

SHADOW RUN

A Planned Residential Development

Prepared for:

Regal Homes, Inc.
2432 West Peoria Avenue
Building 9, Suite 1160
Phoenix, Arizona 85029

CC APPROVED 10.14.97
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
DPF

RECEIVED

SEP 24 1997

Glendale Planning Dept.

Prepared by:

The Harrison Group, Inc.
4139 West Bell Road
Suite 8
Phoenix, Arizona 85023
(602) 938-3838

20 June 1997

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(602) 938-3838

20 June 1997

SHADOW RUN

A PLANNED RESIDENTIAL DEVELOPMENT BY REGAL HOMES, INC.

Located at the Southeast corner of
75th Avenue and Glendale Avenue
Glendale, Arizona

Described as:

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township
2 North, Range 1 East of the Gila and Salt River Base and
Meridian, Maricopa County, Arizona.

Except the North 663 feet of the West 663 feet thereof.

The property consists of 29.86 acres, more or less.

SHADOW RUN

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DEVELOPMENT STANDARDS

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DEVELOPMENT TEAM

NORTHERN AVE.

GLENDALE AVE.

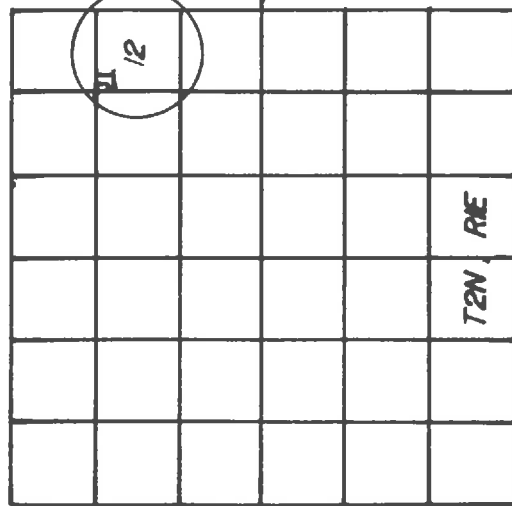
BETHANY HOME RD.

CAMELBACK RD.

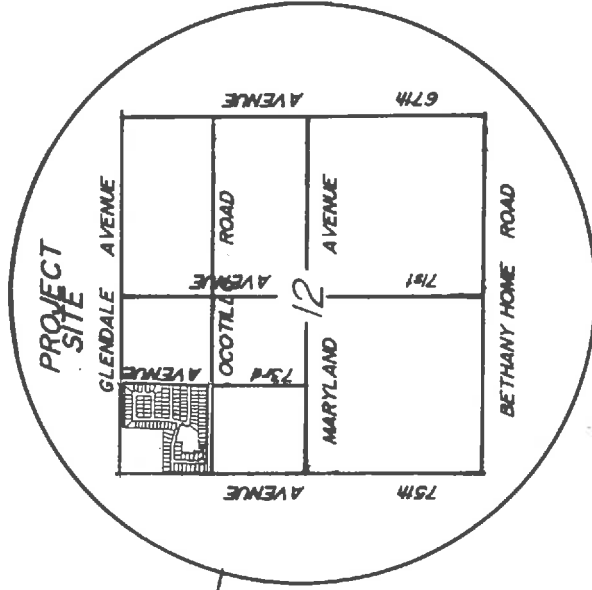
INDIAN SCHOOL RD.

THOMAS RD.

MCDOWELL RD.



1500 W
107th AVE
99th AVE
96th AVE
83rd AVE
75th AVE
67th AVE



LOCATION AND VICINITY MAPS

N.T.S.

SHADOW RUN

PROJECT NARRATIVE

Regal Homes, Inc. is pleased to submit this request to rezone approximately 29.86 acres at the Southeast Corner of Glendale and 75th Avenues as a R1-8 Planned Residential Development.

This project proposed to develop a community of single family residences on an average lot area of 6,764 square feet, and is similar in development to the South and the recent approved project to the West of 75th Avenue.

With the exception of the existing subdivision Independence Heights, a 1985 subdivision to the south of Shadow Run, the area surrounding the site is largely vacant land awaiting development. The existing zoning for the majority of Shadow Run is R-3 which is primarily a designation utilized high density residential allowing 14.52 units to the acre. Our development is proposing 4.0 units to the gross acre.

GENERAL PLAN AMENDMENT

The existing adopted General Plan indicates approximately 2.5 acres of the site to be developed as limited office, and an adjoining parcel of 5 acres to be developed as shopping center, and the remaining portion of the site as 5-8 residential units per acre consisting of 22.5 acres for a total of 30 acres more or less.

This application would amend the entire site to 3.5-5 residential units an acre.

DEVELOPMENT PLAN

The Development Plan is designed to provide a maximum of 120 single family home lots. The Lot mix will consist of 70 Lots that are sixty feet wide and 50 Lots that are fifty feet wide. The attached PRD Development Standards as proposed, will provide lots with a minimum of 5,500 square feet lots, with a lot average of 6,764 square feet.

The access to the site is uniform throughout, but with limited road lengths to maintain local traffic control and limit through traffic. This design is especially important should the corner parcel at the southeast corner of Glendale Avenue and 75th Avenue be developed for commercial use as intended under the General Plan. The Preliminary Plat as submitted, provides a comprehensive street pattern designed to maintain the efficiency of vehicular access and to provide a grid of streets on three (3) sides of the development.

Future traffic circles at two intersections as proposed along 73rd Avenue along with concrete paver transitions at the significant entrances to the site will act as traffic calming improvements and assist in maintaining the integrity of the neighborhood. In addition, a traffic choker will be installed on Ocotillo Road to slow traffic and create a neighborhood friendly environment.

The open space area of 2.8 acres is more centrally located to provide direct access to the residents within the site and is essentially closed off from access from the neighborhood to the south. All homes backing to the open space/retention area incorporate a view wall which will help ensure a visible and safe open space amenity. A wrought iron view wall is to be located on Ocotillo Road to restrict access to the open space to residents from this subdivision.

With the exception of the 16 lots facing Ocotillo Road, this is an enclosed residential subdivision with full buffer zones along 75th Avenue and Glendale Avenue, both of which are classified as major arterials. Limited landscape buffer zones extend on the local streets of Ocotillo Road and 73rd Avenue. Every effort has been made to keep the number of transitional lots to a minimum. The extent and future development of the commercially zoned C-2 property at the northwest corner should be of some concern to this project. Buffer areas can be established on the commercial property to protect the integrity of the adjoining single family residences.

ENTRY & LANDSCAPE PLANS WITH MAINTENANCE RESPONSIBILITY

Attractive entry designs are proposed off 75th Avenue and 73rd Avenue with painted split faced walls with the project name in bold relief off the face of the walls. Low planter walls are proposed, without affecting the site distance triangles at the entrance corners, to shield appropriate lighting. All exterior walls will be stuccoed with a band of split face block and painted in earth pastel colors. As directed a 30 foot landscape buffer tract along Glendale Avenue is provided with meandering 6 foot salt finish sidewalk. That portion of the site facing Glendale Avenue is to be provided with landscaping in the existing center median in conformance with the landscape theme for Glendale Avenue. Once in place and accepted, this area will be turned over and maintained by the City of Glendale. The City of Glendale will also own and maintain that portion along 75th Avenue. The Shadow Run Home Owner Association (HOA) will own and maintain the landscaping along a portion of Ocotillo Road adjacent to the cul-de-sac and any landscaping installed along 73rd Avenue under the provisions of this Development Plan. An exception will be the future traffic islands that are proposed. They will be maintained and owned by the City of Glendale or the future development on the east side of 73rd Avenue.

PARK & RETENTION BASIN

A major portion of the Tract B Basin will be developed as lawn area to promote general recreation use. The area will be split into two area. The smaller area to act as general retention to retain local periodic water flows. The larger area to support more regional or significant water flows and storage so this area can be used more frequently for recreational use. Rear yard wrought iron fencing is proposed along portions of the boundary wall adjacent to the retention basin to facilitate compatibility and safety between residential units and the open space provided.

Tract B will be owned and maintained by the Shadow Run Home Owners Association.

DRAINAGE

The site is presently undeveloped farm land. The property slopes approximately 0.35% generally to the southwest and discharges into 12" pipe with track rack at the intersection of 75th Avenue and Ocotillo Road. According to F.I.R.M Map 04013C1640D, the site is within Zone B (Areas subject to less than one [1] foot of flooding).

This parcel will be subdivided into 120 single family residential units, with the smallest being 5500 square feet. The entire parcel will drain into a central retention/detention basin located within Tract A in the southwest area of the subdivision. Interior street will consist of 4" roll curb and gutter. When the carrying capacity of the curb is exceeded by the 10 - 2 hour storm, the curbs will be increased to 6" vertical curb and gutter. The 50 year - 2 hour storm will be contained within the rights-of-way of all on-site and off-site streets.

On-site retention will be utilized for this parcel. The site will be graded so that the runoff will drain into the streets and retention basin before reaching the finish floor elevation of any unit.

RIGHT-OF-WAY & ROAD IMPROVEMENTS

All Right-of-Way improvements related to this PRD are to be public and final dedication of road improvements will be made to the City of Glendale upon completion and acceptance of work. The exception is for landscape areas and boundary walls along Ocotillo Road and 73rd Avenue which shall become the responsibility of the Shadow Run Home Owners Association once these defined improvements are in place.

A cross section for each type of street is provided as a part of this application.

PHASING

Unless market conditions should dictate otherwise, Shadow Run will be developed as a single phase with development to commence in late 1997 once construction documents and final plat have been approved.

HOUSING UNITS

The housing units are fully stuccoed on all elevations. Patio covers will be shown on the models and will be defined as an option as part of the marketing and pricing strategy with individual units.

Typical product unit elevations and floor plans are provided with this PRD application.

The color palette will be light pastel earth shades and tones typical of current Regal Home Developments.

PRODUCT FEATURES

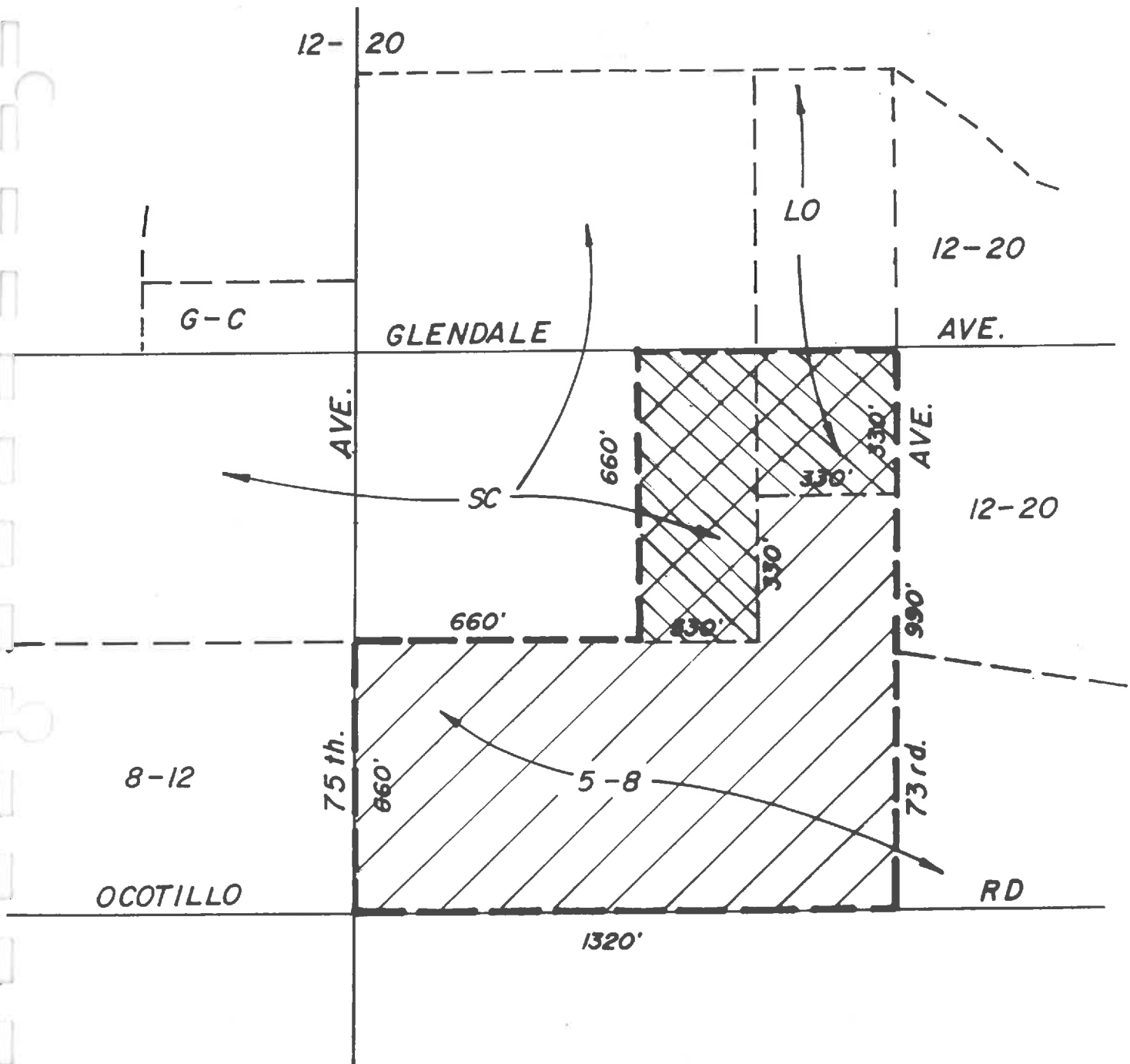
The homes to built at Shadow Run will be compatible with those in the surrounding communities. There shall be a minimum of Five standard plans for each lot type with two elevations. Standard specifications to be offered in every home shall include the following:

- a. Exterior stucco on all sides.
- b. Ground mounted air conditioning units.
- c. Concrete tile roofs.
- d. Two car garages; on some models three car garages are provided.
- e. Masonry fenced yard stuccoed on street side and adjacent to project open space.
- f. Lo-flow showers and water closets
- g. Use of stucco "popouts," pre-cast concrete, or other architectural elements around windows facing the front of the lot and on all second story windows.
- h. Optional rear covered patios will be available on some units.
- i. Minimum size of residential units shall be 1,350 square feet.
- j. Colors of buildings will be complementary and will be pastel light earth tones.

Preliminary renderings of floorplans with two distinct elevations are shown. These floorplans and elevations are conceptual and are subject to future modifications.

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
cc Approved 10.14.97
DPK

GENERAL PLAN MAP



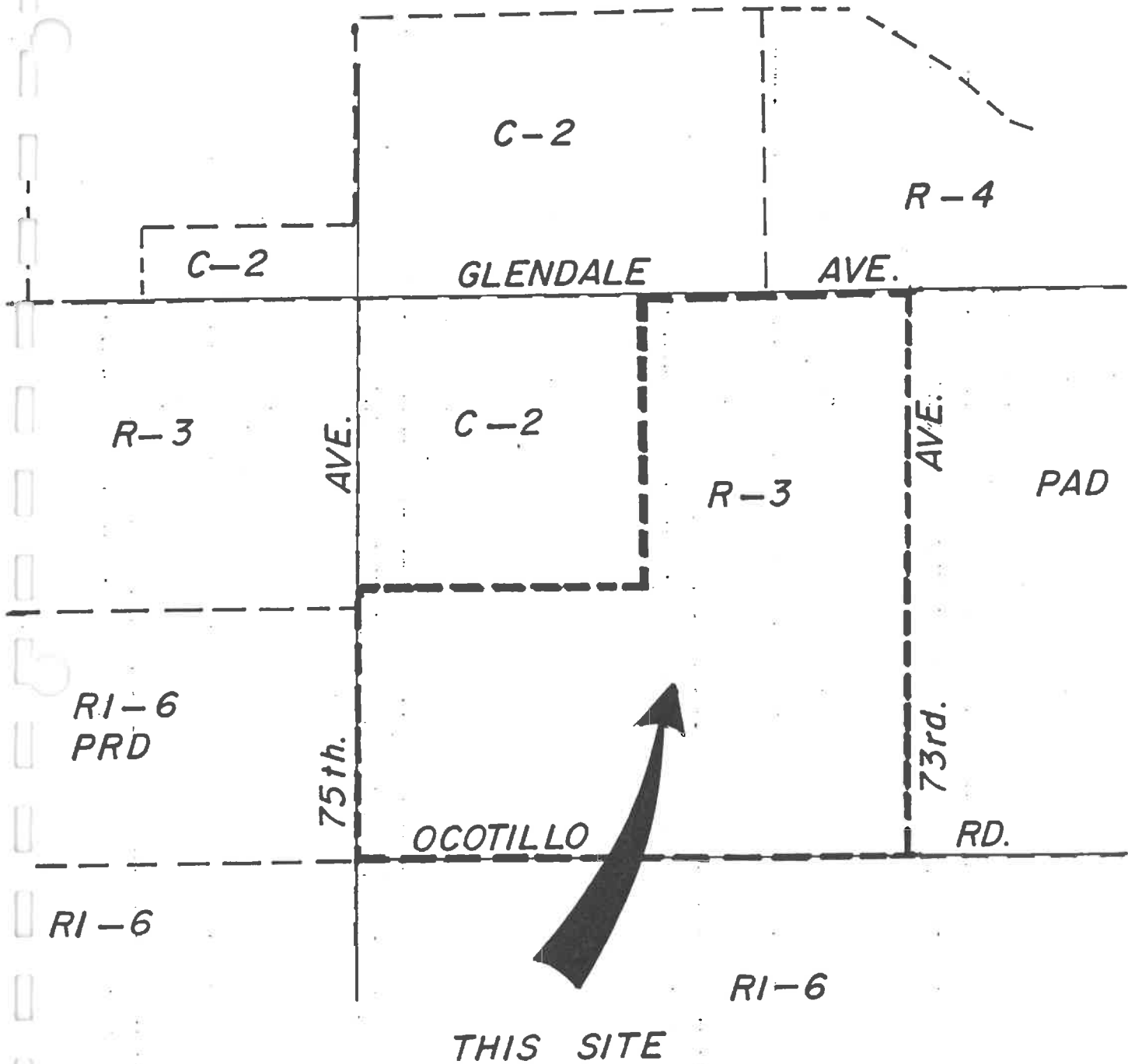
LEGEND

-  = SHOPPING CENTER
-  = LIMITED OFFICE
- 12-20** = RESIDENTIAL UNITS
- 8-12** = PER GROSS ACRE
- 5-8** = PER GROSS ACRE



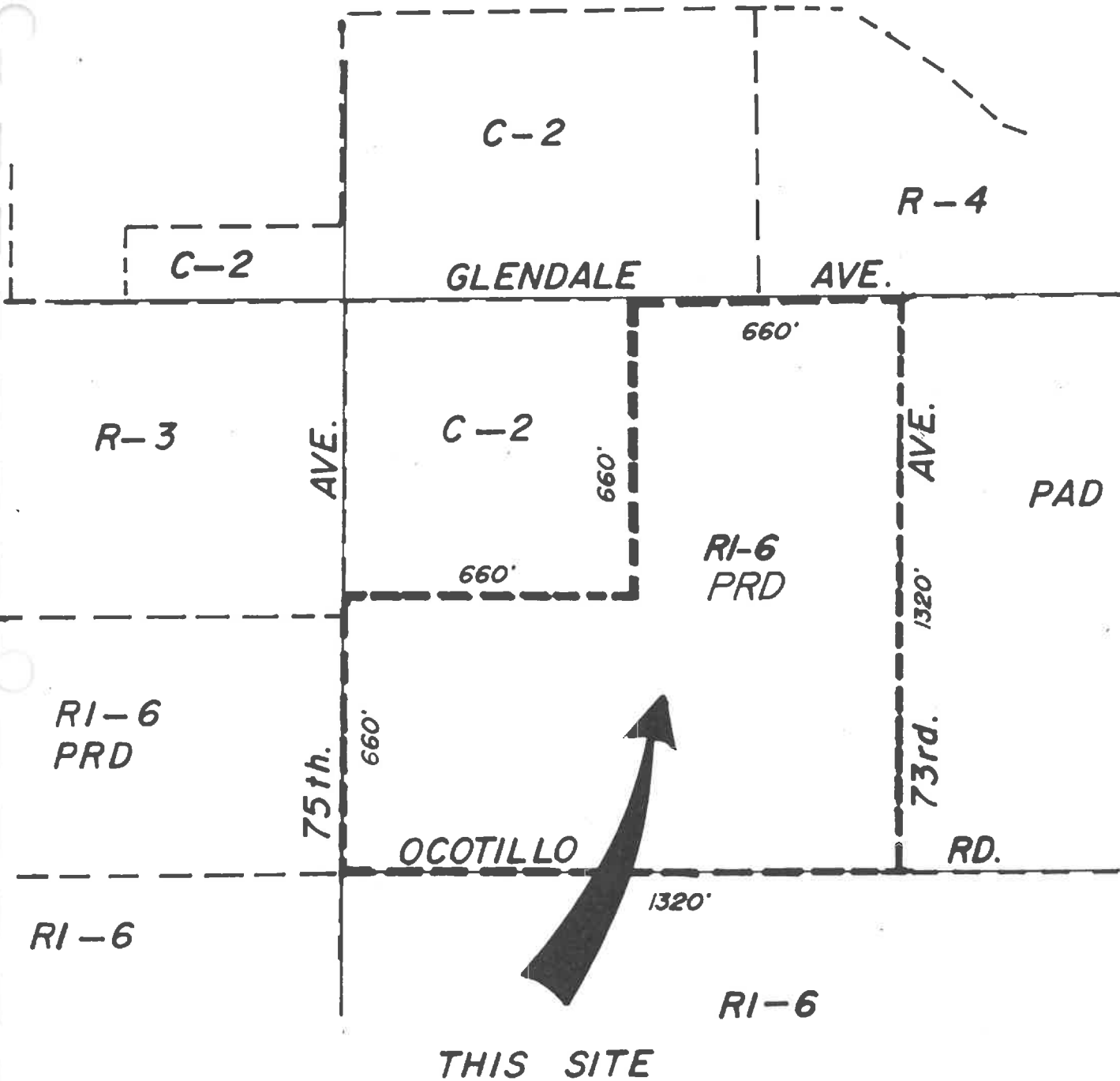
THE HARRISON GROUP, INC.
 • LAND SURVEYORS •
 AND ALL RELATED LAND SURVEYING SERVICES
 4188 WEST BELL ROAD, SUITE 8
 PHOENIX, ARIZONA 85038 PHONE (602) 938-3838

EXISTING ZONING MAP



THE HARRISON GROUP, INC.
• LAND SURVEYORS •
AND ALL RELATED LAND SURVEYING SERVICES
4139 WEST BELL ROAD, SUITE 8
PHOENIX, ARIZONA 85026 PHONE (602) 938-3838

PROPOSED ZONING CHANGE MAP



THE HARRISON GROUP, INC.
• LAND SURVEYORS •
AND ALL RELATED LAND SURVEYING SERVICES
4139 WEST BELL ROAD, SUITE 8
PHOENIX, ARIZONA 85029 PHONE (602) 938-3838

SHADOW RUN

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12, BEING MONUMENTED BY A BRASS CAP IN A HAND HOLE;

THENCE NORTH $89^{\circ} 53' 41''$ EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 663.37 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE CONTINUING NORTH $89^{\circ} 53' 41''$ EAST ALONG SAID NORTH LINE A DISTANCE OF 662.51 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, BEING MONUMENTED BY A COTTON PICKER SPINDLE;

THENCE SOUTH $01^{\circ} 46' 00''$ WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1314.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, BEING MONUMENTED BY A BRASS CAP;

THENCE SOUTH $89^{\circ} 59' 42''$ WEST ALONG THE MONUMENT LINE OF OCOTILLO ROAD, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1326.71 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A BRASS CAP;

THENCE NORTH $01^{\circ} 48' 22''$ EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 648.70 FEET TO A POINT;

THENCE NORTH $89^{\circ} 53' 41''$ EAST A DISTANCE OF 663.37 FEET TO A POINT;

