face block accents. The internal walls are smooth block with split face accents. View walls will be located on select lots backing to open spaces and adjacent to open areas along the perimeter wall. A freestanding monument identification sign will be provided at the Alice Avenue entrance (see Monument and Walls, Exhibit E).

The main entrance off of the Alice Avenue includes landscape tracts on each side, freestanding entry monument sign with the name "Tarrington Place" and a 10-foot wide strip of decorative pavers behind the pedestrian crossing area. The entrance off of Butler Drive includes landscape tracts on each side, perimeter theme wall turning the corner, and a 10-foot wide strip of decorative pavers behind the pedestrian crossing area.

Landscape Maintenance Responsibilities

A homeowners association will own the common open spaces within Tarrington Place, and the landscaped tracts along the perimeter streets. The subdivision Covenants, Conditions and Restrictions (CC&Rs) for Tarrington Place will identify that the Homeowners Association (HOA) will own all common areas, landscaping within all open space tracts, retention areas, pedestrian pathways, pedestrian walkway lights, decorative perimeter walls, entry features, and recreation amenities. The HOA will maintain landscaping adjacent to the project within the public street rights-of-way. The CC&Rs will restrict the use of the single-family lots to the uses permitted by the City of Glendale Zoning Ordinance and the Tarrington Place R1-4 PRD narrative as approved by the Glendale City Council. The City of Glendale will have no maintenance responsibilities for on-site or adjacent off-site landscaping, walls, or entry features.

House Products

The house products will include a minimum of three floor plans with a minimum of three different elevations for each floor plan. The house products are two-story designs. All houses and lots are designed to allow the owner to store trashcans in the side yard behind the return wall or in an attached 2-car garage where the cans will be rolled to the curb for pickup. Approximately one-half of the houses will have garages that are located near the rear of the lot, and the other one-half of the houses will have garages that are located nearer to the front of the lot.

Each home shall include the following:

1. Stucco exterior with accents.
2. Covered rear patio integrated into the design of the home.
3. Ground mounted AC unit.
4. Concrete tile roof.
5. Window accents and window treatments.
6. Two-car garage with standard coach lighting.
7. Painted-masonry return walls with accents. Smooth block masonry walls on rear and side yards.
8. Window frames finished with either baked enamel paint or anodized. Dual pane windows

9. Roof vents painted to match tile roof color.
10. Sectional metal roll-up garage door with raised paneling. Decorative windows optional.
11. Exterior light fixture at front entrance door.
12. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
13. Boxed fireplace chimneys to avoid exposed metal flumes (If house products do not include fireplaces, this guideline applies if a fireplace is added).

Compliance with Single-Family Design Guidelines

Tarrington Place is developing under the PRD overlay-zoning district but is not subject to review through the Planned Development Guidelines as part of the Single Family Residential Design Guidelines. When written these Single-Family Design Guidelines did not take into consideration the R1-4 zoning district. Tarrington Place has however tried to meet the intent of the guidelines as they apply to the level of quality expected by the City. Many of the guidelines that cannot be met may only be possible on projects with much larger lots.

Tarrington Place has tried to accomplish all of the engineering, land use and design expectations required to make this project an asset to the community. In doing so, it presents a high quality infill-development that cannot meet the quantitative single-family design guidelines but does meet the qualitative single-family design guidelines set by the City. Due to the "two-pack" concept of Tarrington Place, it is proposed that some of the design guidelines be modified.

The following is the list of the Single-Family Design Guidelines for PRD projects along with a brief explanation on how each guideline is implemented or cannot be implemented:

OPEN SPACE AMENITIES

Guidelines	Comments
1. Provide retention areas that meander through the subdivision as a green belt instead of a single rectangular basin	Tarrington Place provides open space retention in the center of the project and greenbelts that connect between residential lots.
2. Provide landscaped open spaces visible from arterial street view as well as from residential street view	Landscape vistas are provided at entrances along Alice and Butler. A landscape vista is provided along 65 th Ave.
3. Provide useable common open space that is centrally located, and improved with recreational facilities	A centrally located recreation area is provided that includes a pool, wading pool, restrooms, tot-lot, gazebo, BBQ, and picnic table.

4. Provide an internal pathway system	The PRD includes pedestrian access to the central recreation area and at various mid-block points.
5. Provide amenities such as golf courses, and lakes	The limited size of this project precludes either a golf course or lake. Applicant worked with City to provide a potential 5-acre neighborhood park site.

STREETS

Guidelines	Comments
1. Provide an enhanced curvilinear street system	The PRD provides a loop street with short blocks and cul-de-sac(s). The short street blocks are broken up with landscape walkways.
2. Provide minimum 6' wide landscape tracts at the end of blocks	Tarrington Place provides 8' tracts at the end of the blocks.
3. Open streets and cul-de-sacs to common open space	The central open space is open to adjacent streets. Common open space opens to 65 th Avenue and the cul-de-sac(s).
4. Provide local streets with detached sidewalks and street trees	The "two-pack" concept has limited lot depth where detached sidewalks would interfere with the length of driveways required by the City.
5. Provide landscape islands with prominent landscaping in cul-de-sacs	The PRD includes landscaping in the middle of cul-de-sac(s) and at both entrances.
6. Provide enhanced traffic calming devised when needed	The street design and small project scale preclude the need for special traffic calming.
7. Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect	The PRD has no internal collector streets to implement this guideline.

PERIMETER IMPROVEMENTS

Guidelines	Comments
1. Provide enhanced entrances from arterial and collector streets	Tarrington Place provides two enhanced entrances that include landscape tracts on each side, decorative pavers and a freestanding entry monument sign.
2. Provide enhanced perimeter theme walls along arterial and collector streets	Tarrington Place provides enhanced decorative perimeter theme wall along all of the perimeter collector streets.
3. Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets	The decorative theme wall follows perimeter landscape tracts along perimeter streets.
4. Provide a landscape tract between the street right-of-way and the perimeter wall	The PRD provides landscape tracts between the perimeter street rights-of-way and the perimeter theme wall.

LOT LAYOUT AND SETBACKS

Guidelines	Comments
1. Vary the width of lots that are side by side by 5' or more	This "two-pack" lot configuration cannot be accomplished using this guideline.
2. Stagger front yard setbacks by 3' or more on adjoining lots and provide a range of 6' or more on the same block	The "two-pack" house products stagger garage locations, which staggers setbacks for companion house products. The development standards do not reflect this stagger.
3. Provide variation in the width of side yards and the separation between houses	The "two-pack" lot pattern does not provide variation in side yard widths or separation between houses. All separations are 10-feet between houses.
4. Provide minimum 15' side yards for two-story houses	This guideline cannot be accomplished with these lot sizes. This exceeds the R1-4 standard
5. Provide a minimum 30' rear yard setback for two-story houses	This guideline cannot be accomplished with these lot sizes. This exceeds the R1-4 standard
6. Widen corner lots by 10' or more than the interior lots on the same block	Corner lots are adjacent to 8' landscape tracts. The width of corner lots is the same as interior lots.
7. Orient the house at an angle within the building envelope on corner lots	The proposed "two-pack" house products and lot sizes cannot accomplish this guideline. This is not possible under the R1-4 standard.
8. Stagger rear setbacks where a row of lots backs to an arterial or collector street	Rear setbacks along perimeter streets are increased with landscape tracts outside perimeter walls.
9. Vary the depth of perimeter lots to provide for variation in perimeter wall alignments	The depths of the perimeter lots are the same as internal lots, however the perimeter landscape tract is wider than required.
10. Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a multi-parcel development	This is not a multi-parcel development.

