

Summerfield Place IV
A R1-4 Planned Residential Development
42 units on 8.59 gross acres / 8.20 net acres

6880 West Myrtle Avenue
NEC Myrtle Avenue and 69th Avenue
Glendale, Arizona

Z-02-12
(Reference GP-02-05)

DEVELOPER

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LIST OF EXHIBITS

EXHIBIT

- A. Vicinity Map
- B.....Aerial Photo
- C. General Plan Map
- D.....Typical Lot Layouts
- E. Conceptual Site Plan
- F.....Conceptual Landscape Plan, Open Space and
Walls
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PROJECT SUMMARY

Introduction

Cherokee Development Partners has been instrumental in rezoning and planning several single-family residential subdivisions in the vicinity of the subject property. Cherokee Development Partners proposes R1-4 PRD zoning to develop 42 single-family lots on an 8.59 gross acre parcel located on the northwest corner of Myrtle Avenue and 68th Drive (see Vicinity Map, Exhibit A). This is an "in-fill" parcel intended for development consistent with the existing adjacent Summerfield Place subdivisions. Cherokee Development Partners tried to acquire this parcel when they were planning the other Summerfield Place parcels, but at the time, the property owner would not sell in hopes of selling the property for multi-family development. The property owner has now entered into a contract with Cherokee Development Partners to allow the rezoning of the property for single-family development.

The site is undeveloped with frontage along Myrtle Avenue, and is surrounded on all sides by existing single-family subdivisions and a mobile home subdivision across Myrtle Avenue. Adjacent land uses include:

North: R-3 zoning developed with a small lot subdivision.

East: R1-4 PRD zoning that is developed with small lot subdivision.

South: R-4 Mobile Home zoning developed with a mobile home subdivision across Myrtle Avenue.

West: R-3 zoning developed with a small lot subdivision.

The subject property is an "in-fill" property completely surrounded by existing small lot single-family and mobile home subdivisions that either have multi-family zoning or small lot single-family zoning. This is the last remaining undeveloped parcel in this area (see Aerial Photo, Exhibit B).

General Plan Amendment Justification

This R1-4 PRD request includes a companion land use map amendment to the Glendale General Plan. The current General Plan classification for this property is 12-20 units per acre (see General Plan Map, Exhibit C). This amendment seeks to change the land use designation from 12-20 to 5-8 units per acre. The proposed density in the R1-4 PRD is 4.89 units per gross acre.

Since the General Plan was adopted in 1989 all of the properties surrounding the site have been developed with single-family residential units. The adjacent properties to

the north, east, and west were developed, as part of the Summerfield Place projects within the 5-8 density range. The adjacent properties to the south were developed with mobile home lots within the 5-8 residential density range. The subject property is the only remaining undeveloped parcel in the immediate area.

The adjacent subdivisions to the north, east and west were developed as phases of a residential community known as Summerfield Place. Summerfield Place began development in the 1980's but was discontinued due to a downturn in the economy. Approximately 15-years later, Cherokee Development Partners offered to finish off the Summerfield Place development if the City agreed to allow the same size lots that were developed in the original Summerfield Place subdivision. The City agreed to the smaller lot sizes and now all of the Summerfield Place Development is complete except for this one last remaining 8.59-acre parcel. The proposed lower density of 5-8 will reduce impacts on services such as schools, streets, parks, water, sewer, sanitation, police and fire.

PRD Development Plan

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 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 development. The subdivision and housing product is to be designed for rear yard privacy and useable open space.

The proposed R1-4 PRD for Summerfield Place IV meets the desired purpose of both the R1-4 and PRD zoning districts. It provides a single-family subdivision on an "infill" parcel that incorporates house products, open space and recreation facilities that are consistent with the existing development patterns in the area.

Cherokee Development Partners proposes a continuation of the lot patterns established in the previous Summerfield Place subdivisions. The average lot will be 45-feet wide x 110-feet deep (see Typical Lot Layouts, Exhibit D). The street pattern incorporates a small internal loop street with connection to the existing subdivision to the east and one access point to Myrtle Avenue to the south. The proposed street pattern aligns with existing developed street intersections in the area.

The PRD provides landscape and retention tracts along Myrtle Avenue to match with existing adjacent subdivisions. The proposed tracts are a continuation of the existing open space tracts on the adjacent subdivision to the east. The PRD also provides an internal central landscaped open space tract for the use and enjoyment of residents within this small subdivision. The development includes 51,809 square-feet or 14.5 percent open space. Most of the open space is located in the middle of the subdivision where it is visible and accessible.

The proposed development standards for Summerfield Place are consistent with the adjacent subdivisions to the north, east and west:

Development Standards

	DISTRICT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	4,000 sf	4,500 sf
Minimum Lot Width	40'	45'
Minimum Lot Depth	80'	105'
Minimum Front Setback	15' to living area 20' to garage	15' to living area or side loaded garage 18' to front loaded garage*
Minimum Rear Setback	15'	15'
Minimum Side Setback	0' and 10'	5' and 5'
Minimum distance between buildings on adjacent lots	10'	10'
Minimum Street Side Yard Setback	10'	10'
Maximum Structure Height	30'	30'
Maximum % Lot Coverage	45 %	45 %

* 18-foot minimum setback to front of garage on even numbered lots, 20-foot setback on odd numbered lots.

- Note:
1. The fireplace may project 2-feet into any required yard.
 2. Bay windows are not permitted to project into the required 5-foot side yard, but may project 2-feet into front or rear yards.
 3. Lot width is measured from the 20-foot yard setback.
 4. Unless noted, all other provisions of the R1-4 zoning district apply.

House Products

The proposed homes include one and two story elevations that exhibit high quality with a unified design theme. The design utilizes a common architectural style, landscape concept and landscape palette to provide an intimate residential community organized around a small loop street system. A professionally designed color scheme is established that includes desert southwest colors for elevations and accent colors for Summerfield Place IV (see Color Palette Schedule, Exhibit E). The exact color palette will be determined when the house products are submitted for approval, since there is not a specific home builder identified for this project yet. A variety of roof configurations and forms including will be offered with various elevations to enhance architectural diversity.

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. Tile roof.
5. Stucco accents and window treatments on all elevations.
6. Two-car garage.
7. Masonry fenced rear yards. Painted decorative masonry return walls to match the residences.
8. Roof vents painted to match tile roof color.
9. Sectional metal roll-up garage door with raised paneling. Decorative windows available as a buyer option.
10. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.

11. Boxed fireplace chimneys to avoid exposed metal flumes (House products do not include fireplaces, but guideline controls design if a fireplace is added on later by an owner).

A minimum of three floor plans, in a combination of one and two-story elevations will be offered with a minimum of three elevations for each floor plan.

Project Design

Summerfield Place IV has two street entrances (see Development Plan, Exhibit G). The main entrance is off of Myrtle Avenue and a second entrance is connected to the adjacent subdivision to the east along Northview Avenue. The main entrance of Myrtle Avenue is designed with a raised landscaped median and a landscape tract along both sides. The streets in the project will be public.

The project is designed with one looping street in the center of the property with one entrance to the south and one to the east. The street design mimics the existing street design on the adjacent subdivision to the east. All lots in the adjacent subdivisions to the north, east and west have perimeter lots that back to the lots proposed on the perimeter of this project. The planned central open space tract is highly visible and accessible.

Summerfield Place IV provides on-site private recreation amenities for the use and enjoyment of its residents. The recreation facility includes a Ramada, BBQ grill and a picnic table. All of the open spaces are landscaped with trees, shrubs and ground cover to provide an aesthetic visual amenity for the residents. All of the recreation amenities, open spaces, and landscape tracts will be owned and maintained by a homeowner's association.

Planned Development Guidelines

Summerfield Place IV is developing under the PRD overlay-zoning district and is subject to review through the Planned Development Guidelines as part of the Single Family Residential Design Guidelines. Summerfield Place IV meets many but not all of the Design Guidelines since many of the guidelines do not account for lots smaller than 6,000-square feet.

The following is the list of the Single-Family Design Guidelines for PRD projects that are used to evaluate design, however they were not approved for use in the R1-4 zoning district. Due to the limited size of the lots in R1-4 it is not possible to meet all of the guidelines. Each guideline for Summerfield Place IV is either implemented or an explanation is provided as to why a guideline could not 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	Summerfield Place IV provides two landscape retention areas. One area is along Myrtle Avenue and the second area is in the middle of the project. With such a small parcel in the existing development patterns in the area there few alternative open space design options.
2. Provide landscaped open spaces visible from arterial street view as well as from residential street view	Open spaces are planned along Myrtle Avenue, which is the main collector street in this area. The internal open space is visible from the internal street system.
3. Provide useable common open space that is centrally located, and improved with recreational facilities	Summerfield Place IV includes one centrally located recreation area that provides a Ramada, BBQ and picnic table.
4. Provide an internal pathway system	There is a pedestrian sidewalk connection to the Ramada located in the central open space.
5. Provide amenities such as golf courses, and lakes	The limited size of the project precludes a golf course or lake.