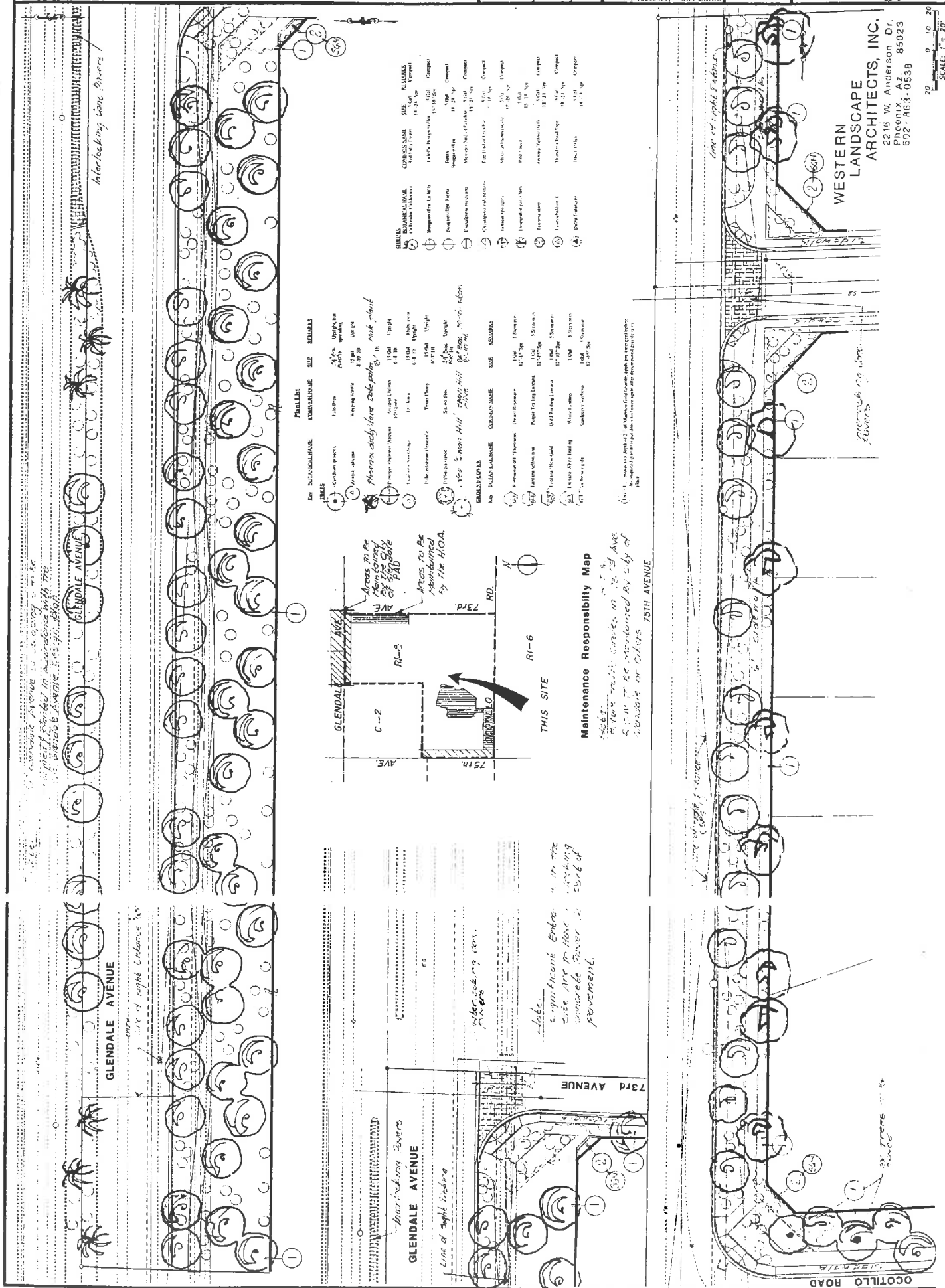
THENCE NORTH $01^{\circ} 48' 22''$ EAST A DISTANCE OF 663.37 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND DESCRIBED HEREIN.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,300,989 SQUARE FEET OR 29.86 ACRES MORE OR LESS.

[illegible]

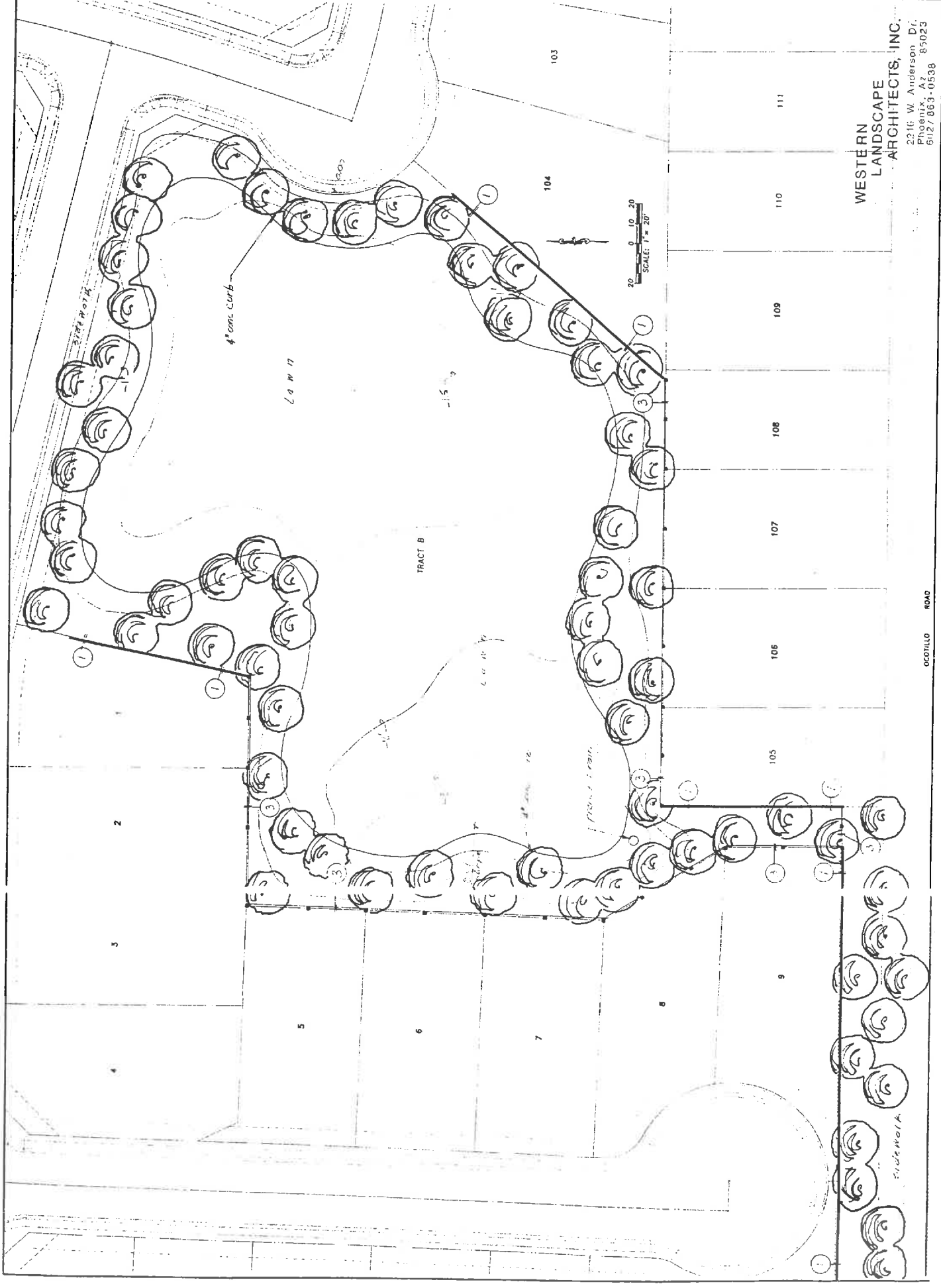
**WESTERN
LANDSCAPE
ARCHITECTS, INC.**
2216 W. Anderson Dr.
Phoenix, AZ. 85023
602/963-0528

SCALE: 1" = 20'



DATE	REV.	NO.	DATE	DESCRIPTION
12/27/97	1	1		LANDSCAPE PLAN
6/18/1987	2	2		REVISED
6/18/1987	3	3		REVISED
6/18/1987	4	4		REVISED

SHADOW RUN
 LANDSCAPE PLANS

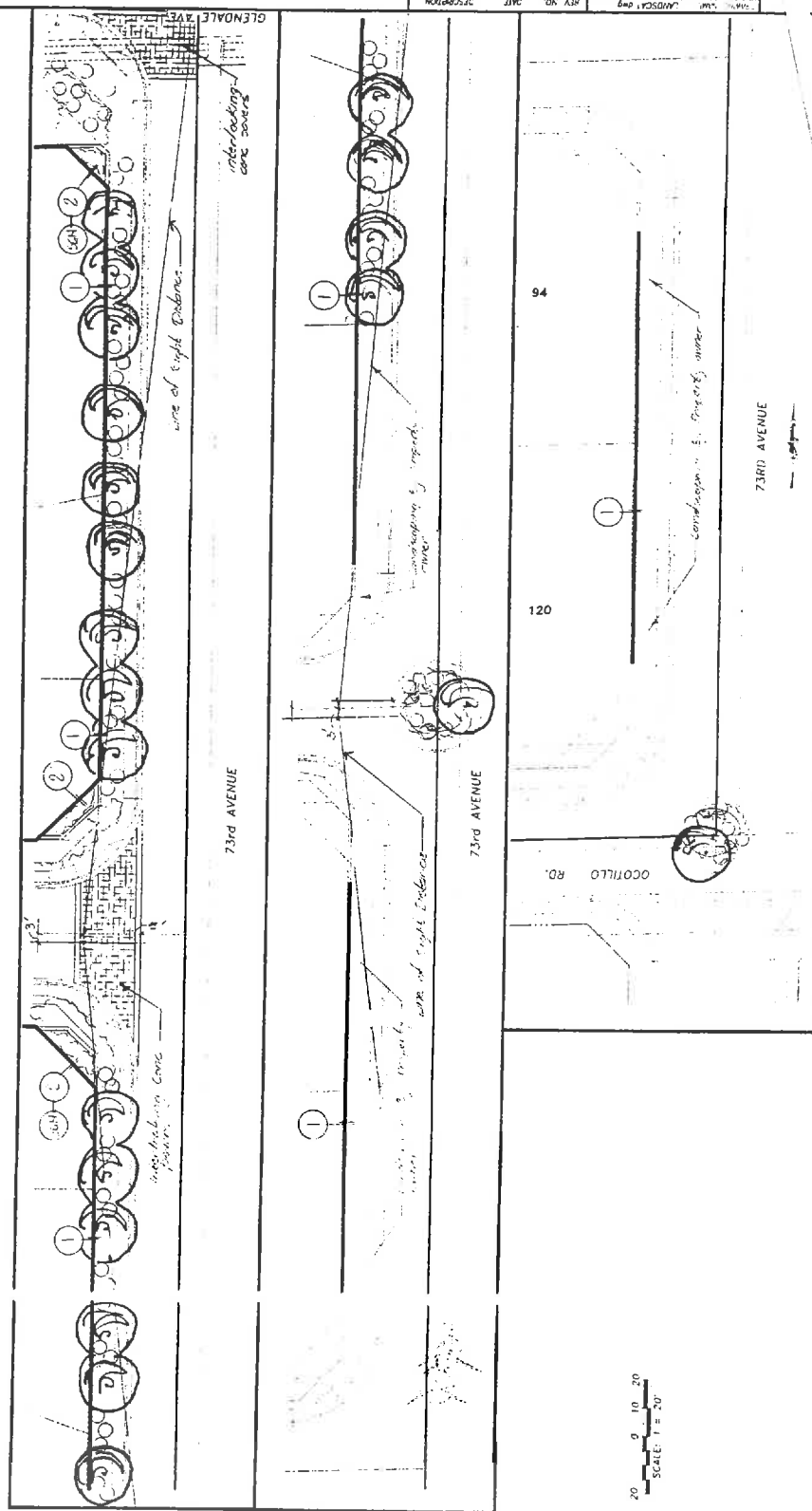


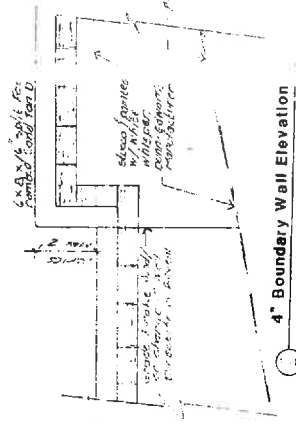
WESTERN
 LANDSCAPE
 ARCHITECTS, INC.
 2216 W. Anderson Dr.
 Phoenix, AZ 85023
 602.7863.0538