HOUSE PRODUCTS

GUIDELINES	COMMENTS
1. Provide distinctive architectural details on front elevations	The houses will meet city guidelines. The two-pack concept offers distinctive front elevations.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan	There will be a minimum of three different floor plans with three different elevations for each floor plan in two-story house products.
3. Locate houses with different front elevations on adjoining lots	No two houses with the same elevation will be on adjoining lots.
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas	The houses provide variety in rear elevations due to the alternating rear lot / forward lot garage locations offered by the two-pack design.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas	The "two-pack" concept provides different rear elevations on adjoining lots and along perimeter streets and adjacent to open spaces.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas	The "two-pack" concept provides significant variation in roof forms and ridgelines along perimeter streets due to the alternating garage locations.
7. De-emphasize garage fronts as the most prominent	The garages are de-emphasized by recessing every

feature on front elevations	other garage to the rear of the lot.
8. Provide covered rear patios which match the architecture of the house	All house products have integrated covered rear patios that match the architecture of the house.
9. Incorporate a variety of durable exterior materials and finishes	All houses are designed with stucco or equivalent exteriors with metal sectional garage doors, window accents, and tile roofs.
10 Provide a variety of roof colors and textures	The roof tile colors will vary and comply with the city design guidelines.
11 Provide a variety of front yard landscaping packages	The developer will provide front yard landscaping or provide front yard landscape packages to owners.
12 Provide enhanced decorative return walls on individual lots	"Two-pack" houses do not have the traditional return wall between houses, however any walls between houses will be CMU and painted to match the house.

In addition to the 38 design guidelines listed in the previous tables, the Single-Family Design Guidelines also include discussions on a variety of design criteria used to help evaluate PRD proposals. Tarrington Place does not meet all of the quantitative design guidelines listed in the previously listed Single-Family Design Guideline tables, likewise it does not meet all of the additional quantitative design criteria identified in the text of the Single-Family Design Guidelines. The following is a listing of criteria identified in the text of the Guidelines along with an explanation of how Tarrington Place either meets or does not meet the criteria. The additional text of the Single-Family Design Guidelines are *italicized*:

- ***"Not more than 20% of the total number of lots in any PRD shall have a lot area less than the minimum required by the underlying zoning district."*** The lots in Tarrington Place do not meet this guideline.
- ***"The reduced lot area on individual lots shall be transferred on a 1:1-ratio to useable common open space that is not inundated by storm water."*** The project provides reduced lot sizes that are 558 square feet less than the R1-4 standard. The total reduced lot size equals 2.49-acres. The proposed common open space is 4.3 acres or 1.81-acres more than the 1:1 transfer ratio. This does not include the adjacent 5-acre neighborhood park that will be public open space.
- ***"The average lot area for all lots in a parcel of land or within any phase of a multi-phased development, shall be at least 500 square feet greater than the minimum lot area required by the underlying zoning district."*** This is not a multi-phase development.
- ***"The minimum front yard setback from the property line is 15-feet to living areas and 20-feet for front loaded garages. This provides a minimum of 20-feet from the sidewalk to the face of the garage."*** Tarrington Place does provide front setback of 20-feet from the face of garage to the back of sidewalk. The front setback to the living area is 15-feet to back of sidewalk.

- ***“The minimum front yard setback from the property line is 20-feet when a detached sidewalk is provided.”*** This PRD includes attached sidewalks.
- ***“Provide variation in the width of side yards and in the separation between houses on 25 percent of the lots.”*** The “two-pack” concept cannot accomplish this guideline.
- ***“Group wider side yards together on some adjoining lots to provide a separation of 20-feet or more between houses.”*** The R1-4 zoning district allows zero side yards without the use of the PRD overlay. The “two-pack” concept cannot accomplish this guideline.
- ***“The minimum separation between houses on adjoining lots is 15-feet.”*** The R1-4 separation standard is 10-feet.
- ***“The minimum side yard is 5-feet.”*** The PRD is consistent with this design guideline.
- ***“Widen corner lots by 10-feet or more than interior lots on the same block.”*** The corner lots in Tarrington Place include 6-foot wide landscape tracts, however the corner lot widths are the same as interior lots.
- ***“Stagger the rear yard setback where row of lots back to an arterial or collector street.”*** The rear lot lines along the perimeter streets are staggered where needed. There are not many areas where there are rows of lots along collector streets.
- ***“The minimum rear yard setback is 20-feet.”*** The rear lot setbacks in the R1-4 district is 15-feet. The rear setbacks in Tarrington Place are 10-feet to living areas and 5-feet for garages and unenclosed patio covers. This is part of the “two-pack” design.
- ***“Limit the number of lots in a row backing onto an arterial or collector street and common areas to six or less.”*** There are some areas where there are more than six lots backing to a perimeter street, however the perimeter lot lines and theme walls are staggered along with variations in rear yard setbacks due to the alternating garage locations. All perimeters have 5-foot wide landscape tracts outside the perimeter walls in addition to the landscaping in the rights-of-way.
- ***“Provide minimum 6-foot wide landscape tracts at the end of blocks.”*** Tarrington Place exceeds this guideline.
- ***“In the perimeter wall design use upgraded materials such as painted stucco over concrete block, stone, or enhanced materials.”*** Tarrington Place provides a smooth painted block wall with split-face block accents on the wall and columns.

- ***In the perimeter wall design provide distinctive horizontal and vertical relief on perimeter walls adjacent to streets. Use curves, staggers, alternating materials, decorative pilasters, angled alignments, or brakes to provide horizontal relief. The variations should occur regularly and in a comfortable pattern.*** The perimeter walls for Tarrington Place along perimeter streets are up to 22-feet from the back of curb for the streets. The perimeter walls provide angled elements, and use alternating materials and decorative columns for visual aesthetics.

Grading and Drainage Concept

The site will slope gently from northeast to southeast and southwest. The site is designed with retention areas as part of a landscaped open space. The site is designed to accommodate a two-hour one hundred-year storm event. A drainage report is provided under separate cover. A portion of the potential 5-acre neighborhood park site will be used for on-site retention. The balance of the retention needs will be met by a series of on-site retention basins designed into open spaces. Approximately 30,000 cubic yards of dirt will need to be imported to the site to accommodate the on-site drainage needs for the project and the neighborhood park.

Public Improvements and Project Phasing

This project will finish adjacent half-street improvements for Alice Avenue, Butler Drive, 63rd Avenue, and 65th Avenue including curb, gutter, sidewalk, streetlights, and perimeter landscaping. The internal local streets include 32-feet of paving back-of-curb to back-of-curb with 4-foot attached sidewalks on each side. The streets are public within a 50-foot wide public right-of-way.

All utilities and irrigation facilities will be under ground in accordance with the City of Glendale Ordinance.

Tarrington will be developed in one phase with the following order of construction: First, construct off-site improvements including half-width perimeter streets; Second construct the model home complex and the central open space with recreation amenities; and Third, construct the internal streets and the homes.

