

BETHANY TREASURES



*Approved by City Council
Sep 5, 1995*

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**

**SEE ZONING STIPULATIONS
FOR Z-95-08**

Don DeLuca

RECEIVED

'AUG 23 1995

PLANNING & ZONING DEPT.

PINNACLE BUILDERS

BETHANY TREASURES

**GENERAL PLAN AMENDMENT GP-95-03
R1-6 PRD SUBMITTAL Z-94-08
PRELIMINARY PLAT SUBMITTAL P-95-07**

Prepared for:

**CITY OF GLENDALE
Community Development Group
5850 West Glendale Avenue
Glendale, Arizona 85302**

Prepared by:

**PINNACLE BUILDERS
4715 North 32nd Street, Suite 104
Phoenix, Arizona 85018**

July 1995

BETHANY TREASURES

PINNACLE BUILDERS

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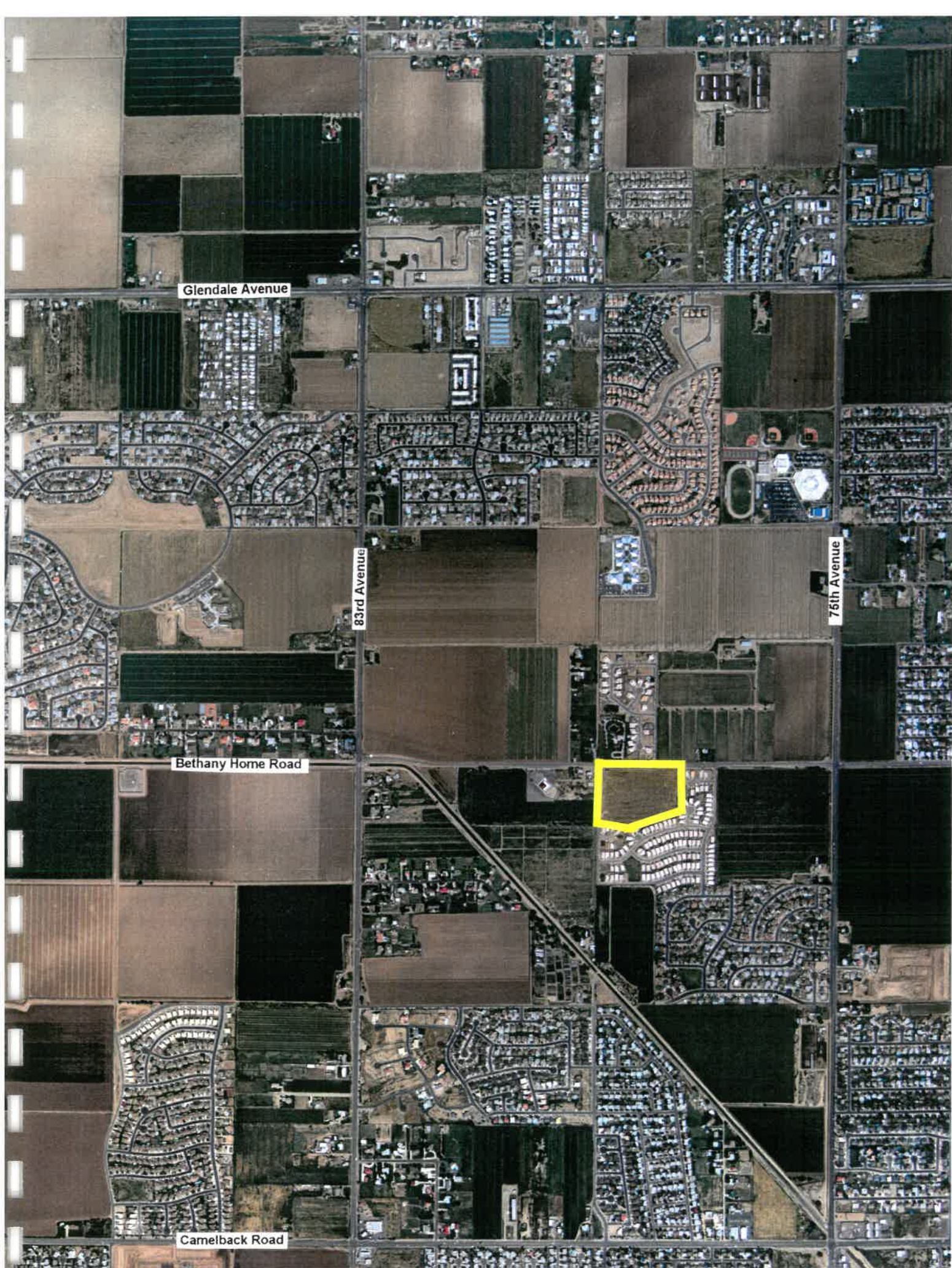
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BETHANY TREASURES