OSOTILLO ROAD

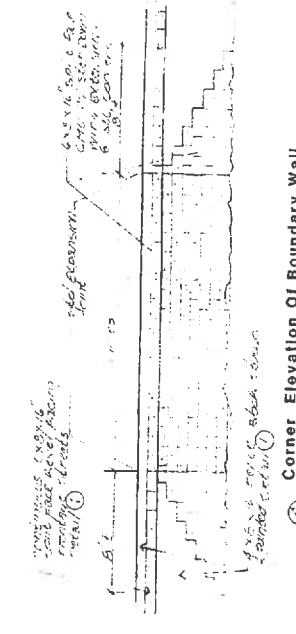
SHADOW RUN
LANDSCAPE PLANS

REV NO	DATE	DESCRIPTION
26092	1/80	

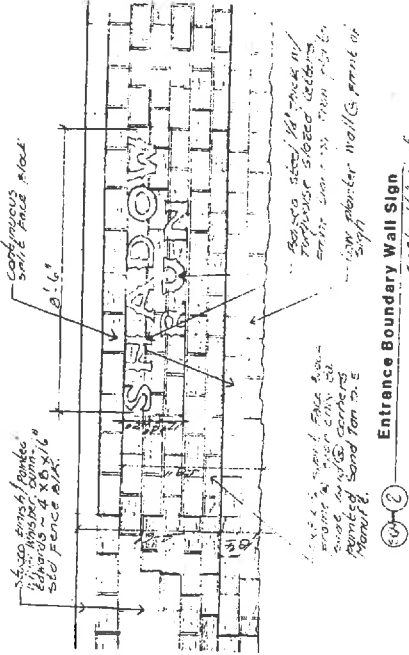




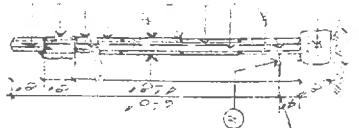
4" Boundary Wall Elevation



Corner Elevation of Boundary Wall

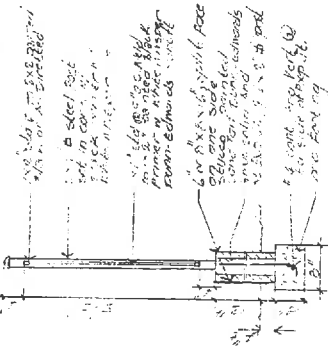


Entrance Boundary Wall Sign

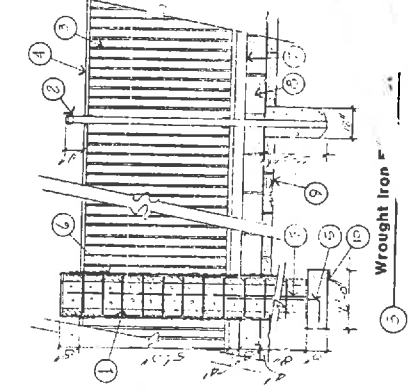


4" Boundary Wall Section

1. GROUT walls cont.
2. 4" x 8" x 16" (face rough) concrete blocks as shown
3. 4" x 8" x 16" (face rough) concrete blocks as shown
4. 4" x 8" x 16" (face rough) concrete blocks as shown
5. 4" x 8" x 16" (face rough) concrete blocks as shown
6. 4" x 8" x 16" (face rough) concrete blocks as shown
7. 4" x 8" x 16" (face rough) concrete blocks as shown
8. 4" x 8" x 16" (face rough) concrete blocks as shown
9. 4" x 8" x 16" (face rough) concrete blocks as shown
10. 4" x 8" x 16" (face rough) concrete blocks as shown
11. 4" x 8" x 16" (face rough) concrete blocks as shown



Wrought Iron And Block Wall Fence Section

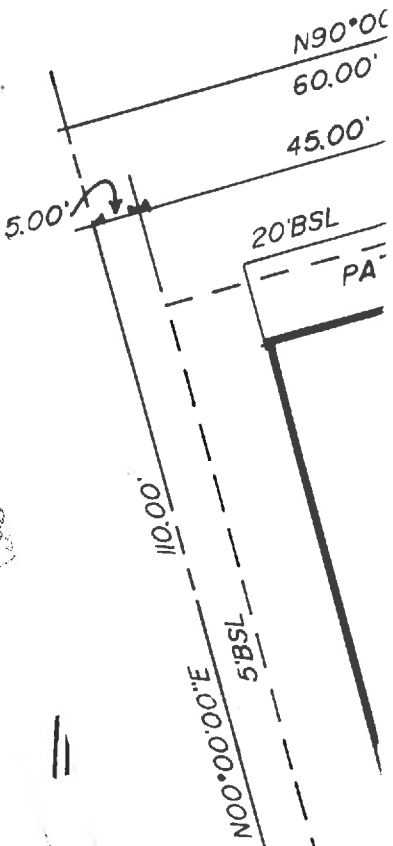


Wrought Iron Fence Section

1. 4" x 8" x 16" (face rough) concrete blocks as shown
2. 4" x 8" x 16" (face rough) concrete blocks as shown
3. 4" x 8" x 16" (face rough) concrete blocks as shown
4. 4" x 8" x 16" (face rough) concrete blocks as shown
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WESTERN LANDSCAPE ARCHITECTS, INC.

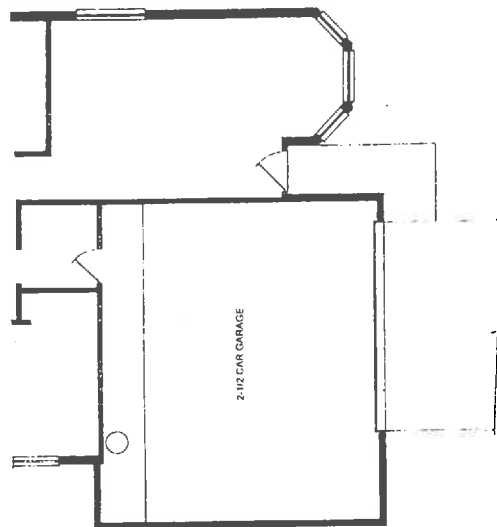
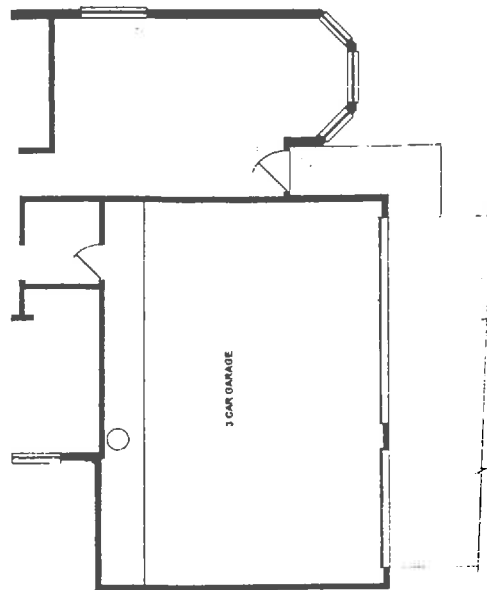
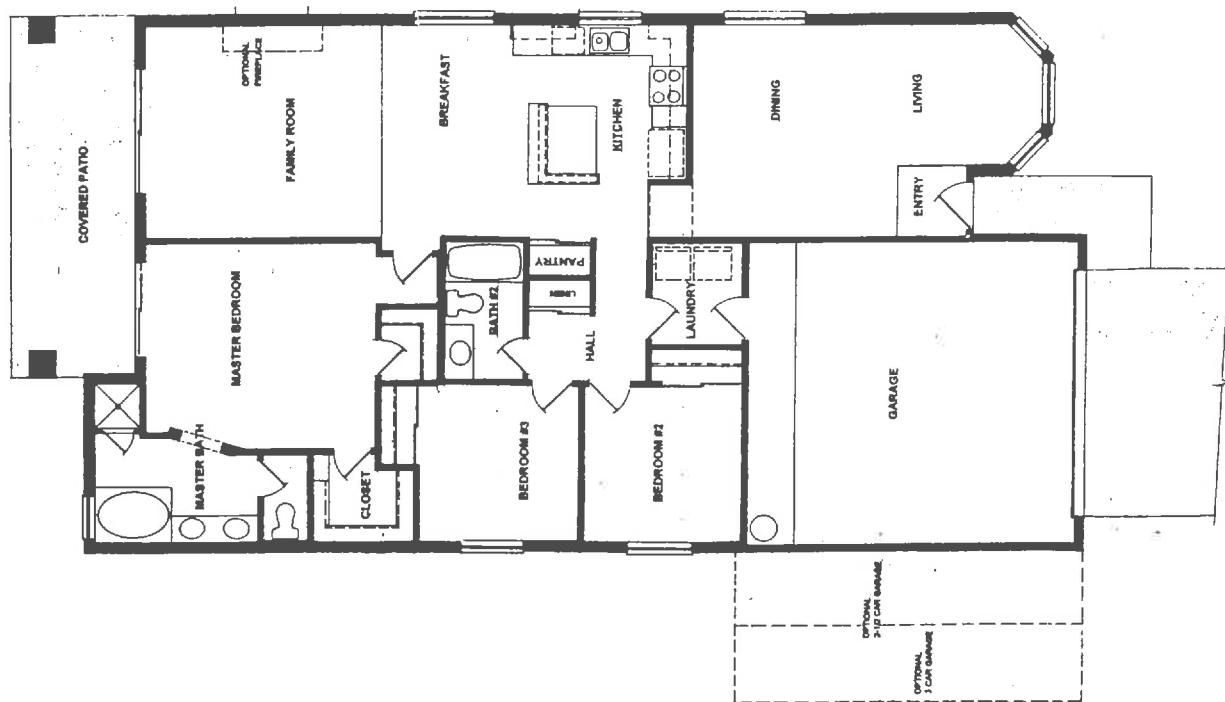
2316 W. Anderson Dr.
Phoenix, AZ 85023
602/863-0538



TYPICAL PLOT PLAN



SCALE 1"=20.00'