PRD Required Findings

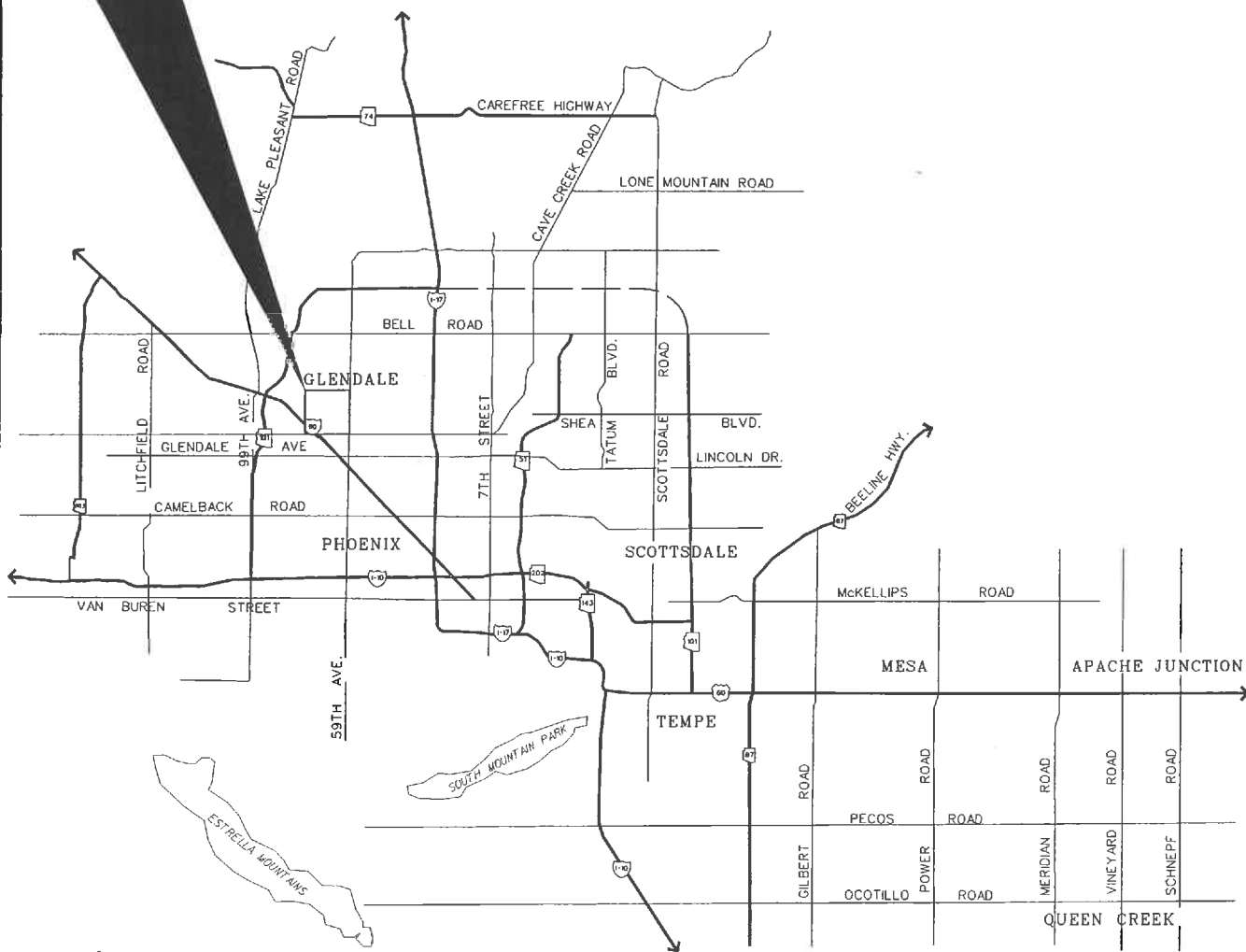
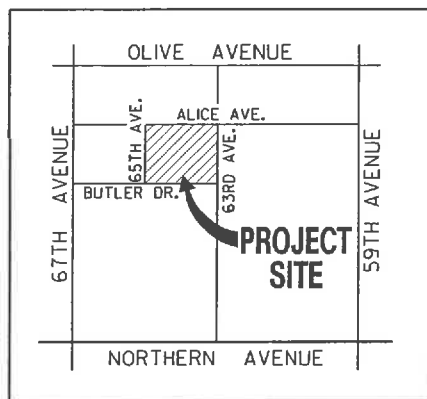
The proposed R1-4 PRD is consistent with the required findings identified in Section 6.205 of the Glendale Zoning Ordinance:

- A. The PRD is consistent with the General Plan. The proposed single-family density of 6.1 dwelling units per acre falls in the middle of the General Plan

designation of 5-8 dwelling units per acre, and below the allowed maximum R1-4 PRD density of 8 dwelling units per acre.

- B. The R1-4 PRD is consistent with the existing and developed R1-4 PRD zoned single-family subdivision to the north, the existing R-2 zoned property to the east, the R-4 property to the south and the existing R-4 zoned parcel to the west developed with the Glencroft Retirement facility. The site is located the boundaries of four collector streets. The site plan incorporates a single-family community with perimeter landscape tracts, walls, open spaces, and lot orientation that protect the privacy of existing homes on adjacent properties but still allows direct pedestrian access into an adjacent neighborhood park site.
- C. The PRD meets the intent of the guidelines to encourage innovation, quality and diversity in the City's housing stock. The PRD meets all of the house product design criteria for architecture. It meets all of the landscape and open space guidelines. This is an "infill" site adjacent to older residential developments that do not incorporate most of the City's new subdivision design guidelines. The applicant has made every effort to meet every design guideline possible within the context of the site.
- D. The PRD presents a residential community that offers a high quality of living for persons desiring a single-family detached home with little or no outdoor maintenance. This is a residential community with on-site HOA owned and maintained recreation facilities. It is close to the Glendale central business district, with a quality of life for persons seeking detached single-family homes with low lot maintenance but maintained common area facilities.
- E. The PRD offers internal open space, pool, wading pool, restrooms, gazebo, picnic table, BBQ grill and a tot-lot. The amenities match the yard sizes, number of lots, and the type of house products identified in the plan. The amenities complement the lifestyle planned for this development.
- F. The house products with alternating recessed garages, integrated streetscapes, HOA maintained open spaces, and HOA maintained landscape tracts are specifically designed to create the desired character of a small single-family community.

The proposed R1-4 PRD request for Tarrington Place meets the purpose, intent and required findings of the PRD overlay zoning district.