PINNACLE BUILDERS

LOCATION MAP

BETHANY TREASURES



Glendale Avenue

83rd Avenue

76th Avenue

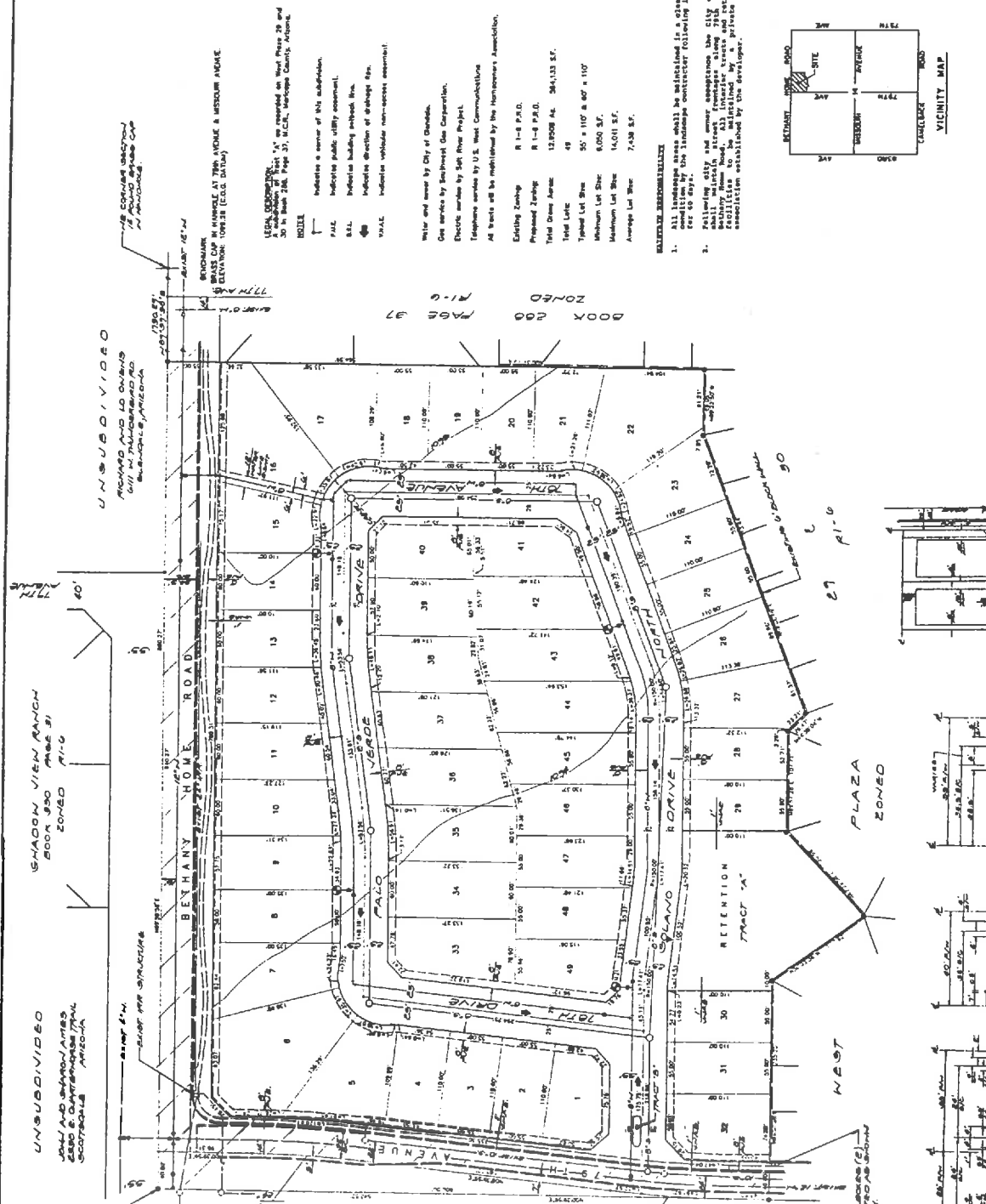
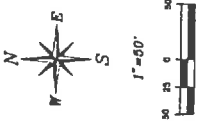
Bethany Home Road