3 Bedroom
(1,677 sq. ft.)

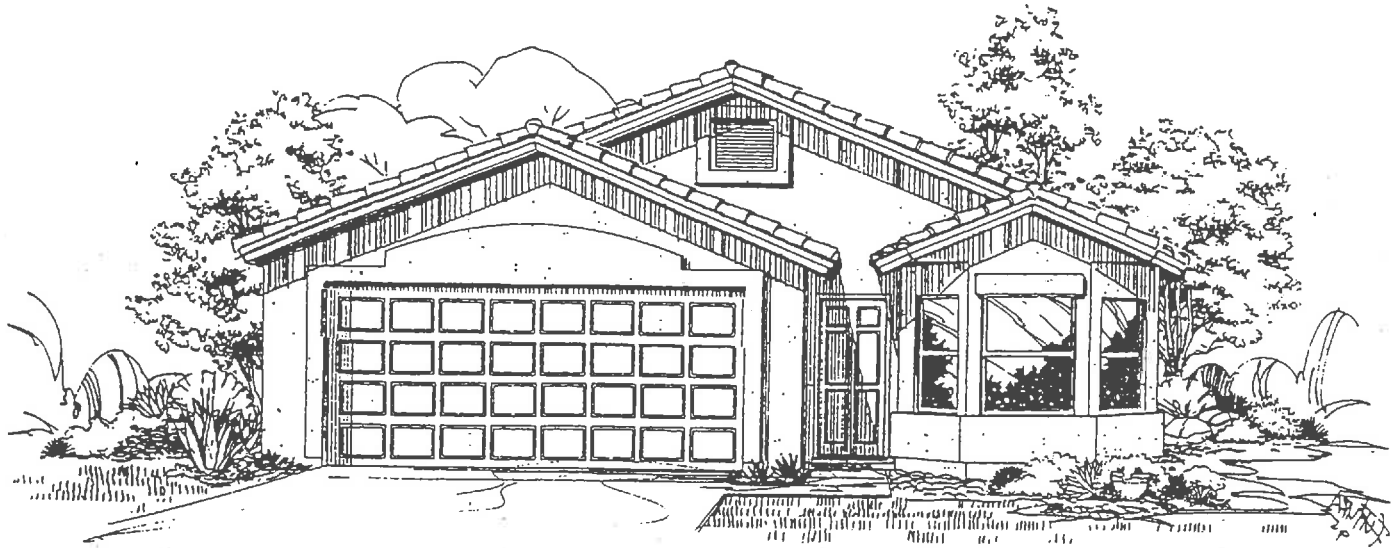


THE OLIVIA

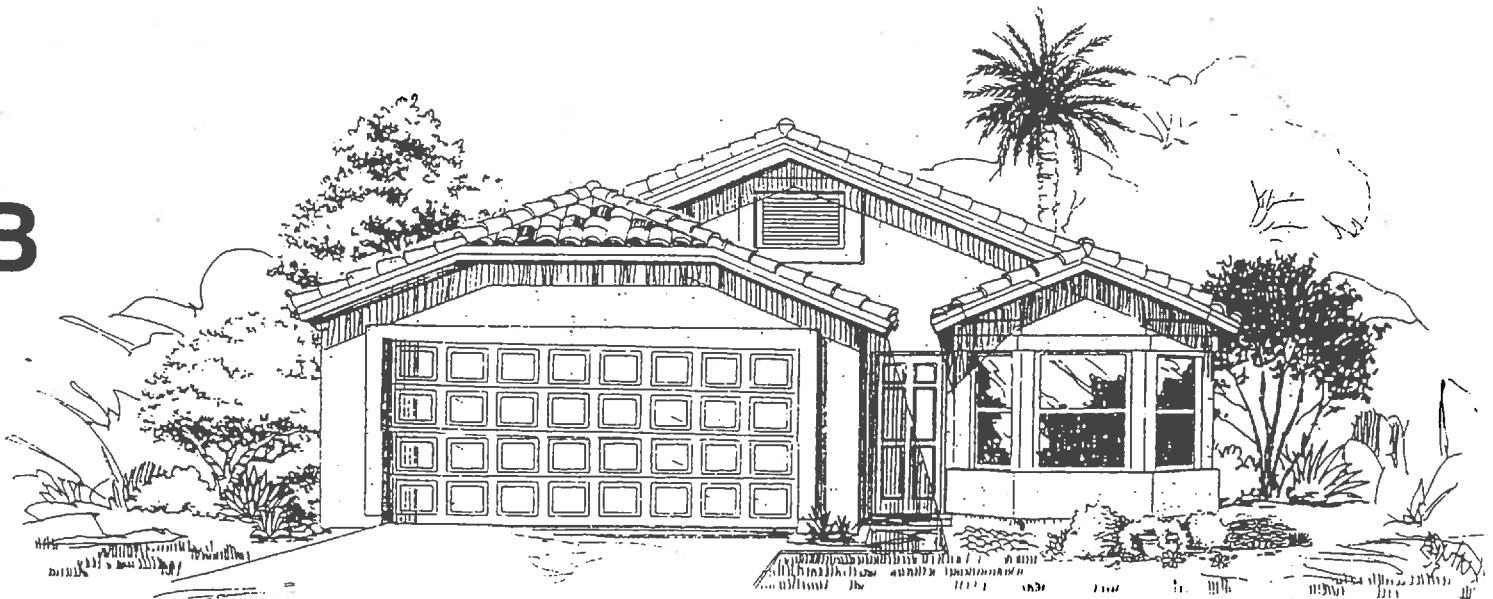
Plan 8677

BY REGAL HOMES, INC.

A



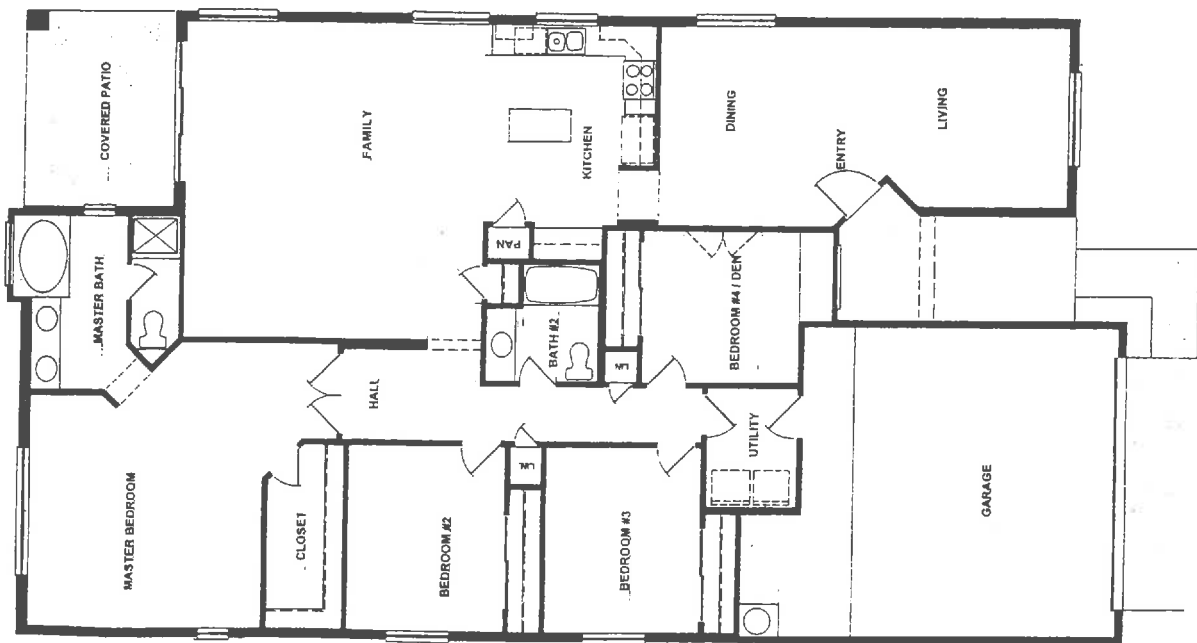
B



THE AVALON

Plan 8080

BY REGAL HOMES, INC.

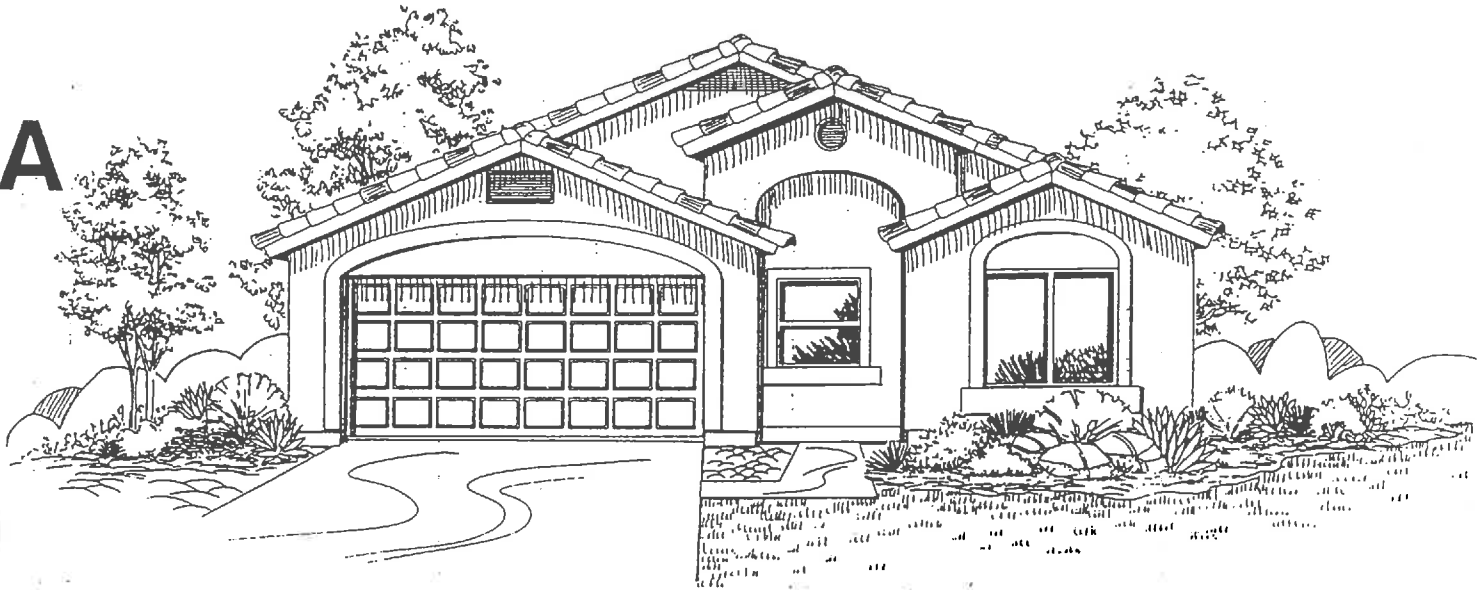


THE AVALON

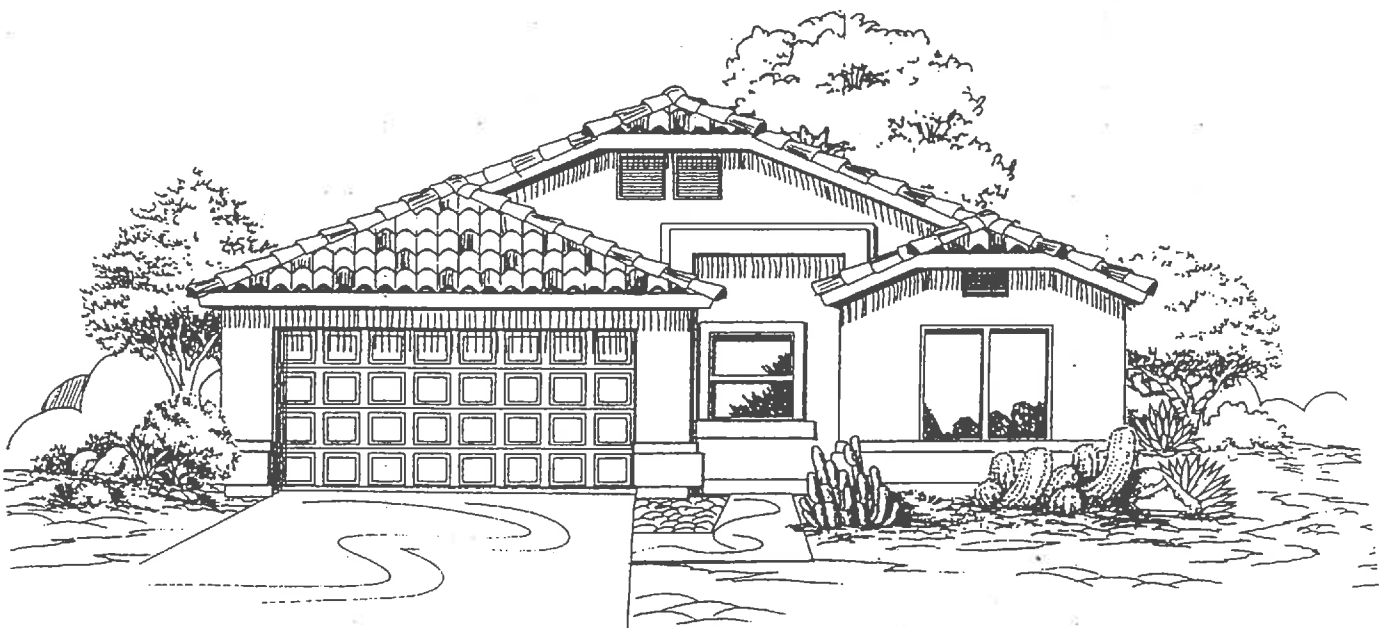
Plan 8080

BY REGAL HOMES, INC.