NO SCALE

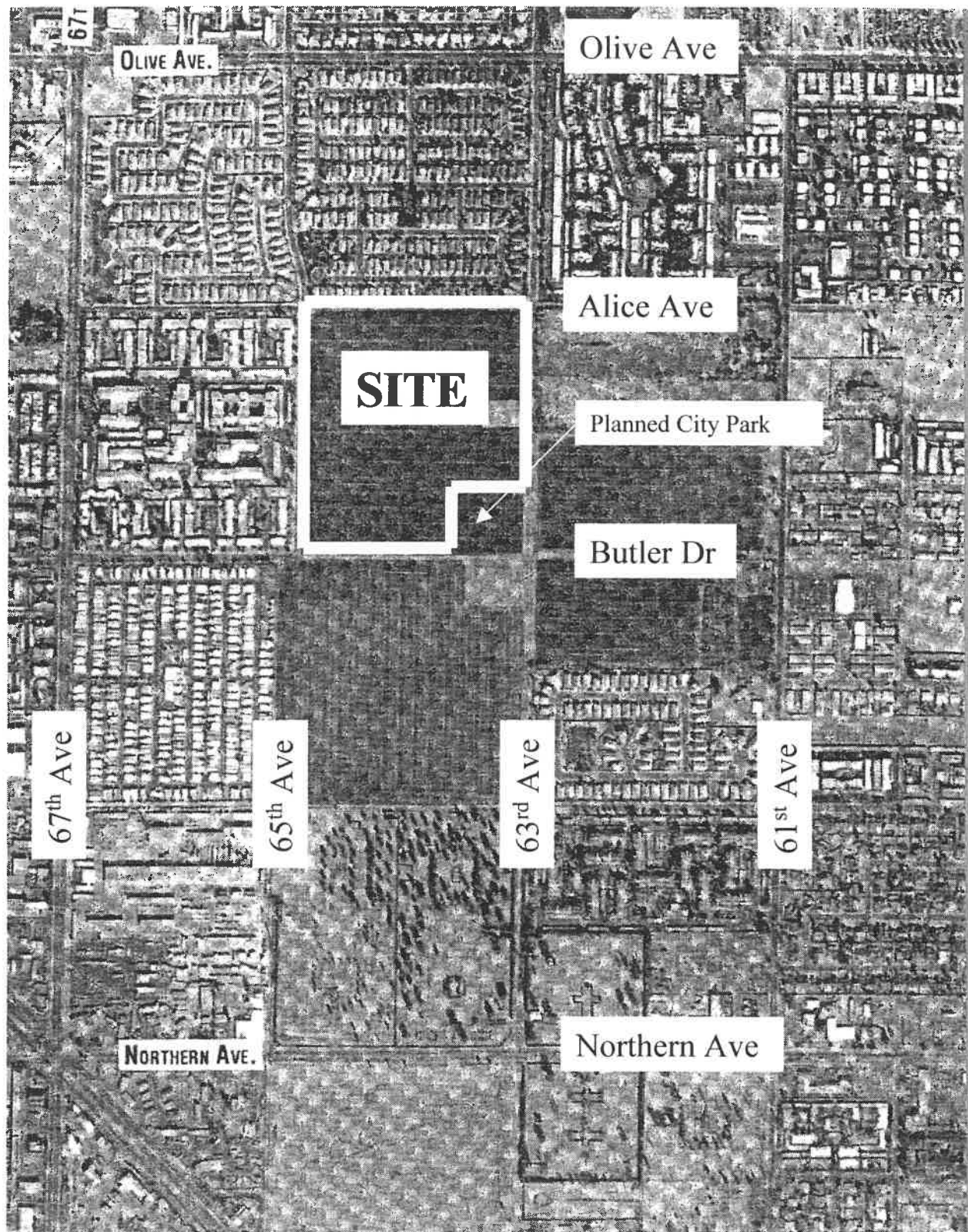


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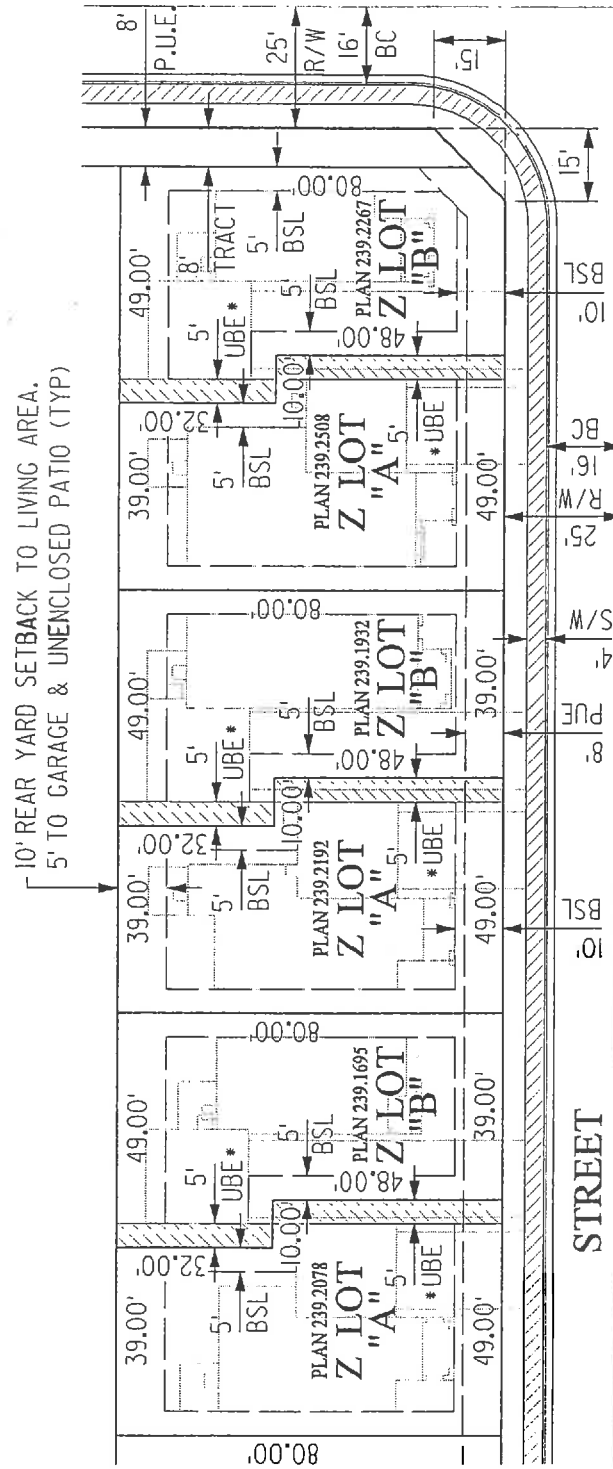
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TARRINGTON PLACE LOCATION & VICINITY MAP

FIGURE 1



AERIAL PHOTOGRAPH



* UBE DENOTES RECIPROCAL USE BENEFIT FASEMENT

SCALE 1"=40'

**TARRINGTON PLACE
TYPICAL LOT LAYOUT
EXHIBIT "C2"**



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PROJECT PLANT LIST

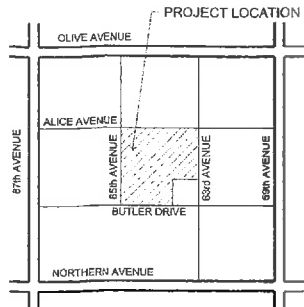
Botanical Name	Common Name	Size
Trees		
Acacia salicina	Weeping Wattle	15 Gal / 24" Box
Cercidium floridum	Blue Palo Verde	24" / 36" Box
Cercidium praecox	Palo Verde	24" / 36" Box
Dalbergia sissoo	Sissoo Tree	24" / 36" Box
Prosopis juliflora	Native Mesquite	24" / 36" Box

Shrubs		
Caesalpinia mexicana	Mexican Bird-of-Paradise	5 Gal.
Caesalpinia pulcherrima	Red Bird-of-Paradise	5 Gal.
Cassia phytodesia	Silver-leaf Cassia	5 Gal.
Dodonaea viscosa	Hop Bush	5 Gal.
Leucophyllum candidum	Silver Cloud Sage	5 Gal.
Leucophyllum laevigatum	Chaparral Sage	5 Gal.
Leucophyllum longimanis	Rio Bravo Sage	5 Gal.
Nerium oleander 'Peach Pink'	Peach Pink Oleander	5 Gal.
Simmondsia chinensis	Jojoba	5 Gal.

Accents / Groundcovers		
Dasyliroa acrotiche	Green Desert Spoon	5 Gal.
Fouquieria splendens	Ocotillo	5' Ht.
Hesperaloe parviflora	Red Yucca	5 Gal.
Lantana 'New Gold'	New Gold Lantana	5 Gal.
Lantana montevidensis	Purple Trailing Lantana	5 Gal.
Opuntia violacea	Santa-Rita Prickly Pear	5 Gal.
Yucca rigida	Blue Yucca	5 Gal.
Ferocactus wislizenii	Fish hook Barrel Cactus	5 Gal.

Pool Area Plantings		
Phoenix roebelinii	Pigmy Date Palm	5 Gal.
Chamaerops humilis	Mediterranean Fan Palm	15 Gal.
Washingtonia robusta	Mexican Fan Palm	6" / 8" / 10"
Muhlenbergia capensis	Regal Mist Deer Grass	5 Gal.

Inert Groundcover		
Decomposed Granite	Yavapai Coral	1/2" Screened
Turf		
Grande Boulders	Surface Select	3'x3'x3'
Concrete Header	Extruded Concrete	4'x4'



VICINITY MAP

PRELIMINARY SITE DATA

TOTAL SITE AREA: 31.48 GROSS ACRES
TOTAL LOTS: 192 LOTS

SEE SHEET L5 FOR WALL DESIGNATION KEY

PROPOSED PARK

PEDESTRIAN GATE TO PROPOSED PARK
BENCHES typ.

PEDESTRIAN NODE w/ BENCHES typ.

DECOMPOSED GRANITE IN ALL PLANTING AREAS

PRELIMINARY LANDSCAPE NOTES

Planting

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF GLENDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL COORESPOND WITH REQUIREMENTS SET BY THE CITY OF GLENDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 1/2" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

Irrigation

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS FOR TREES, SHRUBS AND GROUNDCOVERS AND SPRAY HEADS FOR ALL TURF AREAS, CONNECTED TO AUTOMATIC VALVES. SYSTEM WILL BE CONTROLLED BYAUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100 % COVERAGE.