Camelback Road

PINNACLE BUILDERS

DEVELOPMENT PLAN

BETHANY TREASURES



LEGEND

1. "X" as marked on West Page 37 and 38 in Book 200, Page 37, S.C.B., Maricopa County, Arizona.

NOTES

1. Indicates a corner of this subdivision.

2. Indicates public utility easement.

3. Indicates building setback line.

4. Indicates direction of drainage flow.

5. Indicates vehicular non-space easement.

Water and sewer by City of Chandler.

Gas service by Southwest Gas Corporation.

Electric service by Salt River Project.

Telephone service by U.S. West Communications.

All tracts shall be subdivided by the Homeowners Association.

Existing Zoning R 1-8 P.D.O.

Proposed Zoning R 1-8 P.D.O.

Total Gross Area 12,808 AC. 364,133 S.F.

Total LULU 49

Total Lot Area 55' x 110' x 60' x 110'

Minimum Lot Size 6,000 S.F.

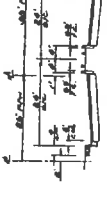
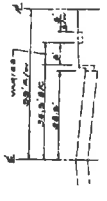
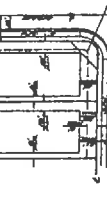
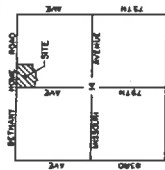
Maximum Lot Size 14,001 S.F.

Average Lot Size 7,438 S.F.

DEVELOPER'S STATEMENT

1. All easements shall be indicated in a clear and concise manner on the subdivision plat.

2. Following city and county approval, the city of Chandler shall be notified of the subdivision and the city shall be notified of the subdivision.



ICE CLOUSE ENGINEERING, INC.
ENGINEERS AND SURVEYORS
1315 NORTH 37TH AVENUE, SUITE 200
PHOENIX, ARIZONA 85018
TEL. (602) 970-1100

PRELIMINARY PLAT

BETHANY TREASURES, INC.

DATE: 07/19/95
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

RECORDS
MARICOPA COUNTY
475 NORTH 37TH STREET
PHOENIX, ARIZONA 85018
PHONE 921-4811

TYPICAL BLOCK SETBACK LIMITS
MINIMUM LOT COVERAGE 45%

BETHANY HOME ROAD

18TH AVENUE

ENTRANCE STREET

INTERIOR STREET

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PRELIMINARY LANDSCAPE PLAN

BETHANY TREASURES

SCALE SECTION 1/8" TYPICAL LANDSCAPE ALONG BETHANY HOME ROAD



PLANT MATERIAL SIZED TO MAINTAIN SIGHT VISIBILITY TRIANGLES ALONG ALL INTERSECTIONS. VARIETY "NEW GOLD" LANTANA.