A



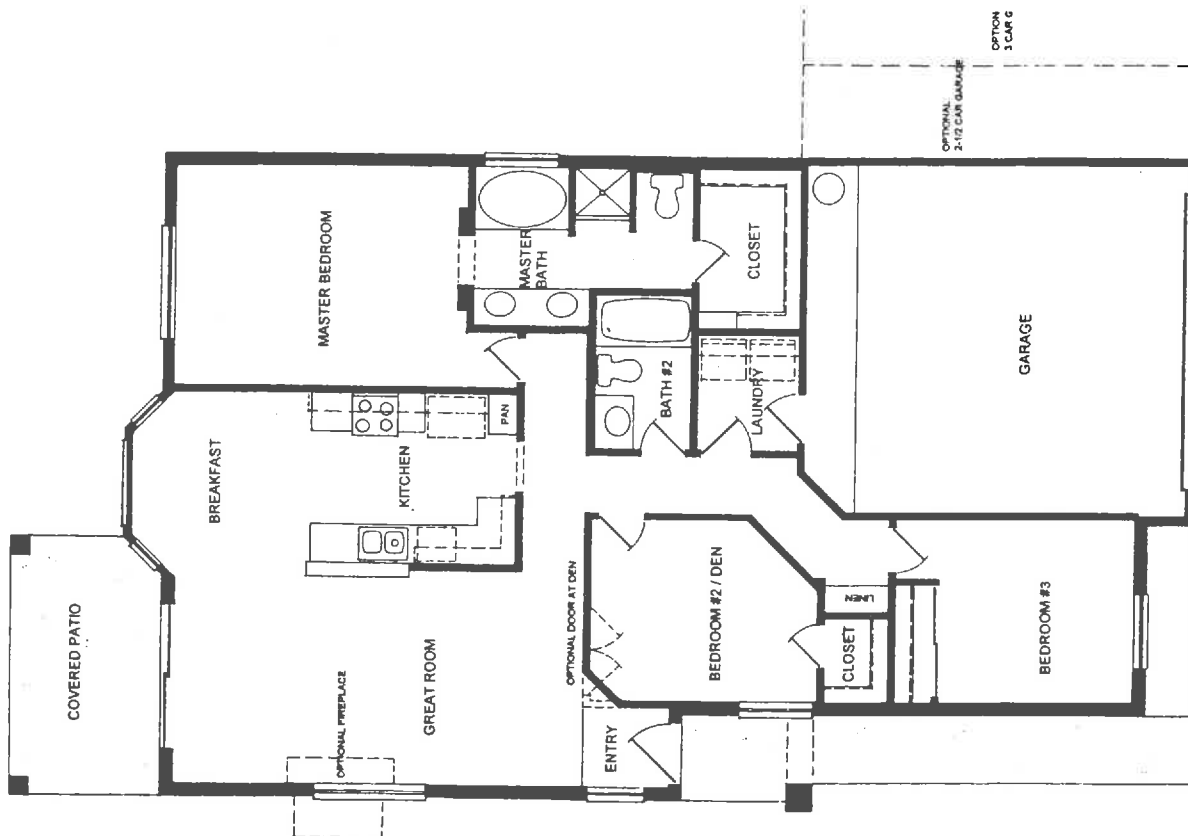
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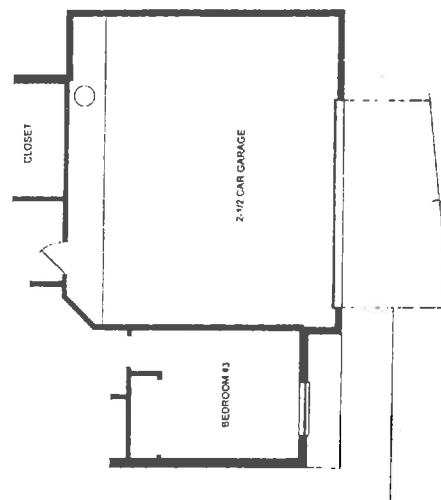
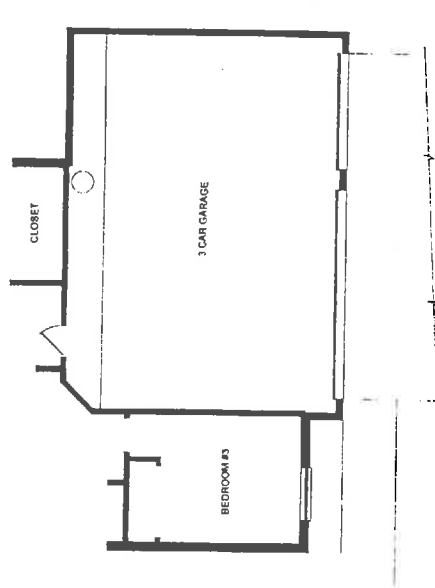
THE BARCELONA

Plan 8396

BY REGAL HOMES, INC.



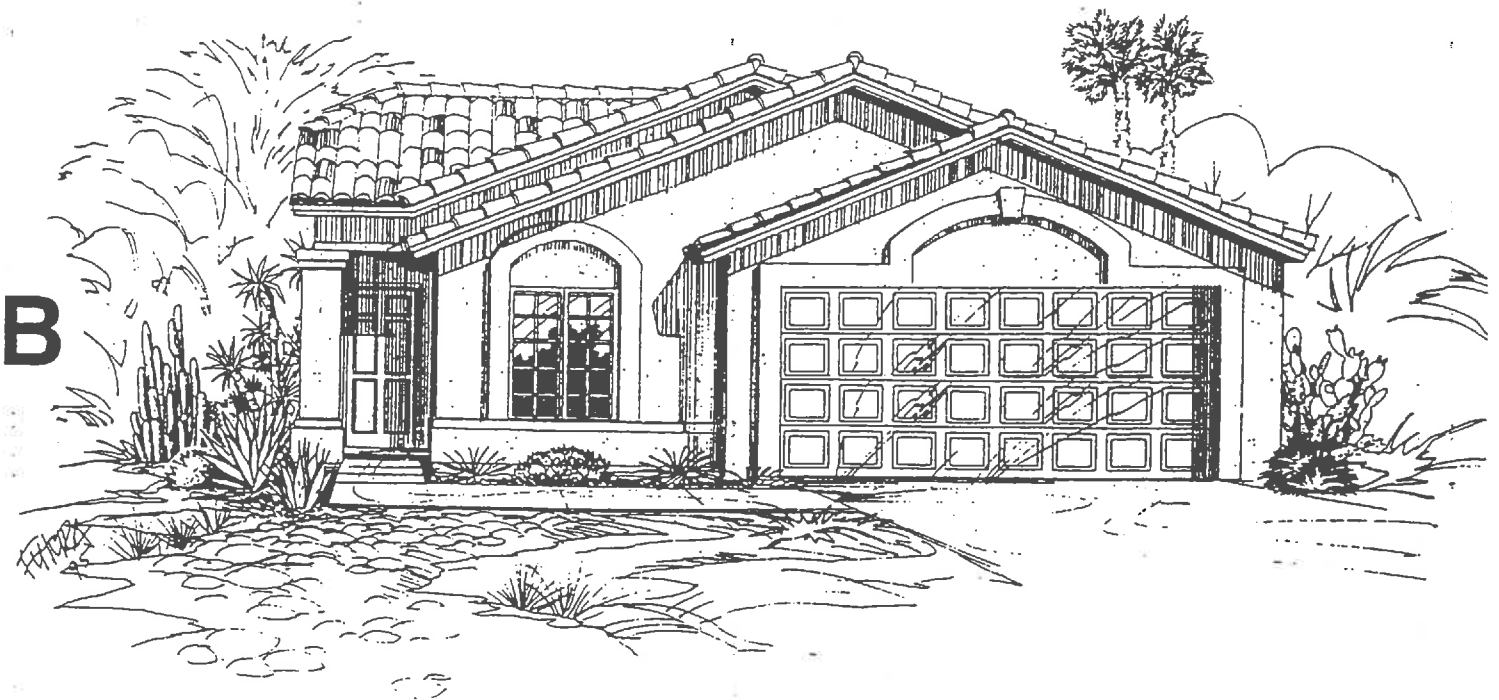
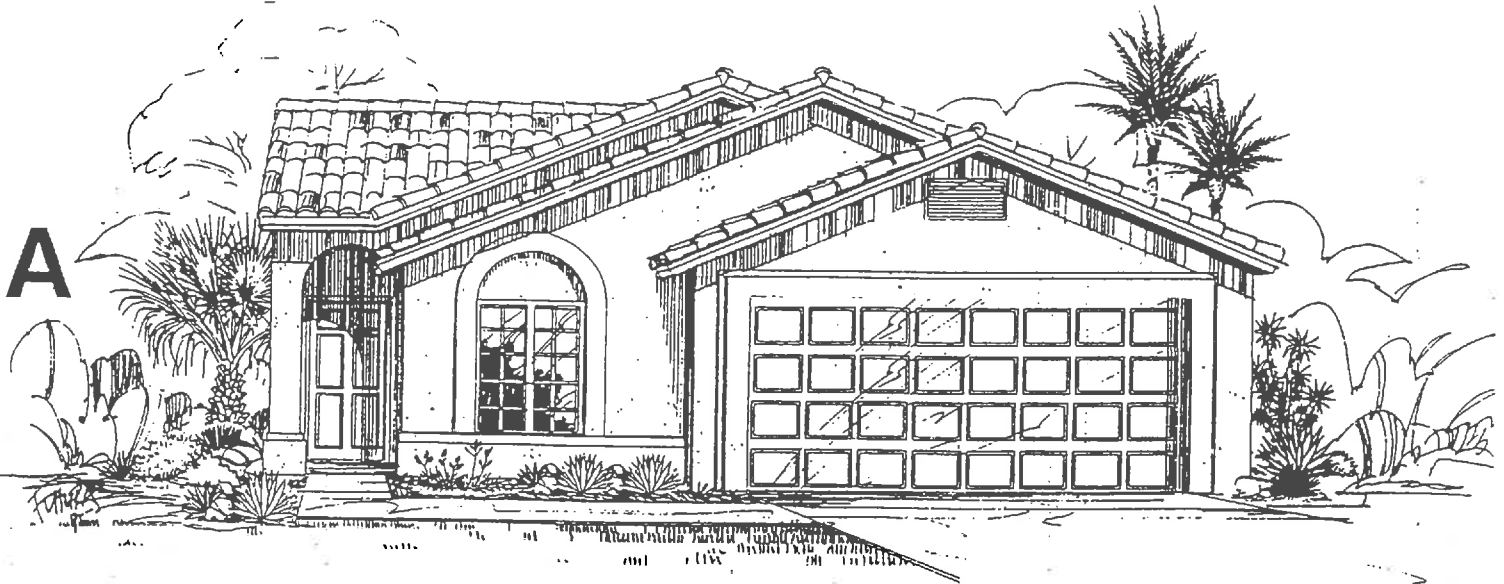
3 Bedroom
(1,396 sq. ft.)



THE BARCELONA

Plan 8396

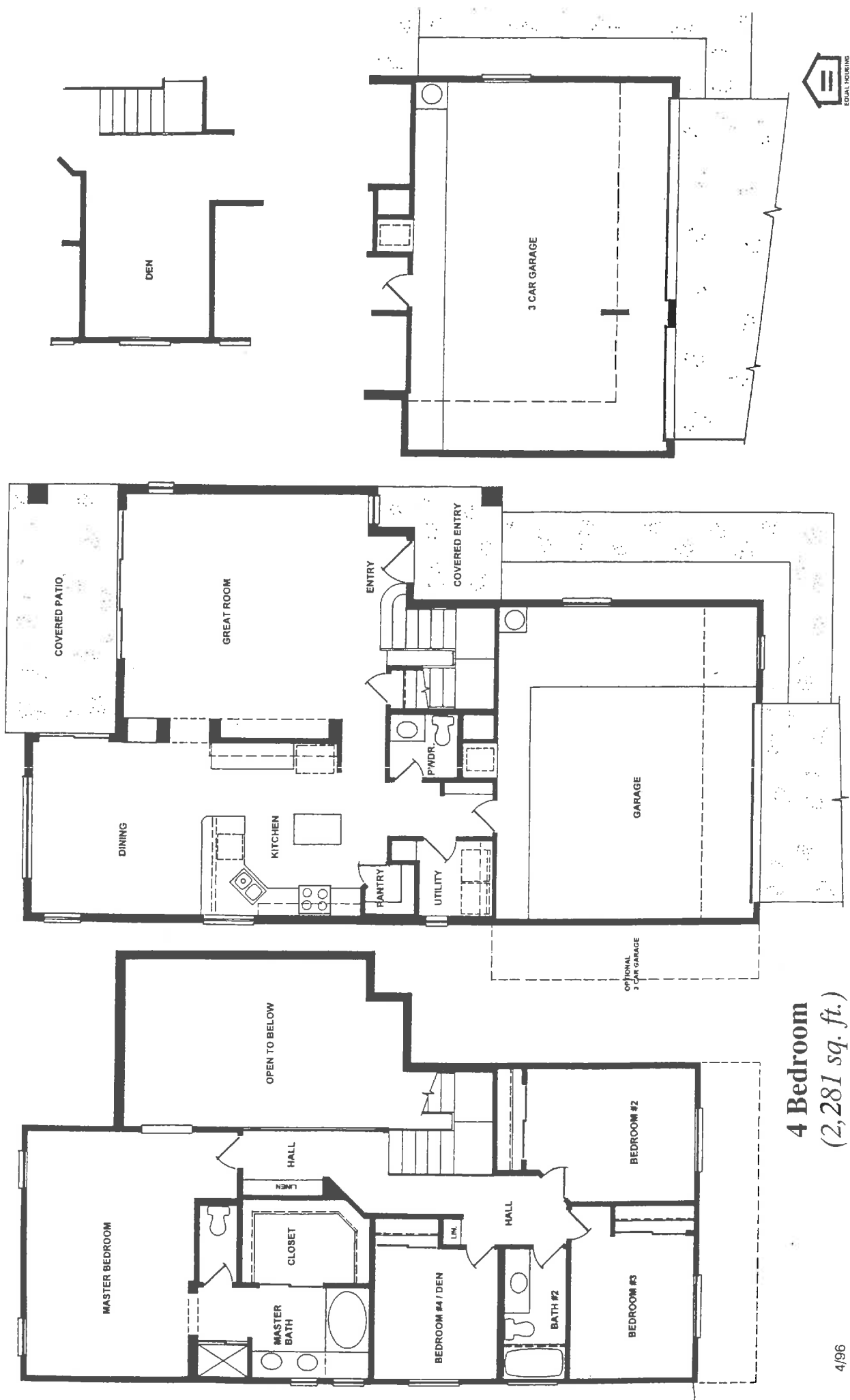
BY REGAL HOMES, INC.