STREETS

Guidelines	Comments
1. Provide an enhanced curvilinear street system	Summerfield Place IV mimics the existing street patterns used in previous phases that are not curvilinear but they provide short blocks.
2. Provide minimum 6' wide landscape tracts at the end of blocks	The PRD landscape plan shows landscape tracts at the ends of blocks. Tracts are 8' or more.
3. Open streets and cul-de-sacs to common open space	The PRD does not have cul-de-sacs but does provide open spaces that are open to streets and lots.
4. Provide local streets with detached sidewalks and street trees	The proposed PRD does not provide detached sidewalks, consistent with all previous phases.
5. Provide landscape islands with prominent landscaping in cul-de-sacs	The PRD does not have a cul-de-sac in the street system design.
6. Provide enhanced traffic calming devised when needed	This is a small development that does not need traffic calming.
7. Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect	This project has no collector streets.

PERIMETER IMPROVEMENTS

Guidelines	Comments
1. Provide enhanced entrances from arterial and collector streets	Summerfield Place IV provides an enhanced street entrance off of Myrtle Avenue with a raised landscape median, landscaping on each side and a decorative theme wall.
2. Provide enhanced perimeter theme walls along arterial and collector streets	Summerfield Place IV provides an enhanced decorative perimeter theme wall along Myrtle Avenue.
3. Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets	The decorative theme wall along Myrtle Avenue will be designed to match the existing theme wall along Myrtle Avenue on the adjacent Summerfield Place III to the east.
4. Provide a landscape tract between the street right-of-way and the perimeter wall	Summerfield Place IV provides landscape tracts along Myrtle Avenue that separate the street from the perimeter theme wall. The tract varies from 8 to 30' wide.

LOT LAYOUT AND SETBACKS

Guidelines	Comments
1. Vary the width of lots that are side by side by 5' or more	The R1-4 zoned lots are so small that this guideline cannot be accomplished. The development is so small that variation in lot widths is not practical.
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 front yard setbacks are staggered by 2-feet by providing an 18-foot setback for even lots and a 20-foot front setback for odd lots.
3. Provide variation in the width of side yards and the separation between houses	All of the lots in the PRD are 5' wider than the R1-4 standard with a minimum distance of 10-feet between the houses. This is consistent with all previous phases.
4. Provide minimum 15' side yards for two-story houses	This Design Guideline was not intended for R1-4 district lots. The lots are too small to accomplish this guideline.
5. Provide a minimum 30' rear yard setback for two-story houses	This Design Guideline was not intended for R1-4 district lots. The lots are too small to accomplish this guideline.
6. Widen corner lots by 10' or more than the interior lots on the same block	This Design Guideline was not intended for R1-4 district lots. The lots are 5' wider than the standard and corner lots have 8' landscape tracts.
7. Orient the house at an angle within the building envelope on corner lots	The lots are too small to angle house products on corner lots; therefore this guideline cannot be accomplished.
8. Stagger rear setbacks where a row of lots backs to an arterial or collector street	Lots 3 and 4 are staggered 2' and lots 1, 6 and 7 are staggered with angled lot lines.
9. Vary the depth of perimeter lots to provide for variation in perimeter wall alignments	Lots 3 and 4 are staggered 2' and lots 1, 6 and 7 are staggered with angled lot lines.
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; therefore this guideline does not apply.

HOUSE PRODUCTS

GUIDELINES	COMMENTS
1. Provide distinctive architectural details on front elevations	The PRD will provide a minimum of three different floor plans with three different elevations for each floor plan. The elevations of the house products will be approved by the City.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan	The PRD will provide a minimum of three different floor plans with three different elevations for each floor plan. The elevations of the house products will be approved by the City.
3. Locate houses with different front elevations on adjoining lots	No two houses with the same elevation will be located on adjoining lots or directly across the street from each other.
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas	The architectural detailing of the rear elevations need to comply with the adopted City Guidelines and will need to be approved by the Planning Department. The requested zoning does not include specific house products, however the City does control the final approval of the proposed house product elevations.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas	The architectural detailing of the rear elevations need to comply with the adopted City Guidelines and will need to be approved by the Planning Department. The requested zoning does not include specific house products, however the City does control the final approval of the proposed house product elevations.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas	The architectural detailing of the rear elevations need to comply with the adopted City Guidelines and will need to be approved by the Planning Department. The requested zoning does not include specific house products, however the City does control the final approval of the proposed house product elevations.
7. De-emphasize garage fronts as the most prominent feature on front elevations	The architectural detailing of the rear elevations need to comply with the adopted City Guidelines and will need to be approved by the Planning Department. The requested zoning does not include specific house products, however the City does control the final approval of the proposed house product elevations.
8. Provide covered rear patios which match the architecture of the house	The proposed development standards allow for an integrated rear patio cover.
9. Incorporate a variety of durable exterior materials and finishes	All houses products are designed with stucco exteriors, metal sectional garage doors, baked enamel or anodized window frames and tile roof
10. Provide a variety of roof colors and textures	Tile roofs will be offered to match Summerfield Place III to the east.
11. Provide a variety of front yard landscaping	The developer will install a front yard landscaping as

packages	part of the homebuyer package.
12 Provide enhanced decorative return walls on individual lots	Painted decorative stucco and painted return walls will be provided to match the color of the adjacent house. These stucco and painted walls will also be placed adjacent to any common internal open spaces consistent with Summerfield Place III.

In addition to the 38 design guidelines listed in the previous tables, the Single-Family Design Guidelines narrative also includes discussions on a variety of additional design criteria used to help evaluate PRD proposals. As mentioned previously, these guidelines were not approved for the R1-4 zoning district. Summerfield Place IV does not meet all of the 38 design guidelines listed in the previous design tables, likewise it does not meet all of the additional design criteria identified in the text of the Guidelines. The following is a listing of the criteria identified in the text of the Guidelines along with an explanation of how Summerfield Place IV either meets or does not meet the additional criteria. The additional design guidelines in the text 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.”*** Summerfield Place IV has 100 percent of its lots over the minimum square-footage identified in the base zoning district.
- ***“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.”*** There is no reduced lot area on individual lots therefore the required 1:1 transfer ratio is not utilized in this PRD.
- ***“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.”*** The average lot size for Summerfield Place IV is 950-square feet larger than the minimum lot area required by underlying zoning district.
- ***“The minimum front yard setback from the property line is 15-feet from living areas and 18-feet for garages when a standard street cross-section is used. This provides a minimum of 20-feet from the sidewalk to the face of the garage.”*** Summerfield Place IV provides a minimum of 18-feet to the face of the garage on every lot. The minimum front yard to the back is 15-feet when adjacent to the living area. The minimum distance from garage to sidewalk is 21-feet.
- ***“The minimum front yard setback from the property line is 20-feet when a detached sidewalk is provided.”*** Summerfield Place IV does not provide detached sidewalks. This guideline does not apply.

- ***“Provide variation in the width of side yards and in the separation between houses on 25 percent of the lots.”*** The lots are 5-feet wider than the standard R1-4 width and all lots are consistent with Summerfield Place I, II and III.
- ***“Group wider side yards together on some adjoining lots to provide a separation of 20-feet or more between houses.”*** The PRD cannot provide a variation in lot widths because the lots are only 45-feet wide and this Design Guideline was not intended for the R1-4 zoning district.
- ***“The minimum separation between houses on adjoining lots is 15-feet.”*** The PRD cannot provide a variation in lot widths because the lots are only 45-feet wide and this Design Guideline was not intended for the R1-4 zoning district.
- ***“The minimum side yard is 5-feet.”*** The proposed 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 are 5-feet wider than the R1-4 standard but are the same width as interior lots. This is consistent with previous phases.
- ***“Stagger the rear yard setback where row of lots back to an arterial or collector street.”*** The entrance into the project and two-landscape tracts break up the lots along Myrtle Avenue. Lots 3 & 4 are staggered two feet along Myrtle Avenue.
- ***“The minimum rear yard setback is 20-feet.”*** This guideline exceeds the requirements of the R1-4 base-zoning district. The rear yard setbacks are 15-feet. in accordance with the district development standards.
- ***“Limit the number of lots in a row backing onto an arterial or collector street and common areas to six or less.”*** The proposed PRD complies with this Guideline because the frontage on Myrtle Avenue is limited and not more than six lots in a row occur along the Myrtle Avenue frontage.
- ***“Provide minimum 6-foot wide landscape tracts at the end of blocks.”*** All corner lots have minimum 8-foot landscape tracts at the end of the blocks.
- ***“In the perimeter wall design use upgraded materials such as painted stucco over concrete block, stone, or enhanced materials. Plain concrete block, split faced block, or single scored blocked are not acceptable.”*** Summerfield Place IV provides a combination of painted stucco and split-face block materials on its perimeter wall to meet this guideline. The perimeter wall design is consistent with the adjacent subdivision to the east.
- ***“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 wall is the same wall as approved and constructed in Summerfield Place III on the adjacent property to the east. The wall is angled along lots 1,6 and 7 with a two-foot stagger on lots 3 and 4.