Grading

ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

*NOTE: ALL LANDSCAPE MAINTENANCE WILL BE DONE BY THE HOMEOWNER'S ASSOCIATION.

M2:

SECONDARY ENTRY MONUMENT WITH
BERMING, BOULDERS AND FLOWERING PLANTS

10' WIDE STRIP OF DECORATIVE PAVERS

SIGHT VISIBILITY LINE

NOTES
* 11 x 17 SHEETS ARE NOT TO SCALE

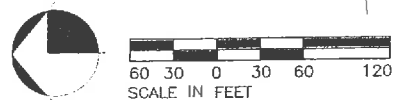
PRD PLAN

PRD PLAN FOR

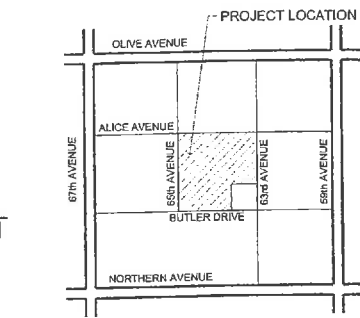
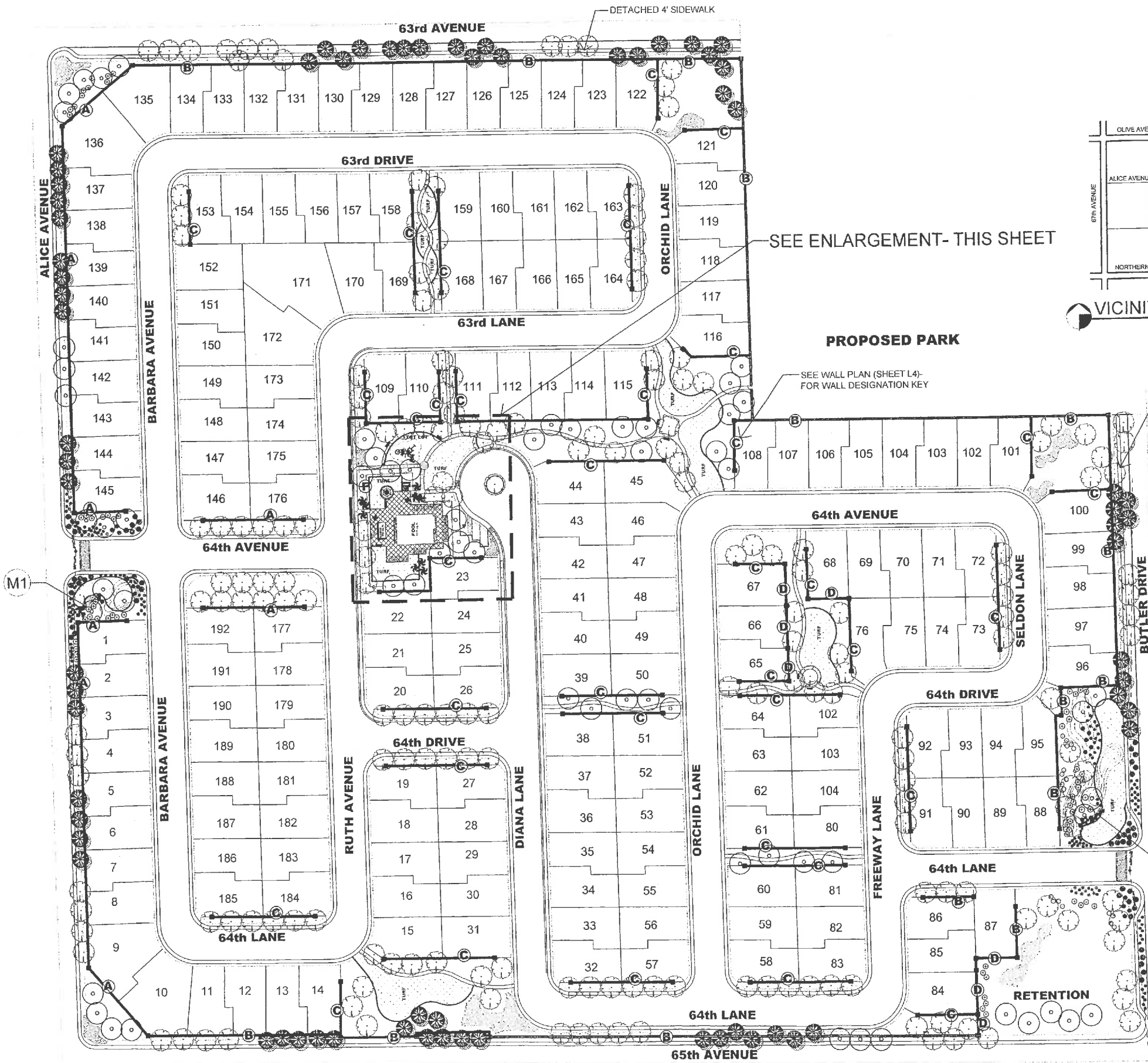
Tarrington Place

PREPARED FOR: KB HOME

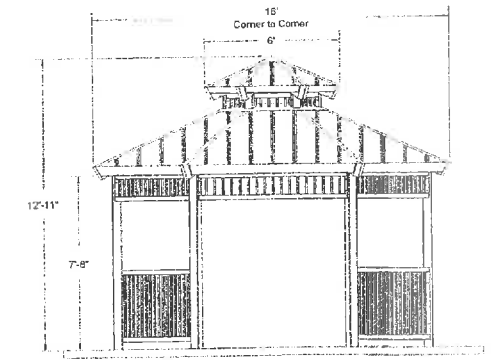
L1



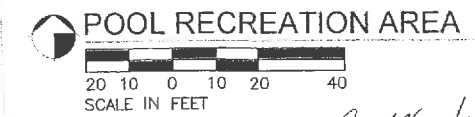
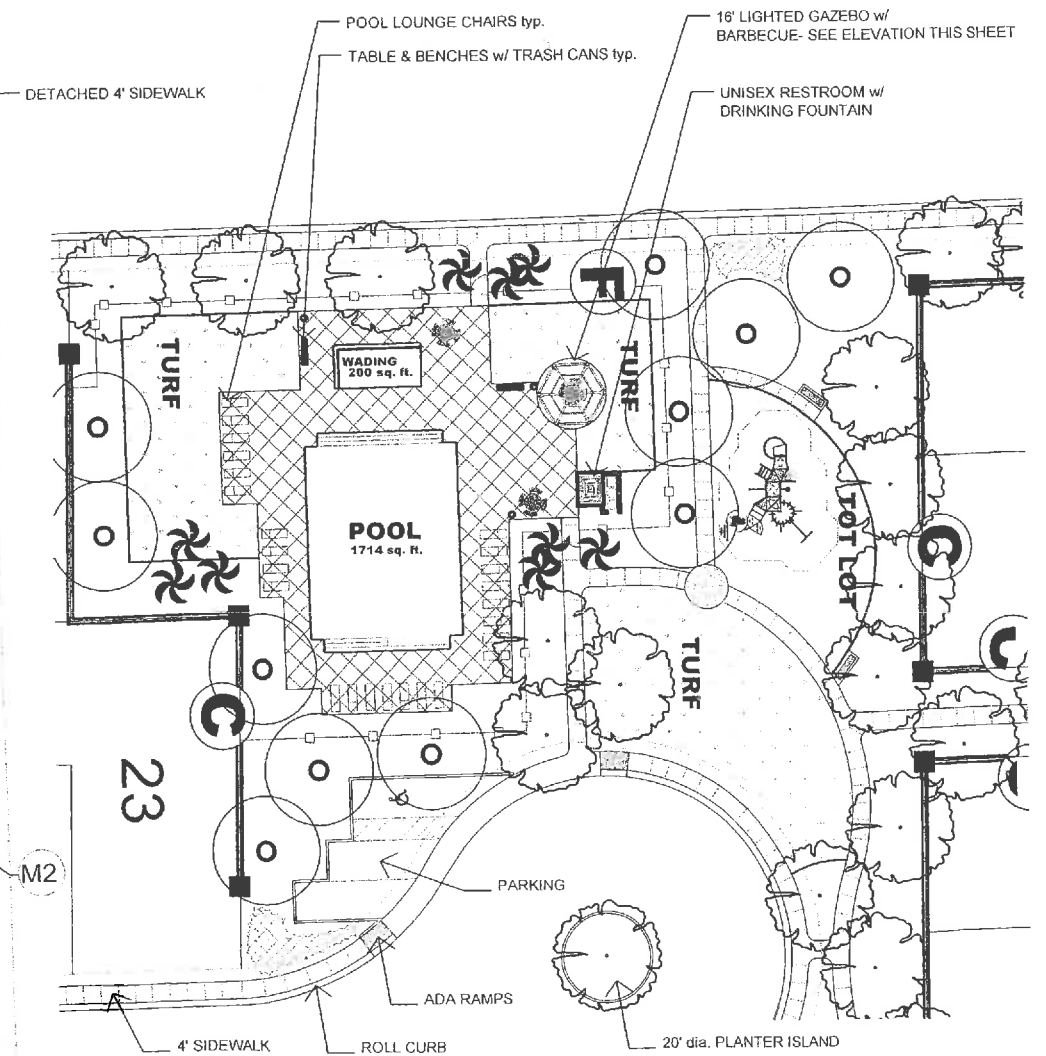