TALL UPRIGHT TREES AND MEDIUM HEIGHT SHRUBS IN NARROW LANDSCAPE AREAS TO MINIMIZE MAINTENANCE.

4" PLANTING BETHANY, EXISTING SIDEWALK ALONG 79TH AVENUE TO SIGN A (LANDSCAPE) AND CIVIL PLANS FOR DIMENSIONING

PROJECT ENTRY FEATURE WITH SIGNAGE (BY OTHERS) ALONG DIAGONAL PORTION OF LOT 1.

DETACH 4" SIDEWALK FROM CURB AND DETACH 4" SIDEWALK FROM SIDEWALKS TO LOWER RETENTION PARK FACILITIES. ALL WALKS SHALL BE HANDICAP ACCESSIBLE

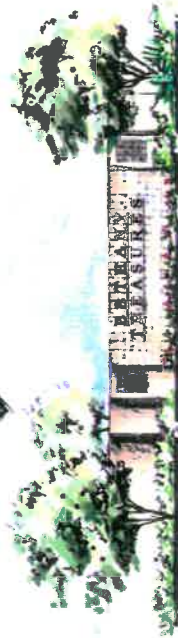
SAND 101 LOT WITH MODULAR PLAY STRUCTURE TO ACCOMMODATE VARIOUS ACTIVITIES. 4" SIDEWALK AROUND TO CONTAIN SAND AND PROVIDE CLEAR ACCESS AND VISIBILITY

BUFFER ADJACENT SIDEYARDS WITH MEDIUM HEIGHT LOW WATER USE SHRUBS AND TREE

CONCRETE HEADER TO CONTAIN TURF AREAS

Preliminary Plant Legend

common name	botanical name	size
Tree		
Small Tree		
Medium Tree		
Large Tree		
Shrub and Vine		
Small Shrub		
Medium Shrub		
Large Shrub		
Small Tree		
Medium Tree		
Large Tree		
Small Shrub		
Medium Shrub		
Large Shrub		
Small Tree		
Medium Tree		
Large Tree		