Landscape, Entry Features, and Perimeter Walls

The landscape concept of Summerfield Place IV utilizes a plant palette indigenous to the area and complementary to the proposed architectural theme (see Landscape Plan, Exhibit H). Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in open space areas. Front yard trees will be planted in a formal street tree arrangement along neighborhood streets and will provide a pleasing sense of place. The developer will provide front yard landscaping. Streetscape standards along Myrtle Avenue will be designed to be consistent with the landscaped theme established in the existing Summerfield Place III subdivision located in the adjacent property to the east.

The perimeter theme wall along Myrtle Avenue will be consistent with the existing theme wall located adjacent Summerfield Place III subdivision on the adjacent property to the east. The perimeter theme wall will be 6-feet in height and will be painted stucco with split face block accents in a repeating pattern and a split face block decorative cap along the top of the wall. The entrance off of Myrtle Avenue will include a small entry monument sign that identifies the name of the subdivision in cast bronze letters (see Landscape Plan, Exhibit H). The existing 6-foot high decorative theme wall located on the adjacent subdivision streets will be expanded along the Myrtle Avenue frontage to provide integrated them that will tie all the individual Summerfield Place subdivisions together. There will be no gap between the walls along Myrtle Avenue except for the entrance drive.

The main entrance off of Myrtle Avenue will include landscape tracts on both sides. The landscape tracts will be planted to provide a sense of entry. The entrance includes a raised landscaped median.

Landscape Maintenance Responsibilities

A homeowners association will own and maintain all common open spaces within the project and along Myrtle Avenue. The subdivision plat Covenant Conditions and Restrictions (CC&R) for Summerfield Place IV will identify that the Summerfield Place IV Homeowners Association (HOA) will own and maintain landscaping within all open space tracts, retention areas, decorative perimeter walls, entry features, and recreation amenities. The HOA will maintain landscaping adjacent to the project within the City 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 Summerfield Place IV PRD narrative as approved by the City Council. The City of Glendale will have no maintenance responsibilities for on-site or adjacent off-site landscaping, walls, entry features or landscaping.

Grading and Drainage Concept

The site slopes gently from northeast to southwest. The site is designed with on-site retention areas as part of landscaped open space areas. The site is designed to accommodate a two-hour one hundred-year storm event (see Drainage Map, Exhibit I).

Public Improvements and Project Phasing

This project will finish off-street improvements for Myrtle Avenue including curb, gutter, sidewalk, streetlights, and perimeter landscaping.

The internal local streets will be publicly owned and maintained by the City of Glendale. The streets include 36-feet of paving back-of-curb to back-of-curb with 4-foot sidewalks on each side. The streets are within a 50-foot right-of-way.

All utilities and irrigation facilities will be under ground in accordance with the City of Glendale Ordinance. A 1' vehicle non-access easement is required at all points where improper access can be obtained to the street, common area, or tract.

Summerfield Place IV will be developed in one phase. A model home complex may or may not be located on this site depending on which homebuilder develops the houses in the subdivision. Any model home complex for on the site will be submitted for review and approval by the Planning Department.

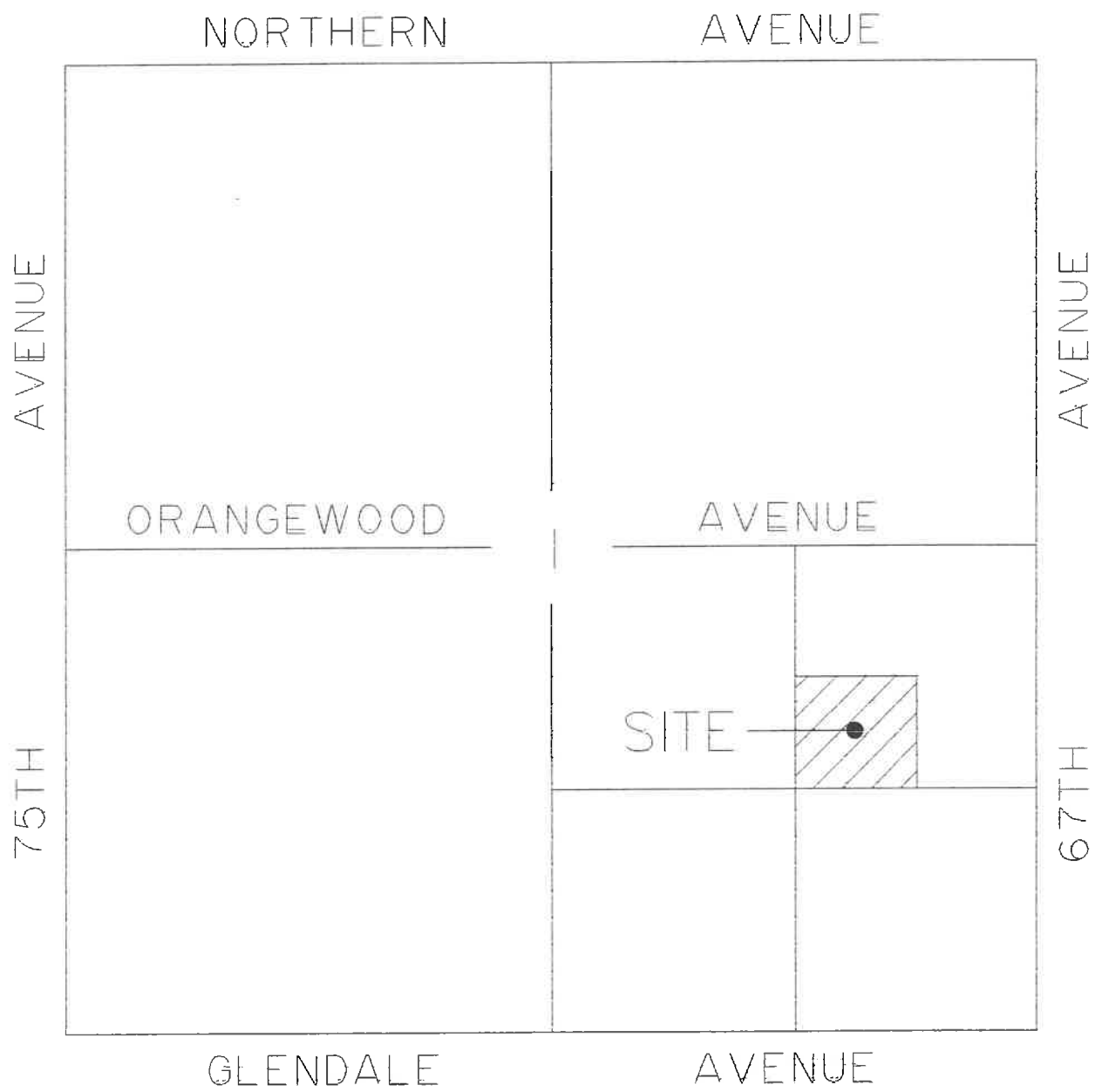
PRD Required Findings

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 proposed General Plan amendment to reduce the density that is a companion request to this rezoning application. The proposed single-family density of 4.89 dwelling units per gross acre falls in the General Plan request for 5-8 dwelling units per acre, and below the permitted PRD density of 8 dwelling units per acre within the R1-4 zoning district.