VICINITY MAP

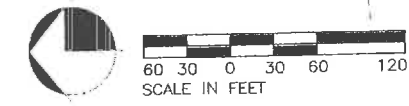


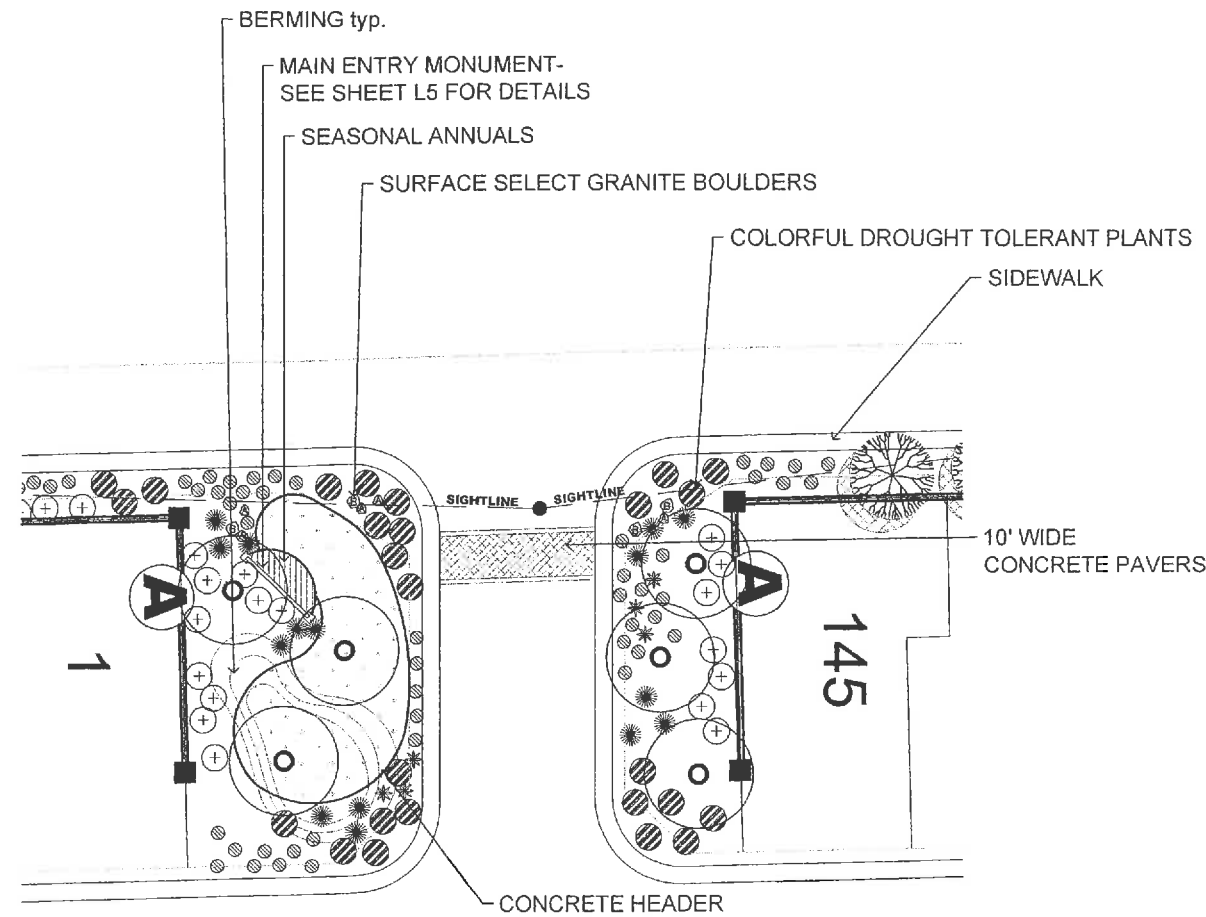
GAZEBO ELEVATION



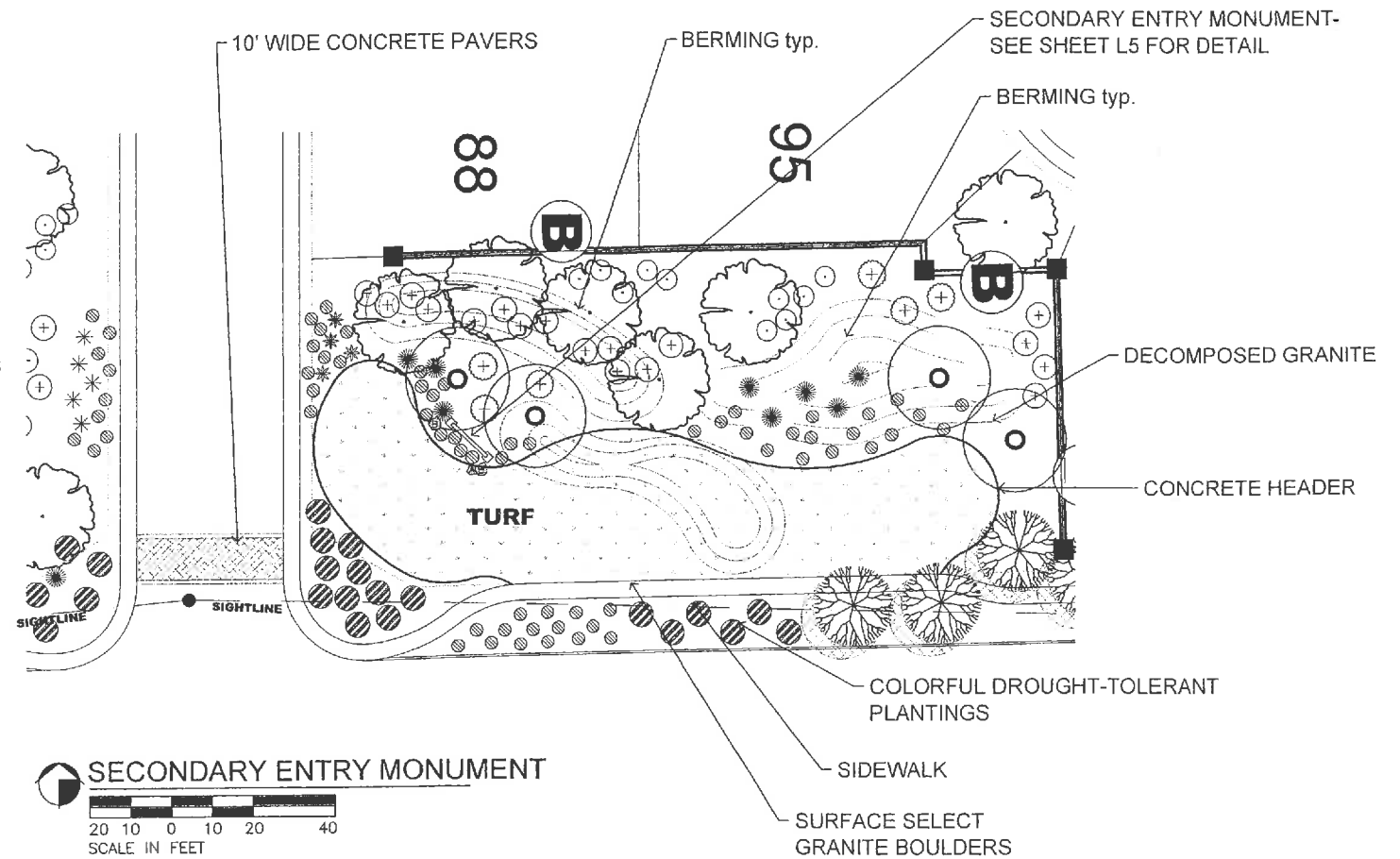
NOTES
 * 11 x 17 SHEETS ARE NOT TO SCALE
PRELIMINARY LANDSCAPE PLAN
PRD PLAN FOR
Tarrington Place
 PREPARED FOR: KB HOME