THE MAJESTY

Plan 8737

BY REGAL HOMES, INC.



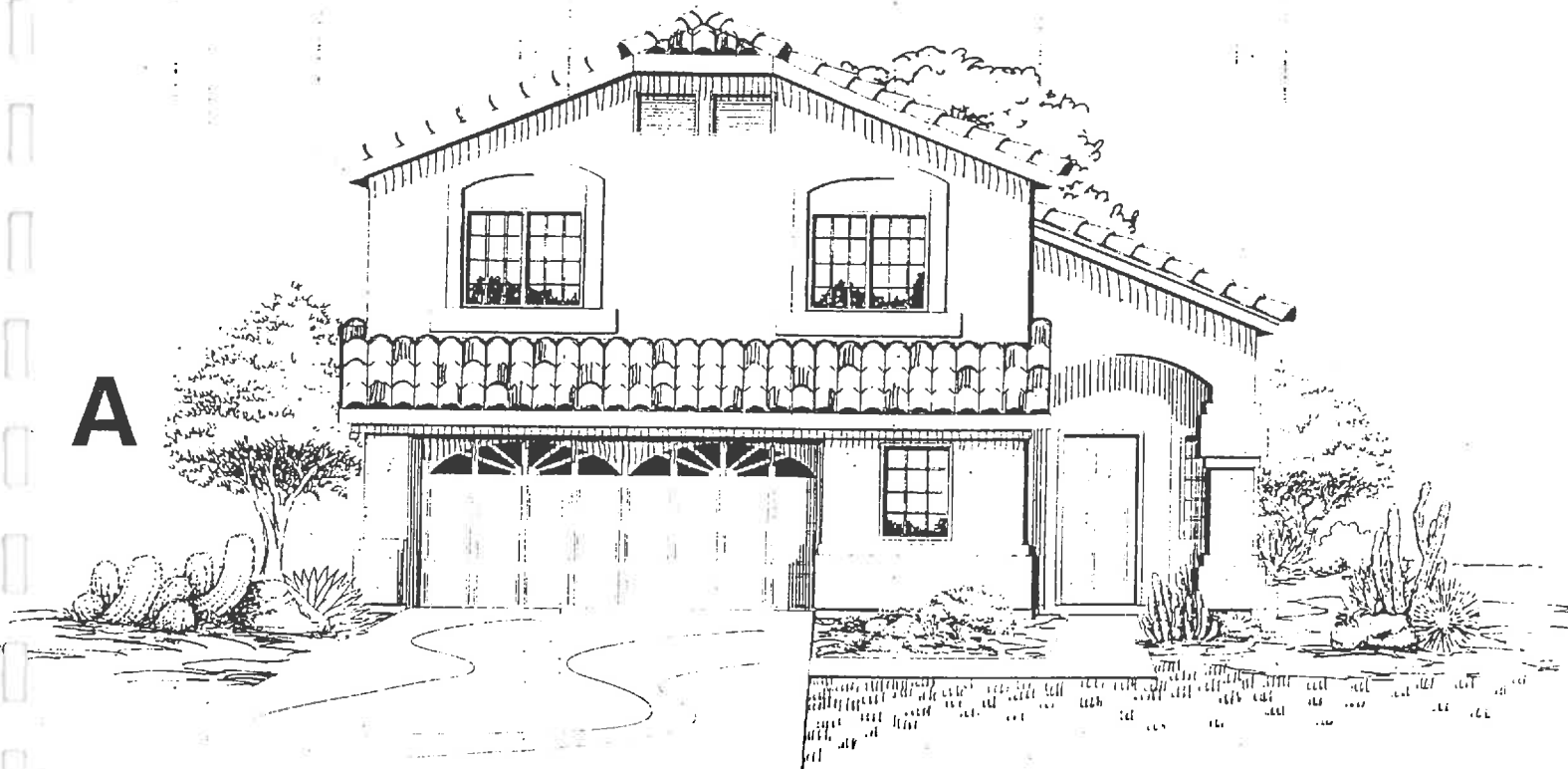
4 Bedroom
(2,281 sq. ft.)

THE MAJESTY

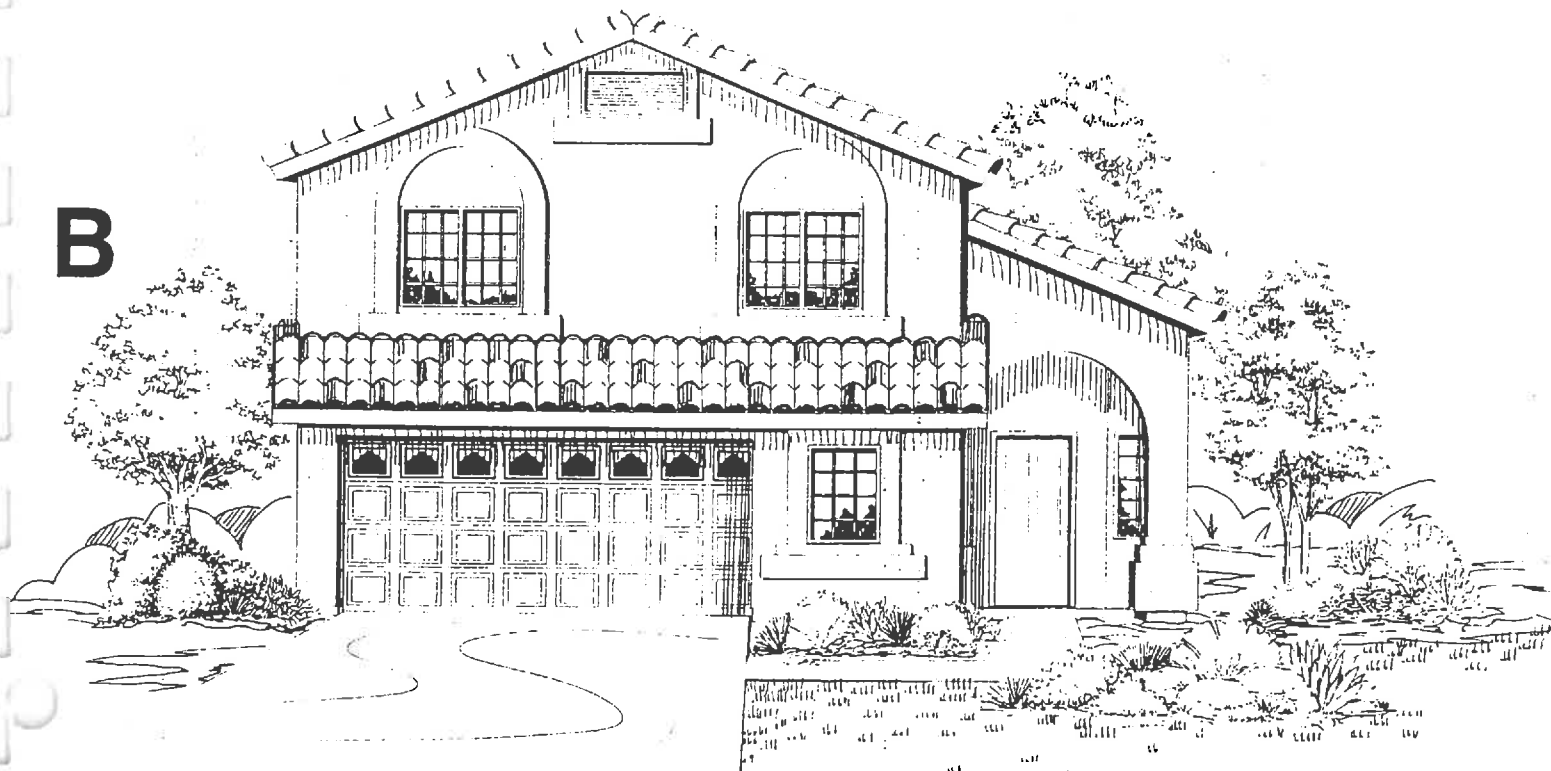
Plan 8737

BY REGAL HOMES, INC.