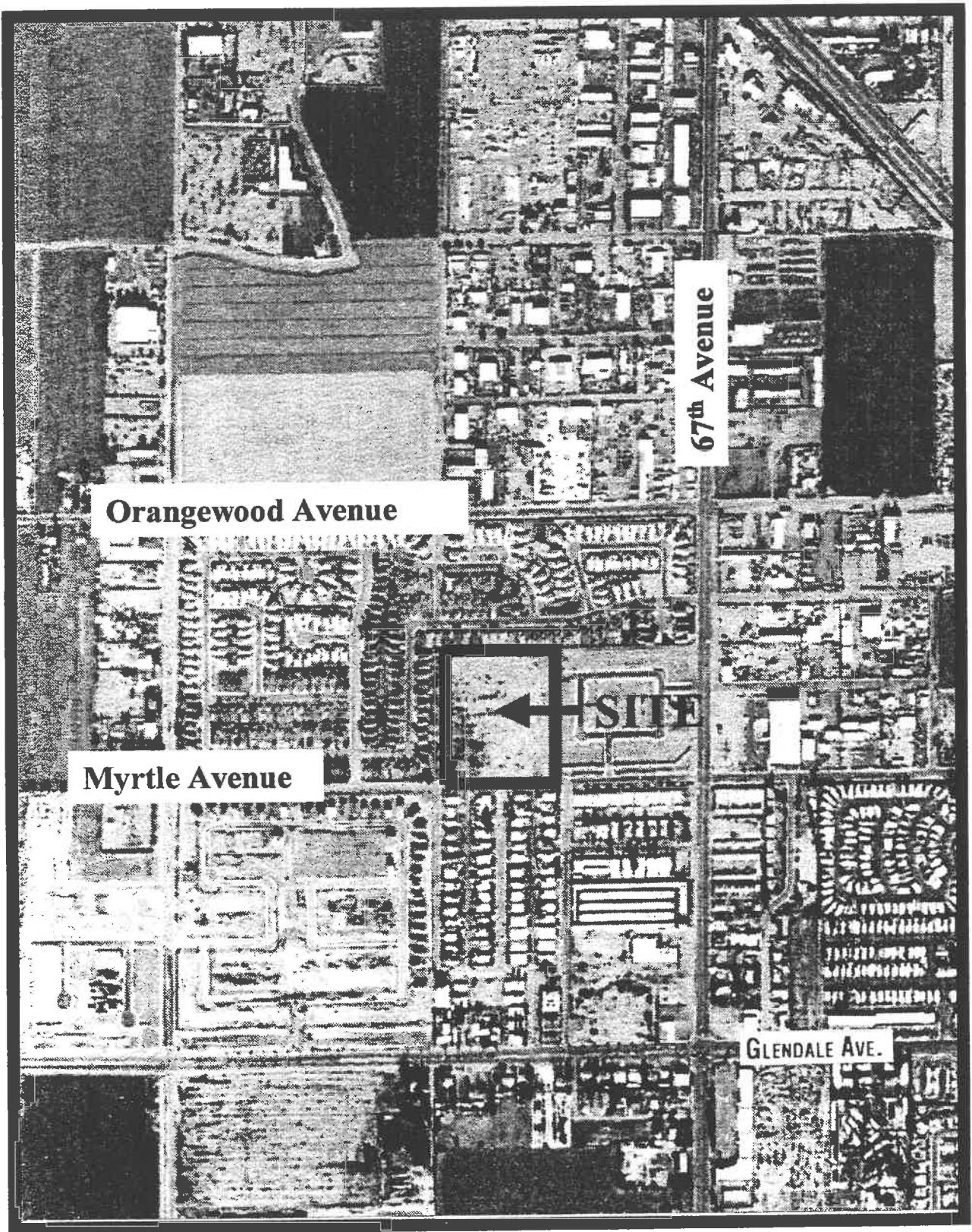
- B. The R1-4 PRD is consistent the existing R1-4 PRD, R-3 and R-4 MH zoned residential subdivisions to the north, east, west and south across Myrtle Avenue. The site plan incorporates a single-family subdivision with perimeter landscape tracts, walls, open spaces, and lot patterns that are consistent with the adjacent properties, and the quality of the house products are consistent with the adjacent development in the area.
- C. The PRD meets the intent of the guidelines to encourage innovation, quality and diversity in the City's housing stock. It meets all of the landscape and open space guidelines. This is an "infill" site adjacent to existing residential developments that utilize the same Design Guidelines as the proposed subdivision. The applicant has made every effort to meet every design guideline possible within the context of the site. There are design guidelines, which are not met in part due to the standards of the proposed R1-4 base-zoning district requested.
- D. The PRD presents a residential subdivision that offers a high quality of living for persons desiring a single-family detached home with little or no outdoor maintenance.
- E. The PRD offers picnic table, BBQ and shade Ramada. The proposed amenities are consistent with the existing adjacent subdivisions that were originally designed as a larger planned community. 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 offer two-car 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 residential subdivision.

The proposed R1-4 PRD request for Summerfield Place IV does meet the purpose, intent and required findings of the PRD overlay zoning district.

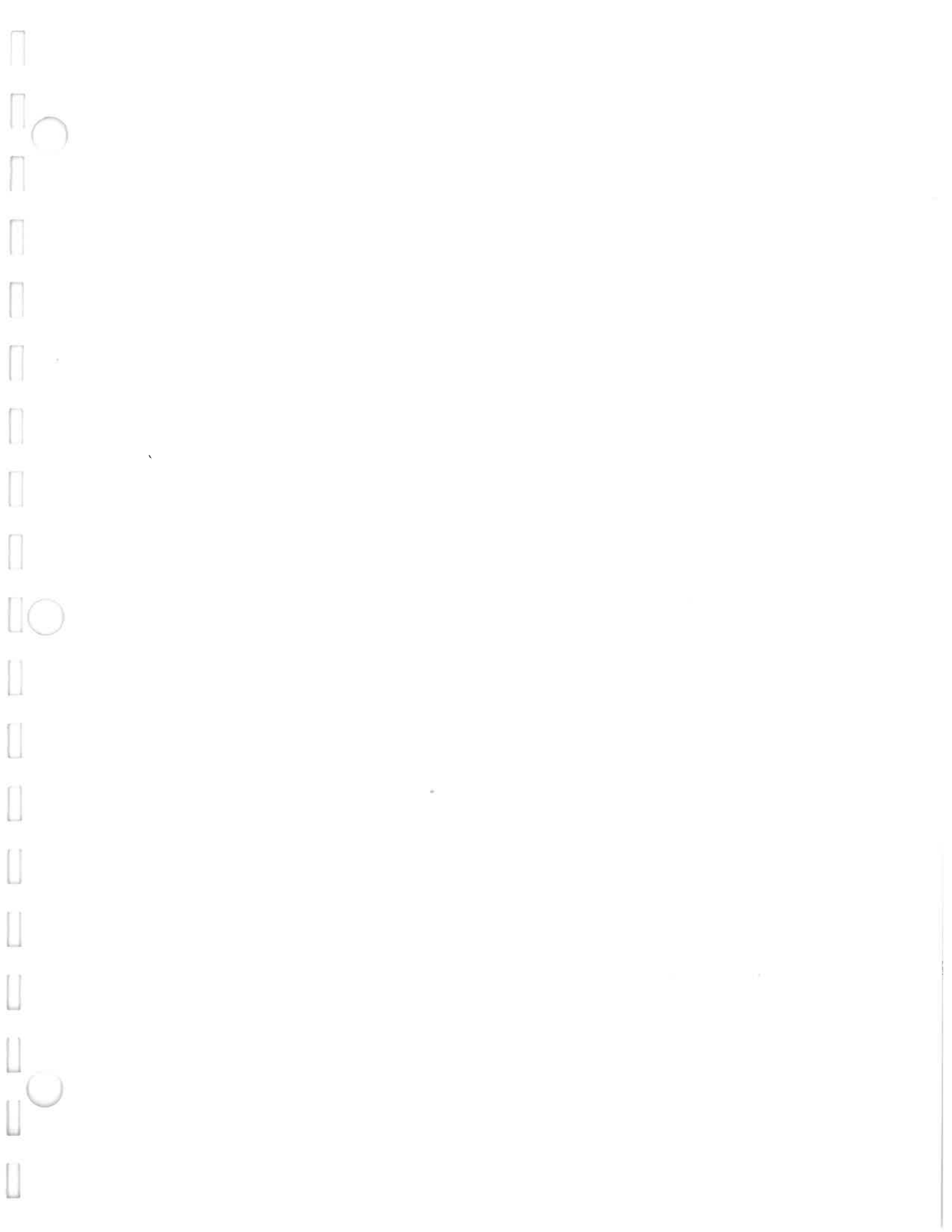


V I C I N I T Y M A P

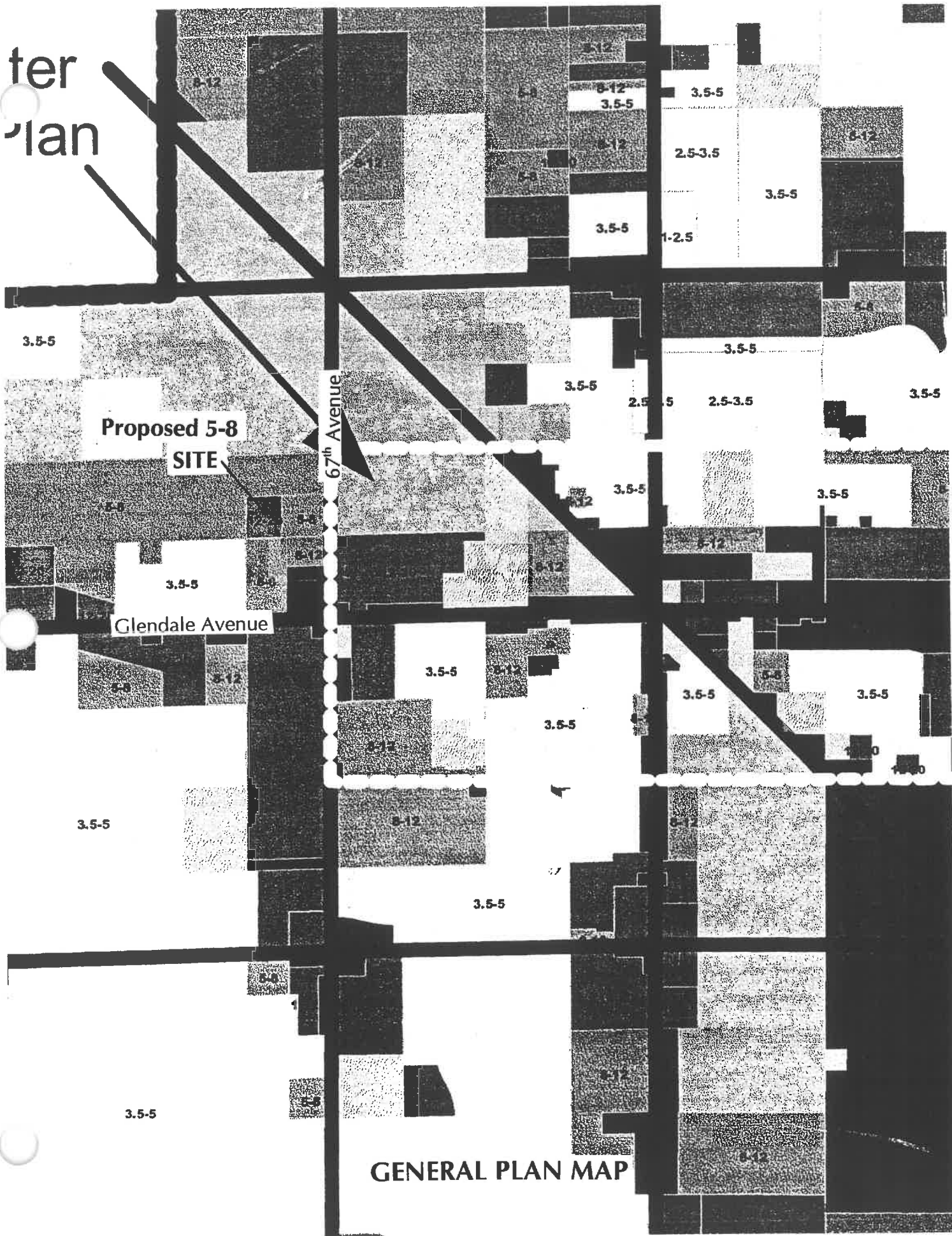
SECTION 1, T.2N., R.1E.