Entry Feature Signwall



10/10/96

Preliminary Landscape Plan

Bethany Treasures

79th Avenue & Bethany Home Road; Tract 'A' Glendale, Arizona

Prepared for: Pinnacle Builders

vollmer & associates

Modular Play Structure

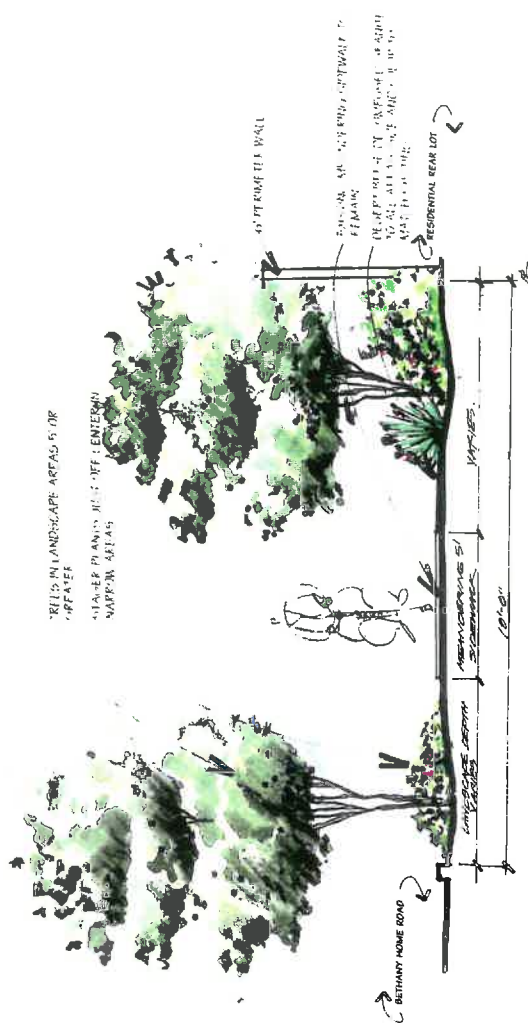


MAINTAIN RESPONSIBILITY
ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A CLEAN WEED FREE CONDITION BY THE LANDSCAPE CONTRACTOR FOLLOWING INSTALLATION FOR 60 DAYS FOLLOWING CITY AND OWNER ACCEPTANCE OF THE CITY OF GLENDALE. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE ALONG 79TH AVENUE AND BETHANY HOME ROAD. ALL INTERIOR TRACTS AND RETENTION PARK FACILITIES TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION ESTABLISHED BY THE DEVELOPER

PINNACLE BUILDERS

SITE DETAILS

BETHANY TREASURES



B. Section Thru Bethany Home Road



ALL FACILITIES NOTED IN RETENTION
PARK TO BE INSTALLED BY DEVELOPER
AND MAINTAINED BY A PRIVATE H.C.A.
ESTABLISHED BY DEVELOPER

Bethany Treasures

79th Avenue & Bethany Home Road; Tract 'A' Glendale, Arizona
Prepared for: Pinnacle Builders



24 July 1965
10 June 1965

PINNACLE BUILDERS

NARRATIVE

BETHANY TREASURES

LAND USE

Bethany Treasures is a thirteen acre proposed single family residential community located at the southeast corner of 79th Avenue and Bethany Home Road. Bethany Horizons, an existing 142 lot single family residential subdivision is adjacent to the property to the east and to the south, and wraps around this proposed development. Another single family residential subdivision, Shadow View Ranch by Ames Construction, is across Bethany Home Road to the north, and undeveloped land currently zoned R1-6, bounds the site to the west.

This site is the last remaining tract in a 99 acre R1-6 Planned Residential Development recorded as West Plaza 29 and 30. The existing lot mix within the developed portion of West Plaza 29 and 30 provides for 201 70'x105' lots and 142 50'x100' lots. The stipulations approved for this PRD allowed for this last remaining tract to be developed with 122 townhouses at a density of 9.34 units per acre. Pinnacle Builders is requesting an amendment to the existing R1-6 PRD which would result in far lower density than originally approved.

Pinnacle Builders is proposing to develop this 13 acre tract into "Bethany Treasures", a residential community of 49 single family detached houses. This community will include a 45,000 square foot retention area including attractive landscaping, grassy play areas, and a sand tot lot complete with a modular play structure designed to provide many varied activities for the families anticipated to make up the principal buyer profile of Bethany Treasures.

Pinnacle Builders will provide a choice of four single family detached products at Bethany Treasures, incorporating a mix of floor plans, elevations, and color schemes to provide a wide variety of options for the prospective owners as well as to provide a pleasing diversity of housing. The anticipated homeowners will be people purchasing their first home , or older homeowners who may be “down-sizing” from larger homes. This community will attract people who need a quality home with “affordable” pricing.

The site was designed to provide a thoughtfully planned sense of community while still offering opportunities for responding to the individual and specific needs of future residents of Bethany Treasures. A range of lot sizes is provided to as great an extent as possible. The minimum lot size is 6,050 s. f. however , the average lot size is almost twenty-five percent greater at 7,438 s.f.. As a result of the use of curvilinear streets, some lots will achieve total square footages greater than 10,000 s.f., with the largest lot being 14,041 s. f. Only twenty-two percent (11) of the lots at Bethany Treasures will have the minimum lot sizes of 6,050 s.f. Seventy-six percent (37) of the lots will be 6,600 s.f. or larger. Thirty-one percent (15) of the lots will have a minimum width of 60 feet in addition to being greater than 6,600 s.f. in area. In designing this subdivision, a minimum 110 foot lot depth was provided, whereas the surrounding project, Bethany Horizons had only 100 feet as a standard depth. By providing this variety in lot sizes and orientations, a much greater opportunity for variety in streetscape and product design has been created.