L2





MAIN ENTRY MONUMENT
 20 10 0 10 20 40
 SCALE IN FEET



SECONDARY ENTRY MONUMENT
 20 10 0 10 20 40
 SCALE IN FEET

Concept Statement:

The landscape theme of each entry was specifically designed to match the scale of the open space provided. Drought tolerant trees are heavily used to create shade and strong vertical statements at the entries. Colorful groundcovers, turf panels, accent plants and boulders have also been designed to create a pleasing landscape; with berming used throughout to create a natural, rugged design. Turf and annuals frame the entry signage to welcome visitors to the neighborhood. The plant palette includes plant species with contrasting leaf textures and colors to assure that the landscape grows more handsome over time.

The hardscape design was intentionally kept to a minimum, using only 10' wide bands of specialty concrete pavers at each entry. The KB Home identification signs and walls for Tarrington Place were also specifically designed to match the architecture of the development. The simple and subtle horizontal lines and wall textures found in the theme walls were also intentionally developed to match and blend with the architectural lines of the homes.

NOTES
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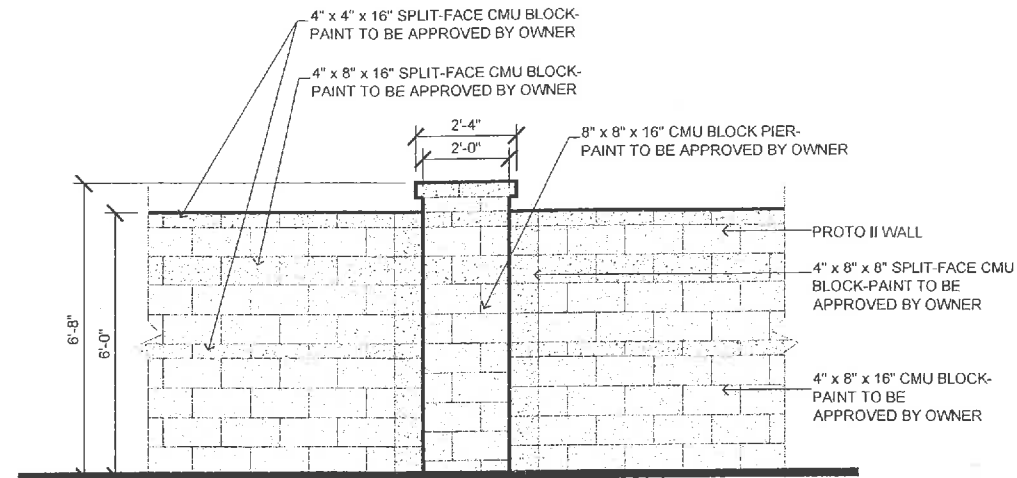
ENLARGED ENTRY PLANS

PRD PLAN FOR

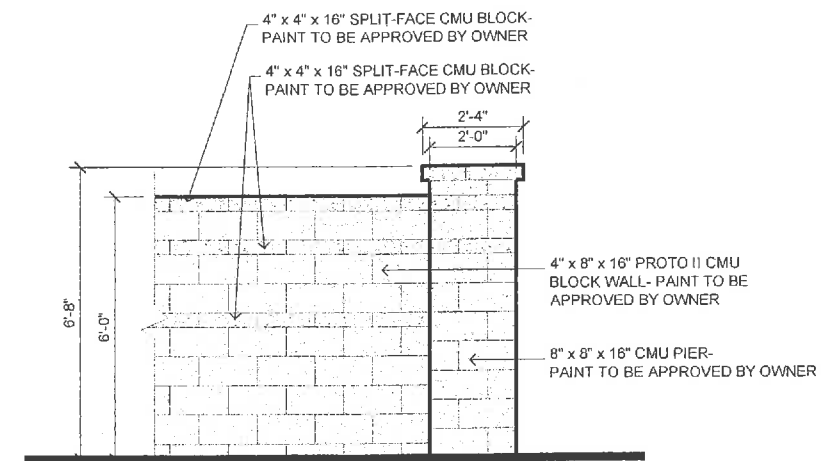
Tarrington Place

PREPARED FOR: KB HOME

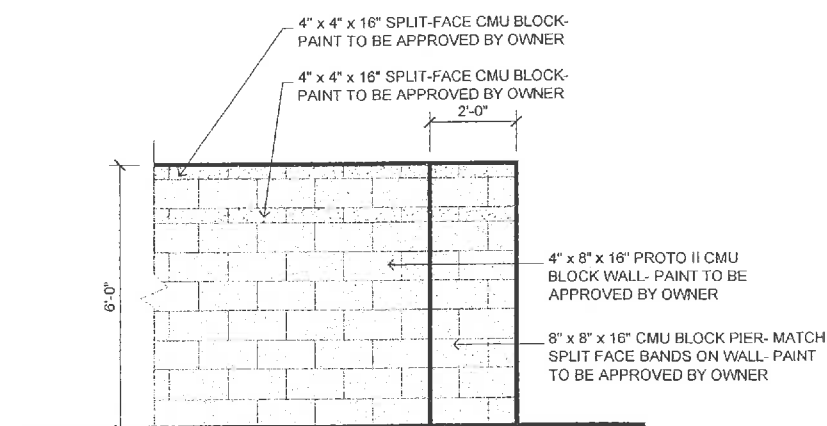




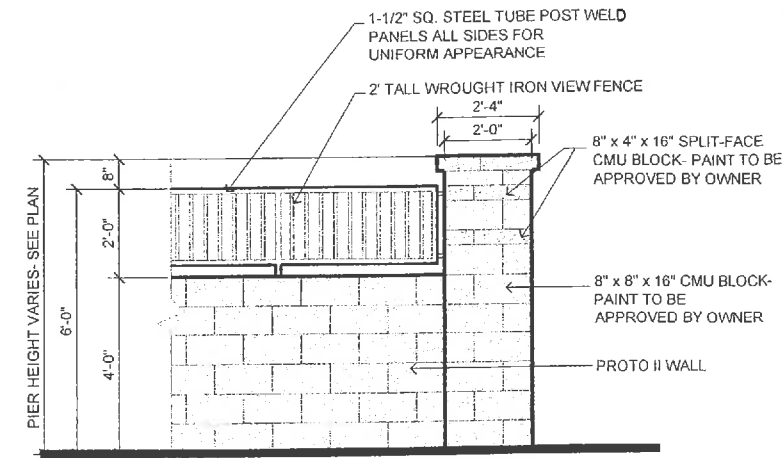
A THEME WALL 'A' Elevation
 SCALE: 1/2" = 1'-0"