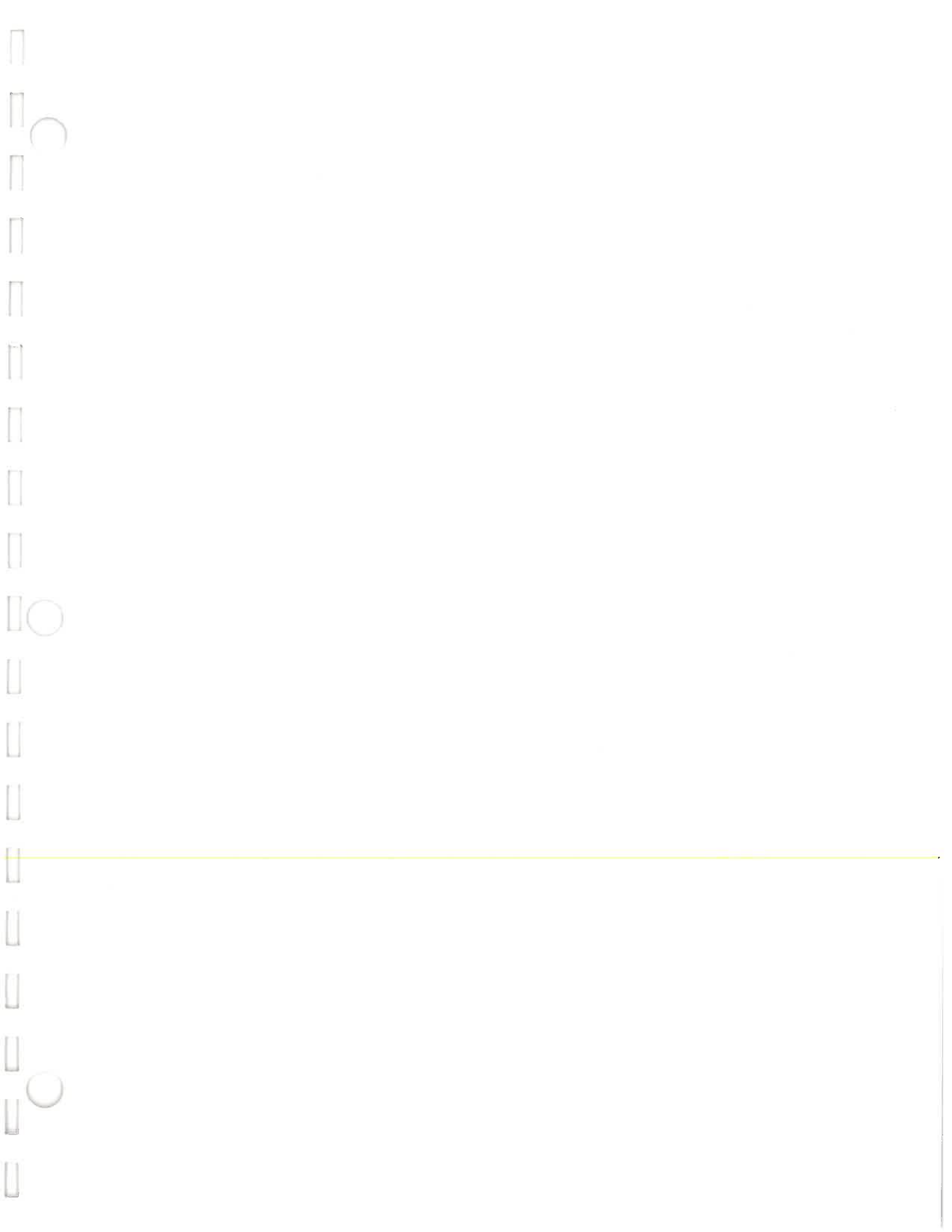
AERIAL PHOTO

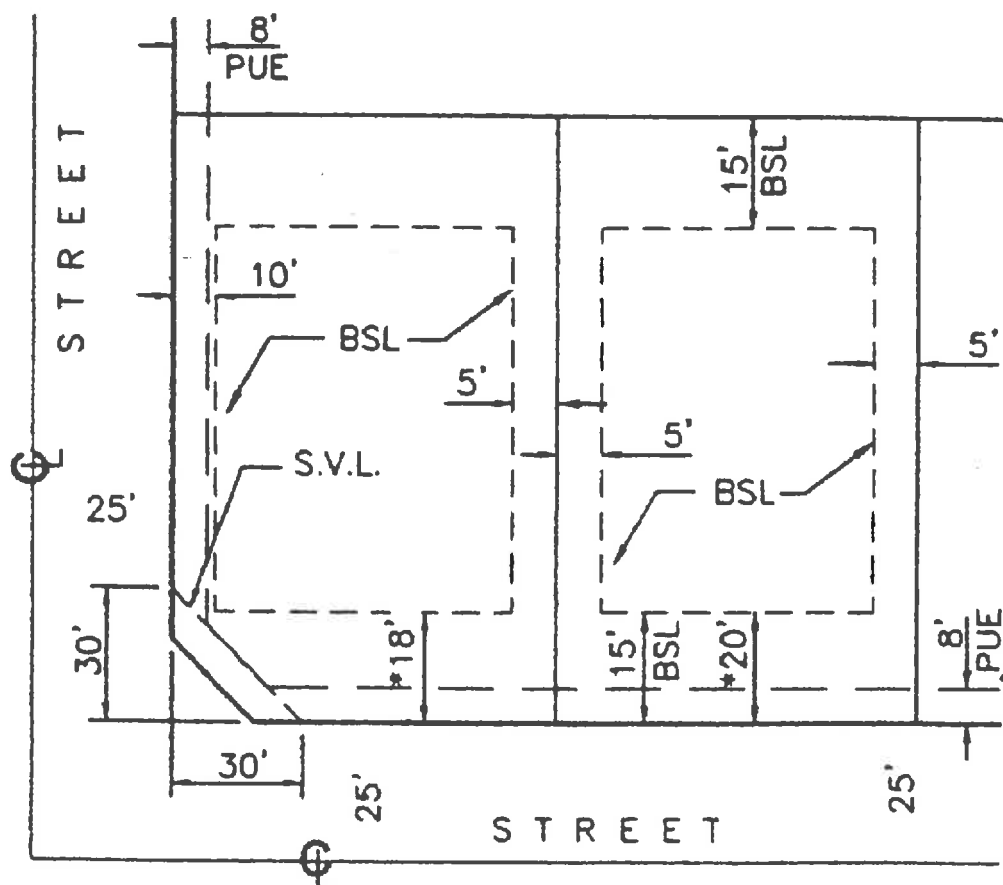


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plan



GENERAL PLAN MAP

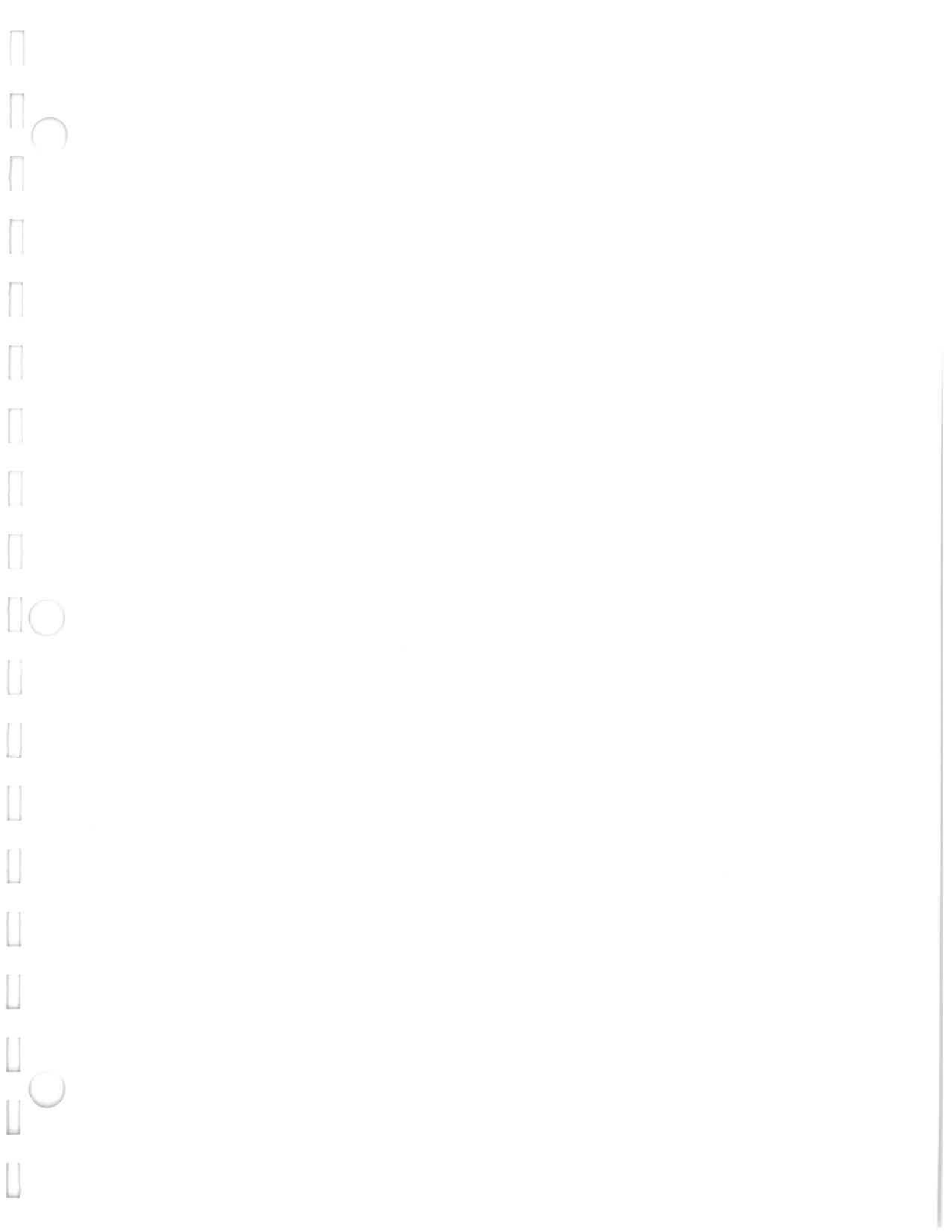




TYPICAL LOT SETBACKS

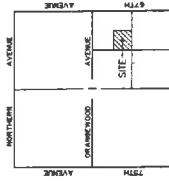
S.V.L. DENOTES SITE VISIBILITY LINE.
(PER STANDARD DETAIL NO. G-447)
MAXIMUM LOT COVERAGE = 45%

* INDICATES SET-BACK TO GARAGE
18' FOR EVEN LOT NUMBERS
20' FOR ODD LOT NUMBERS



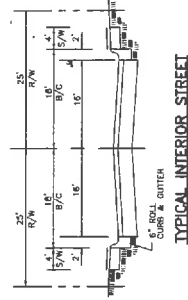
SUMMERFIELD PLACE PHASE
BOOK 273 PAGE 31
ZONED R-3

"A PLANNED RESIDENTIAL DEVELOPMENT"
A PORTION OF THE SOUTH HALF OF THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,
T.2N., R.1E., OF G & S. R. B. & M., MARICOPA COUNTY,
ARIZONA.

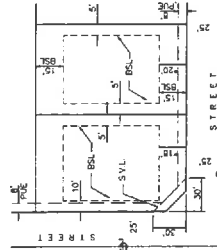


VICINITY MAP

SECTION 1, T.2N., R.1E.



TYPICAL INTERIOR STREET

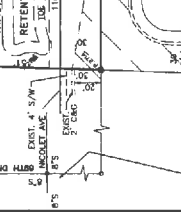
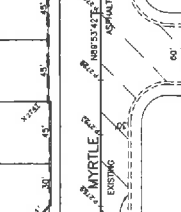
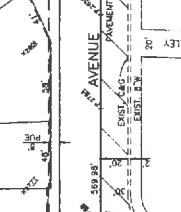
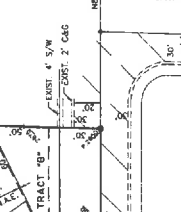
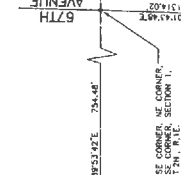