The site plan is designed to accomodate 49 single family residential lots on 12.9508 acres which yield a density of 3.78 lots per gross acre. The current General Plan designation for this property provides for a density of 8-12 units per acre. It is our intent to provide a subdivision much more in keeping with the existing, surrounding neighborhoods. The proposed density is far below the density allowed in the General Plan, and the lot sizes are larger than the adjacent Bethany Homes community.

It is Pinnacle Builder's intent to provide a wide range of choices and residential opportunities at Bethany Treasures through the use of varied floorplans and elevations, and pleasant streetscapes with varied front yard setbacks and curvilinear streets to the extent possible within a small site. Quality issues have been incorporated into the design of the subdivision, the amenity, and the building design through the provision of many standard items as well as individualized options. Through the use of these types of options and a wider palate of color and material choices available to the buyer, we will provide the prospective homebuyer at Bethany Treasures the opportunity to make their own choices regarding how their valuable home-buying dollars are spent.

Generous landscaping along Bethany Home Road utilizing drought tolerant plants on the Arizona Department of Water Resources approved list will be installed by Pinnacle Builders and maintained by the City of Glendale. This landscaped perimeter along with attractive signage at 79th Avenue and Solano Drive will provide a pleasing visual quality to the subdivision. The single entrance and the development of the project in one phase will provide for a heightened sense of community for Bethany Treasures.

This project will provide a comfortable and appropriate transition between the smaller lot subdivision, Bethany Horizons, adjacent to this project to the south, and the larger lot subdivision, Shadow View Ranch, across Bethany Home Road to the north. With Bethany Horizons providing standard 50 x 100 foot, 5,000 sq. ft. lots to the south, and Shadow View Ranch offering 65 x 110, 7,150 sq. ft. lots to the north, Bethany Treasures' 55 x 110 foot, 6,050 sq. ft. minimum lot and 7,438 average lots, provide an effective transition in lot sizes. The few minimum 55 X 110 foot lots are predominantly adjacent to the existing 50 X 100 foot lots at Bethany Horizons and, along with the larger 55 foot wide lots, are a logical transition from this existing neighborhood.

All of the lots that border Bethany Home Road as well as those lots on the south side of Palo Verde Drive are larger than 6,600 s.f. and the few lots that are less than 60 feet in width are all deeper and greater than 7,000 s.f. in size, providing a natural and appropriate transition of lot sizes through the subdivision as well as an appropriate choice in homesite size for the prospective homebuyer. Bethany Treasures' proposed product will provide a liveable square footage range from approximately 1280 sq. ft. to almost 1950 sq. ft., occupying an ideal niche between the 1235-1685 sq. ft. product currently offered at Bethany Horizons, and the 1803-2570 sq. ft. product at Shadow View Ranch.

HOUSE PRODUCT DESIGN

Product design and standards for development have received a high priority in the planning of Bethany Treasures. Pinnacle Builders will provide a product appropriately niched to provide a quality residential environment serving the needs of the community through a distinctive subdivision exhibiting a strong sense of community while allowing for the unique and individual choices important to the young families and individuals that will make up this community.

Pinnacle Builders will provide four architecturally diverse plans each with a minimum of two elevations in order to provide a wide range of choices at Bethany Treasures. These single story plans will range in size from approximately 1280 to almost 1950 liveable square feet, and offer 2-, 3-, and 4-bedroom plans. Setbacks will provide for a 20' minimum rear yard setback and 18' and 20' varying front yard setbacks and side yards of 5' and 10'.

Additionally, on two oversized corner lots, front yard setbacks will be increased to 26' where shown. Standard tile roofs, full stucco exteriors, ground mounted air conditioning, dual pane windows and block walls are all part of Pinnacle Builders' commitment to quality and the superior product design which will be provided at Bethany Treasures. This community will be appropriately blended with the existing subdivision to the south, but a wider range of choices in colors, both for the houses as well as the tile roofs, will offer a more varied and pleasing character. Naturally, Pinnacle Builders will provide the homeowner with a superior energy efficient home to include gas heating.