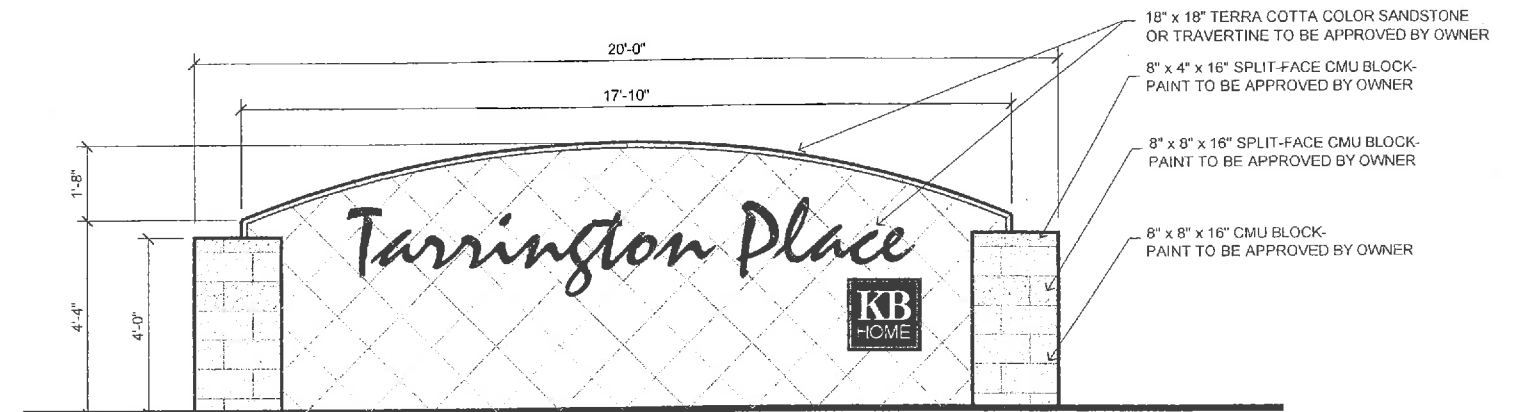
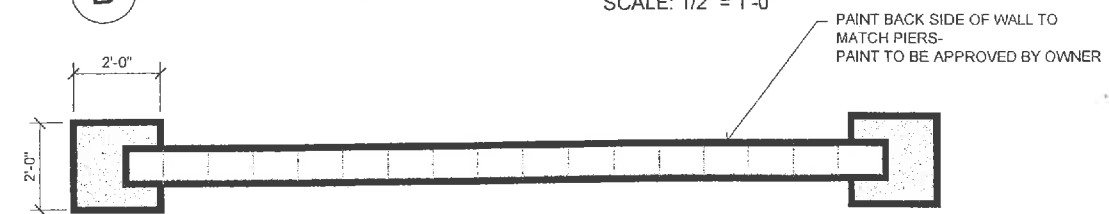
B THEME WALL 'B' Elevation
 SCALE: 1/2" = 1'-0"



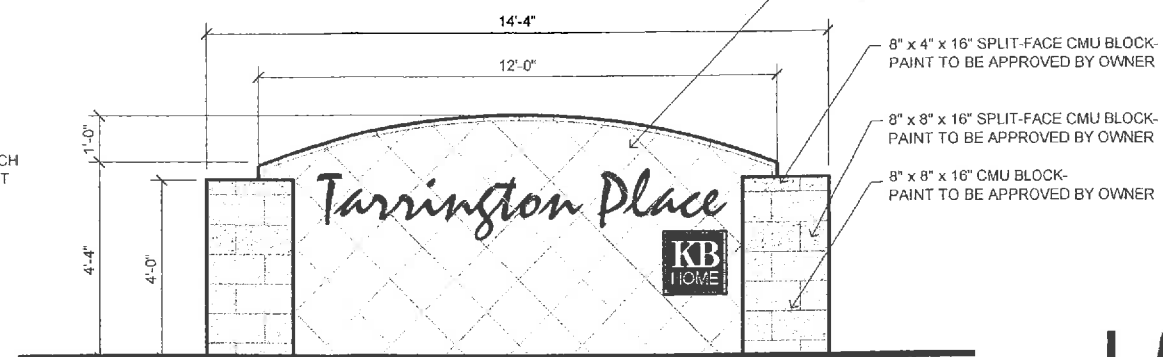
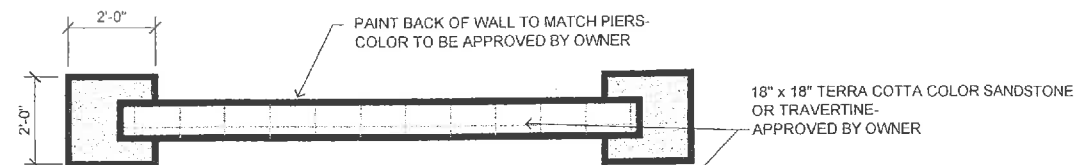
C THEME WALL 'C' Elevation
 SCALE: 1/2" = 1'-0"



D VIEW WALL 'D' Elevation
 SCALE: 1/2" = 1'-0"



E MAIN ENTRY MONUMENT
 SCALE: 1/2" = 1'-0"



F SECONDARY ENTRY MONUMENT
 SCALE: 1/2" = 1'-0"

NOTES
 * 11 x 17 SHEETS ARE NOT TO SCALE

PRELIMINARY WALL ELEVATIONS
 PRD PLAN FOR
Tarrington Place
 PREPARED FOR: KB HOME



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31, FROM WHICH THE
SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 0 DEGREES
00 MINUTES 29 SECONDS EAST, A DISTANCE OF 2622.37 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 18 SECONDS WEST, ALONG THE
SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE
OF 467.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88 DEGREES 36 MINUTES 18 SECONDS WEST,
A DISTANCE OF 751.19 FEET TO A POINT LYING ON THE MONUMENT LINE OF
65TH AVENUE;
THENCE NORTH 0 DEGREES 20 MINUTES 25 SECONDS EAST, ALONG THE
MONUMENT LINE OF 65TH AVENUE, A DISTANCE OF 1309.60 FEET TO A
POINT LYING ON THE MONUMENT LINE OF ALICE AVENUE;
THENCE NORTH 88 DEGREES 35 MINUTES 37 SECONDS EAST, ALONG THE
MONUMENT LINE OF ALICE AVENUE, A DISTANCE OF 1210.14 FEET, TO A
POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31;
THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE
OF 842.36 FEET;
THENCE SOUTH 88 DEGREES 36 MINUTES 18 SECONDS WEST, A DISTANCE
OF 467.26 FEET;
THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE
OF 467.26 FEET TO THE TRUE POINT OF BEGINNING.



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TARRINGTON PLACE
EXHIBIT "F1"
SITE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 31 BEARS SOUTH 0 DEGREES 00 MINUTES 29 SECONDS EAST, A DISTANCE OF 2622.37 FEET, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88 DEGREES 36 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 467.26 FEET;
THENCE NORTH 0 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 467.26 FEET;
THENCE NORTH 88 DEGREES 36 MINUTES 18 SECONDS EAST, A DISTANCE OF 467.26 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31;
THENCE SOUTH 0 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 467.26 FEET TO THE TRUE POINT OF BEGINNING;



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TARRINGTON PLACE EXHIBIT "F2" PARK SITE