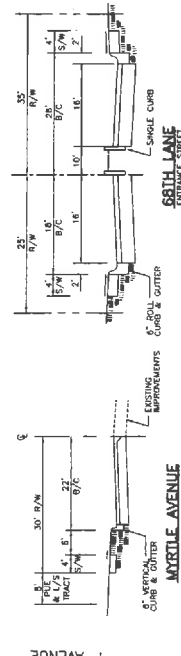


TYPICAL LOT SETBACKS

S.V.L. DENOTES SITE VISIBILITY LINE
(PER STANDARD DETAIL NO. G-447)
MAXIMUM LOT COVERAGE = 45%

* INDICATES SET-BACK TO GARAGE
18' FOR EVEN LOT NUMBERS
20' FOR ODD LOT NUMBERS

TRACT TABLE	
TRACT	AREA (S.F.)
A	1,771
B	1,748
C	1,780
D	1,641
E	1,710



Clouse Engineering, Inc.

AVENUE

GLEN

1997

HOMES
2168TH DRIVE
WILLOW

ST
EST

CL

69TH AVENUE

1842 E. Cunningham Ave. Phoenix, Arizona 85028
Tel 602-385-8300 Fax 602-385-8310

SUBDIVIDER AND OWNER
CHEROKEE DEVELOPMENT

PAGE

BOOK 114

INTO THE EXISTING
OF 59TH DRIVE

— PROPOSED SEWERLINE TO C
SEWER MANHOLE AT THE IN
AND NICOLET AVENUE

SUMMERFIELD PLACE IV
"A PLANNED RESIDENTIAL DEVELOPMENT"

PHONE: (602) 589-6020
FAX: (602) 589-7904

CAP IN HANDHOLE.

1

1000

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1

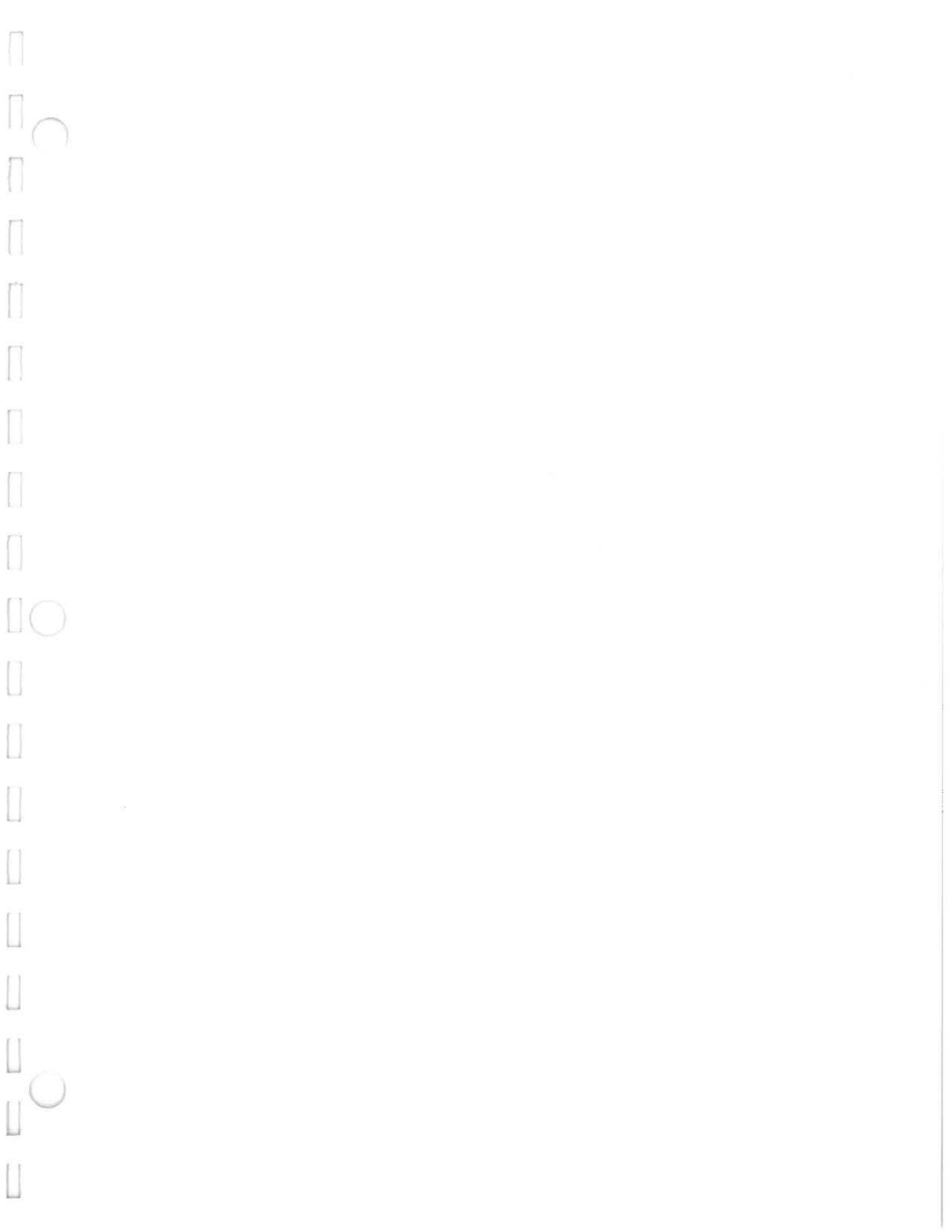
house. These slabs and painted walls will also be placed adjacent to any common internal open spaces compatible with the proposed scheme.