Pinnacle Builders believes, and has built its reputation on the premise of providing superior quality construction and value, and allowing the individual buyer the opportunity to determine for themselves the most important and effective use of their homebuying dollar. Individualized options will be available to modify the interior living space to respond to the individual needs of the buyers, such as breakfast nooks, and additional bedroom options. Bethany Treasures homeowners will also have the options of rear yard covered patios, front yard landscape packages and varied exterior elevations to enhance the use and enjoyment of their Bethany Treasures home.

Options such as rear yard covered patios and front yard landscaping packages will be offered for all plans, and included in the buyer's mortgage if they so chose. Our experience has been, however, that many buyers elect to add features later through their own efforts and create their own "value-added" equity. Through the use of these types of options and a wider palate of color and material choices available to the buyer, the prospective homebuyer at Bethany Treasures will be given the opportunity to make their own choices regarding how their valuable home-buying dollars are spent.

URBAN DESIGN

The streetscape for Bethany Treasures has been very carefully designed to enhance this neighborhood. The single entrance and the design of the vehicular circulation system discourages non-neighborhood traffic through the development as well as avoiding negative impact on existing neighborhoods by routing new traffic through existing neighborhoods. These street patterns will also have the result of varying the look of the neighborhood by providing varying orientations of homes throughout Bethany Treasures and providing a pleasant streetscape for the enjoyment of the residents.

The perimeter of the community shall also provide a focal point and a means of transitioning from the slightly larger lots to the north through the provision of an attractive landscape buffer along Bethany Home Road. This landscape buffer will consist of a low-water use variety designed to complement the landscaping on the north side of Bethany Home Road. This design will provide both a consistency feature as well as a transitional element to the Bethany Home Road streetscape through landscape treatment as well as through wall design. The subdivision theme wall on 79th Avenue and Bethany Home will be a six-foot stuccoed and painted masonry block wall which will complement the adjacent wall designs.

Entry monumentation will be located at the southeast corner of the intersection of 79th Avenue and Solano Drive similar to the proposed design shown on the enclosed landscape plan for Bethany Treasures. All return walls between houses and block fences on corner lots will be stuccoed and painted on the street side to match the house product and to help complement the overall street scene.

The neighborhood retention basin park contained within Bethany Treasures will be a focal point for this community and will provide for both active and passive recreational opportunities. This open space will be family oriented and, in addition to providing a design concept including shade trees, ground cover and turf areas, it will contain a tot lot designed for family play activities. This family play area will be raised up from the floor of the park area being utilized for retention, and will be encircled by a sidewalk, providing easy access and visibility and tying this amenity feature into the streetscape of the community. Where homes are adjacent to this recreational area, adequate areas of shrubs and landscape will be provided to form an appropriate buffer to insure individual homeowner privacy.

A homeowners association will be formed to maintain this open space area and to ensure that this recreational feature will remain as an important and quality amenity for this residential community.

PINNACLE BUILDERS

PROPOSED DEVELOPMENT STANDARDS

BETHANY TREASURES

Z-95-08
BETHANY TREASURES
DEVELOPMENT STANDARDS
R1-6 PRD
79TH AVENUE AND BETHANY HOME ROAD

- (a) Lot area. There shall be not less than six thousand fifty (6,050) square feet of lot area per each residence unit. The lot shall be not less than fifty-five (55) feet in width or less than one hundred ten (110) feet in depth.
- (b) Lot coverage. The main building and all accessory building or structures on a lot shall not occupy more than forty-five (45) percent of the total lot area.
- (c) Front yard. There shall be a minimum front yard of 18 feet or 20 feet front setback with no more than three contiguous homes having the same front setback. Lots 6 and 16 shall have a minimum front yard of 26 feet.
- (d) Side yards.
 - 1. On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width, and the other not less than five (5) feet in width. Fireplace and bay window enroach two (2) feet into the ten (10) foot side yard. Fireplaces may project two (2) feet into the 5 (five) foot side yard.
 - 2. On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. Fireplace and bay window may encroach not more than two (2) feet into the side yard.