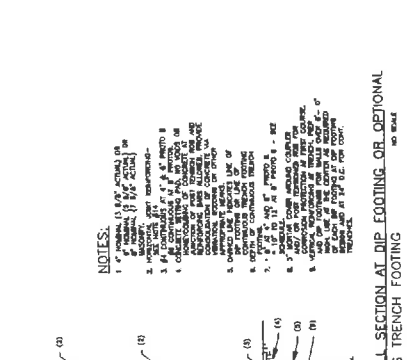
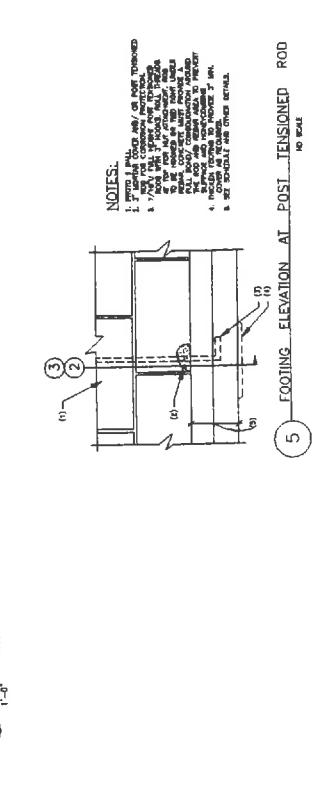
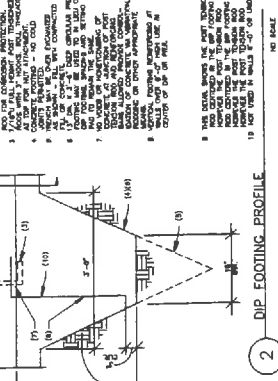
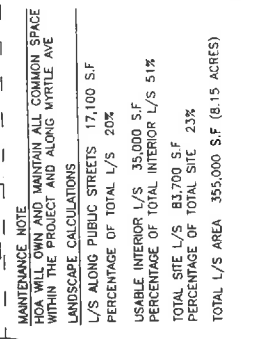
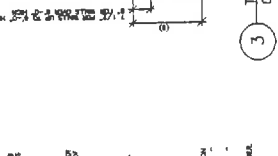
[illegible]

Guidelines	Comments
1. <u>Knowledge</u> is a given and cannot be taught.	Knowledge is not a commodity that can be passed on. It is a process of discovery and learning.
2. <u>Problematizing</u> is the key to learning. It is the process of questioning and challenging existing knowledge.	Problematizing is the process of questioning and challenging existing knowledge. It is the process of discovery and learning.
3. <u>Learning</u> is a process of discovery and learning. It is the process of questioning and challenging existing knowledge.	Learning is a process of discovery and learning. It is the process of questioning and challenging existing knowledge.
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10. <u>Learning</u> is a process of discovery and learning. It is the process of questioning and challenging existing knowledge.	Learning is a process of discovery and learning. It is the process of questioning and challenging existing knowledge.

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Please convert their sales when you reach the attributes of a double







型

G R O U P

**SUMMERFIELD
PLACE IV**

GLENDALE, ARIZONA

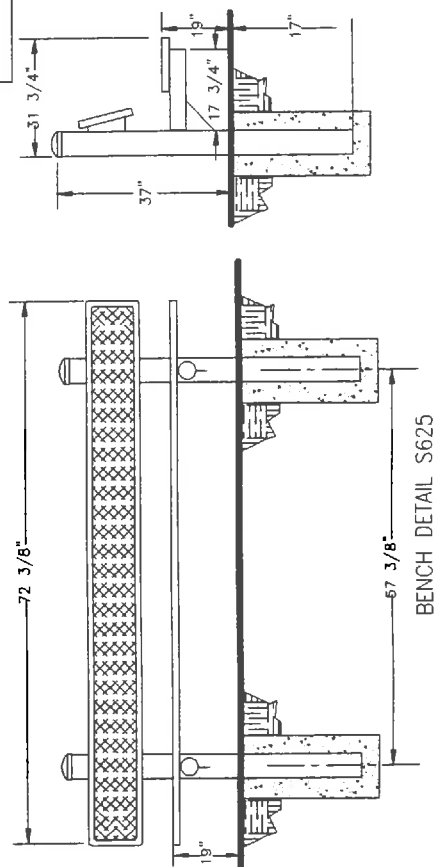
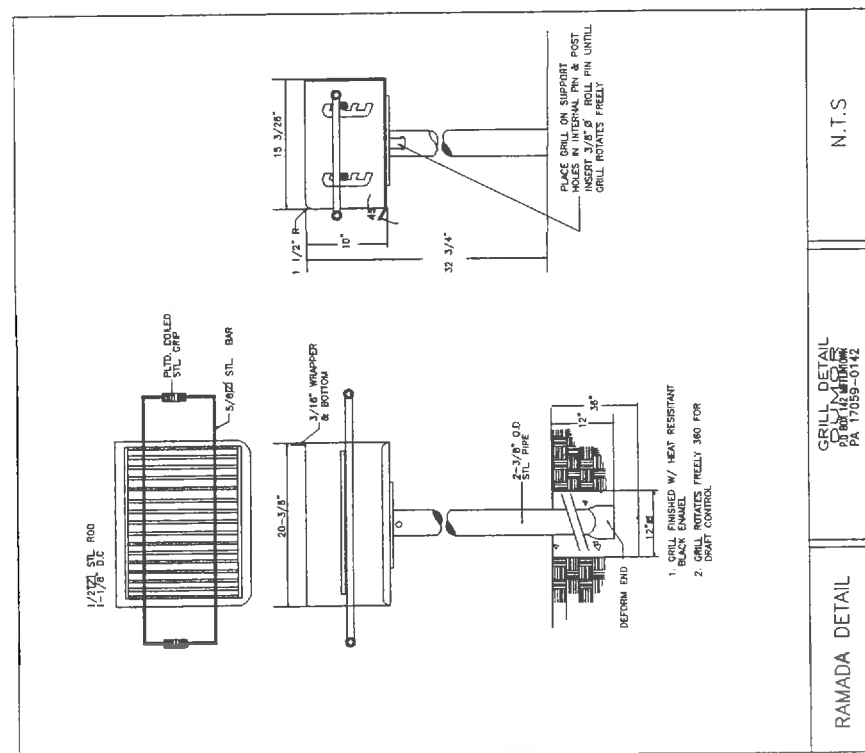
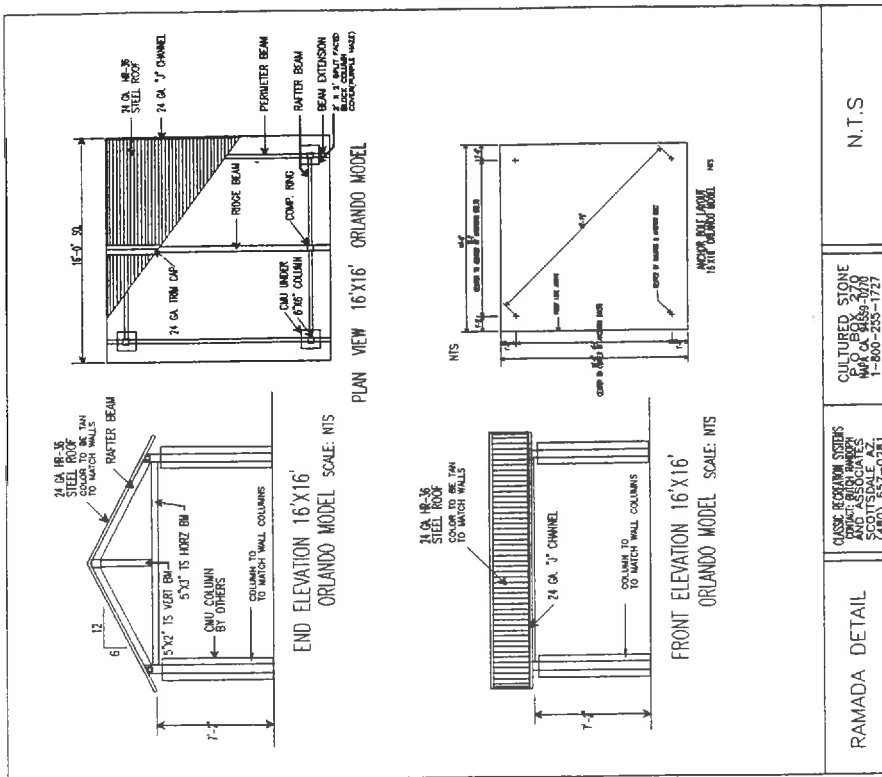


Issue Date _____ 4.10.02
Scda _____ AS REQUIRED
Drgn _____
Chckd _____

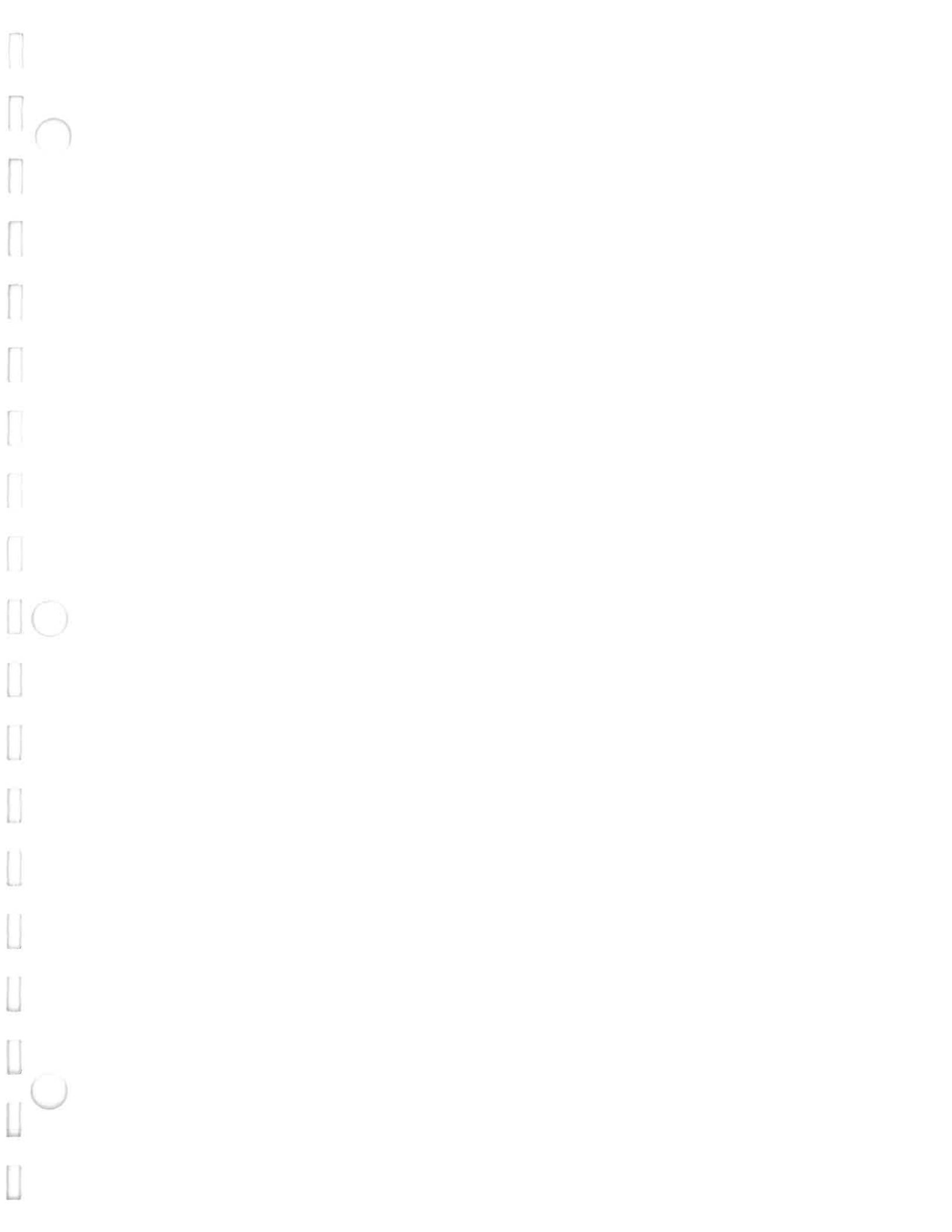
Revisión

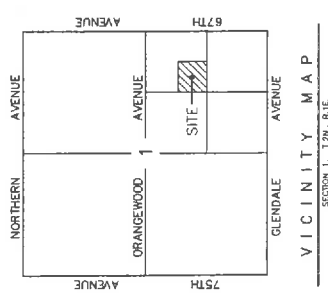
Chest **cc**


L-2 or Two

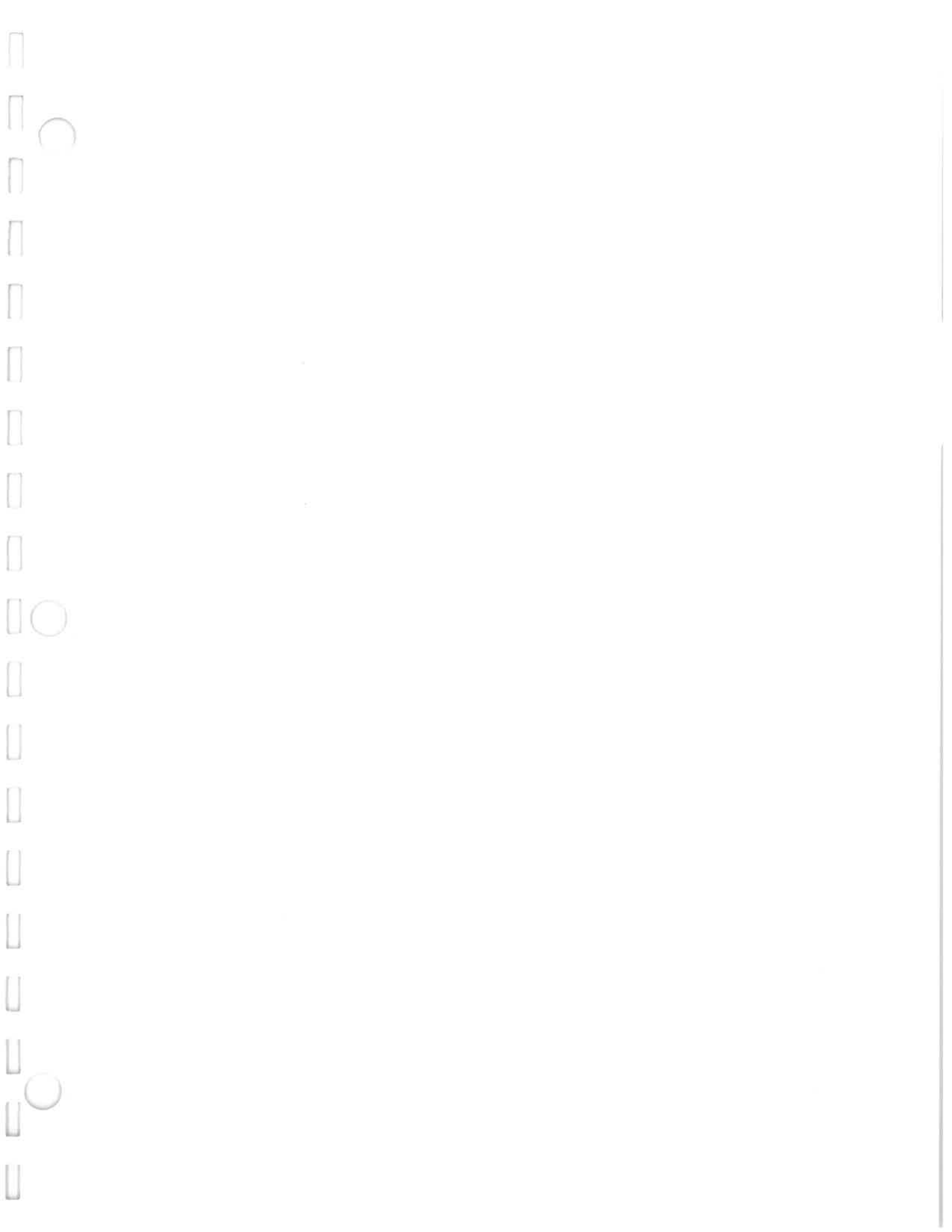


THESE ITEMS ARE PROPOSED AND SUBJECT TO CHANGE
BEFORE CONSTRUCTION SUBMITTAL





	Close Engineering, Inc. ENGINEERS • SURVEYORS 1842 E. Commercial Ave. • Pompano Beach, FL 33069 Tel. 954-386-3520 Fax 954-386-5810		Rev'd 10/15 Date: 4-2-02 No. 011-027
	PRELIMINARY GRADING AND DRAINAGE PLAN FOR SUMMERFIELD PLACE IV		SH. 1 OF 1



LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, T.2N., R.1E., OF G & S. R. B. & M., MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, 754.48 FEET;

THENCE NORTH 1 DEGREE 43 MINUTES 48 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 656.85 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 569.74 FEET;

THENCE SOUTH 1 DEGREE 45 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 656.74 FEET;

THENCE NORTH 89 DEGREES 53 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 569.98 FEET TO THE POINT OF BEGINNING.

ZONA.