(e) Rear yard. There shall be a rear yard having a depth of not less than twenty (20) feet. An unenclosed patio cover may encroach two (2) feet into the rear yard.

(f) Height. No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory building shall not exceed fifteen (15) feet.

(g) All provisions of the Glendale zoning ordinance, unless specifically amended above, shall apply.



October 12, 1995

Mr. Phil Benson
Pinnacle Builders
4715 North 32nd Street, Suite 104
Phoenix, AZ 85018

Dear Phil:

Re: Bethany Treasures (GP-95-03/Z-95-08): 5851 North 79th Avenue

On September 5, 1995, the City Council of the City of Glendale voted to approved your General Plan Amendment and R1-6 PRD Amendment. General Plan Amendment GP-95-03 amended the land use designation from Residential, 8-12 units per acre, to Residential, 3.5-5 units per acre on this 13-acre site. Rezoning Application Z-95-08 amended the existing R1-6 PRD subject to the "Bethany Treasures" PRD application, and subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan and narrative report for "Bethany Treasures", dated July, 1995.
2. A maximum density of 3.8 dwelling units per gross acre shall be permitted.
3. The R1-6 development standards shall be amended as shown in the applicant's narrative report for "Bethany Treasures", dated July 1995, with the following exceptions: the minimum distance between buildings on adjacent lots will be 15' **except between lots 41 and 42 and lots 48 and 49 where the minimum distance shall be 10'**. All house products shall be limited to a one-story height.
4. Rear patio covers shall be provided as a standard feature on all houses.

The approved Bethany Treasures PRD and zoning stipulations are part of the permanent file for Z-95-08 and are available for public review.

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

Sincerely,

Dan Fairbanks, AICP
Planner
Community Development Group



August 11, 1995

Mr. Phil Benson
Pinnacle Builders
4715 North 32nd Street, Suite 104
Phoenix, AZ 85018

RE: Planning Commission Approval of P-95-07 (Bethany Treasures)

Dear Phil,

At their regularly-scheduled meeting of August 3, 1995, the Glendale Planning Commission approved the preliminary plat for "Bethany Treasures", located at 5851 North 79th Avenue. The Planning Commission's approval was subject to the following stipulations:

1. The proposed PRD Plan (Z-95-08) shall be approved by City Council prior to final plat approval. The 15-day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance for this Planning Commission action shall begin on the date the City Council approves the PRD Plan.
2. Subdivision infrastructure improvement plans, landscape plans, perimeter wall plans, and entry signage shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. House product plans shall be reviewed and approved by staff prior to final plat approval by the City Council.

The General Plan Amendment and Rezoning request for this site have tentatively been scheduled for the September 5, 1995 City Council meeting. Should the rezoning request be approved, the effective date of the preliminary plat would be 15-days after the Council hearing date.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans and street lighting. However, as the 15-day preliminary plat appeal period has not yet expired, any submittal of improvement plans is considered at risk. Should you desire to submit improvement plans

Mr. Phil Benson
August 11, 1995
Page 2

the sheet size is 24" x 36". Submittal of a Soils Report is 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 permit fees.

The submittal of the final plat application, \$500 final plat filing fee, and six (6) 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 Mark Vasquez, Development Services Center 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. I have provided a copy of the model home complex guidelines for your convenience.

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

Sincerely,



Daniel P. Fairbanks
Planner
Community Development Group

DPF/kl PL520.105

Enclosure

cc: Mary Wetenkamp, Sr. Development Services Representative
Mark Vasquez, Development Services Representative
Jeff Giles, Clouse Engineering