A



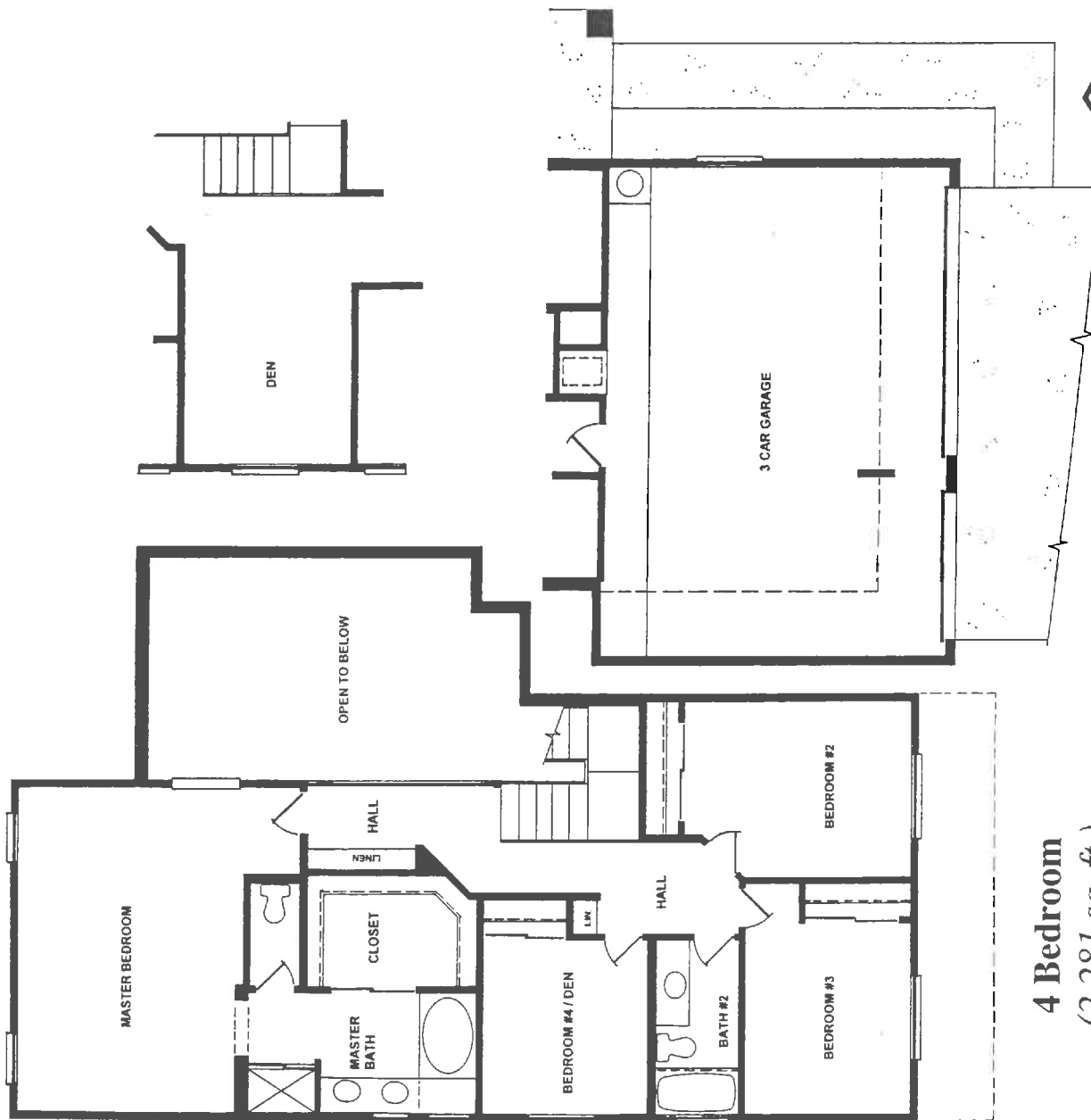
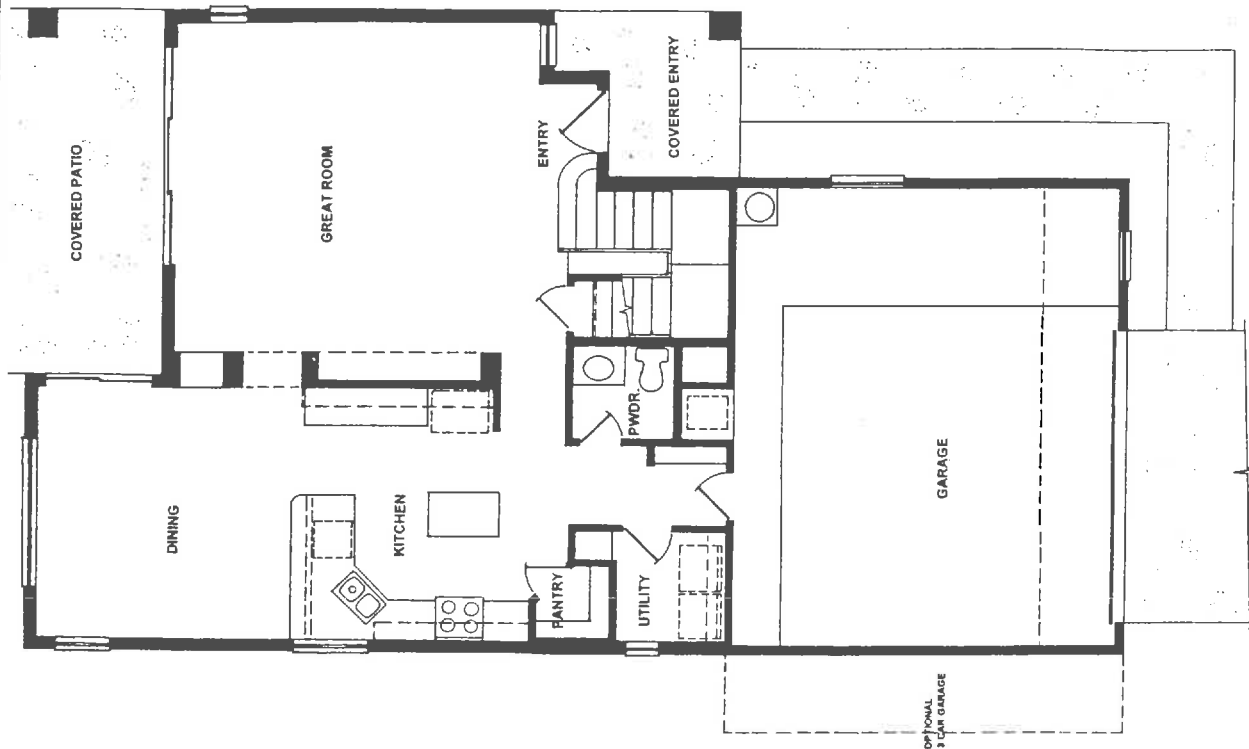
B



THE SEVILLE

Plan 8737

BY REGAL HOMES, INC.



4 Bedroom
(2,281 sq. ft.)

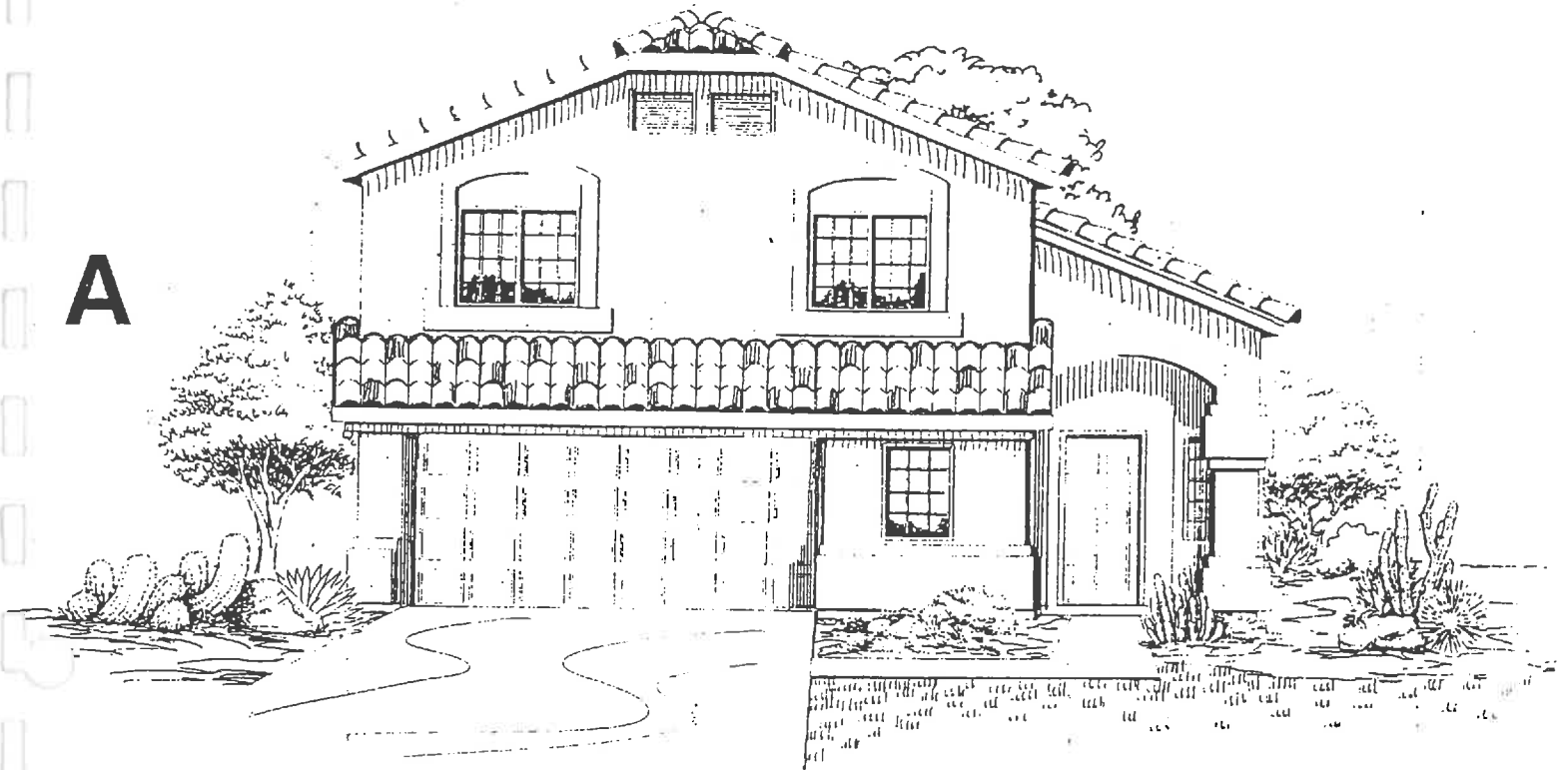


THE SEVILLE

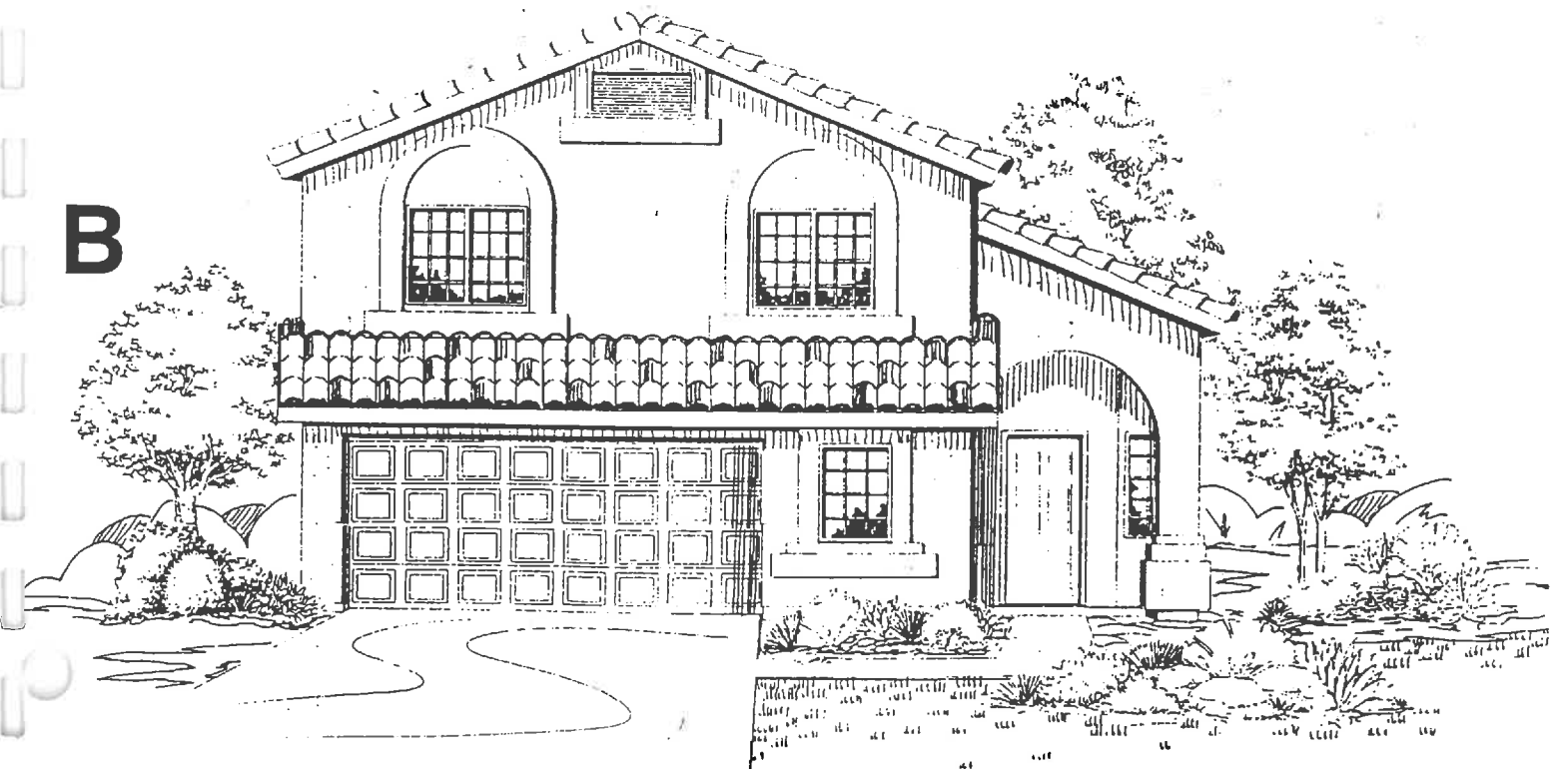
Plan 8737

BY REGAL HOMES, INC.

A



B



SHADOW RUN

R1-6 PRD DEVELOPMENT STANDARDS -BUILDING STANDARDS-

All building in Shadow Run shall conform to the following minimum development standards:

- a.) Stucco, brick, stone or other masonry type materials continuous on all four (4) sides. Other materials as may be approved by the City of Glendale.
- b.) Ground mounted air conditioning units.
- c.) Minimum fully enclosed two (2) car garages.
- d.) Optional 3 bay garages will be available on some models.
- e.) Clay tile, concrete tile, slate or other roofing materials as may be approved by the City of Glendale. Wood shake shingles and asphalt shingles are prohibited.
- f.) Stucco return walls on all front and side exposed masonry surfaces.

SHADOW RUN

DEVELOPMENT TEAM

Developer:

Regal Homes, Inc.
2432 West Peoria Avenue
Building 9, Suite 1160
Phoenix, Arizona 85029
944-7510 fax: 944-7596

Contact: Tom B. Brown

Engineer/Land Surveyor/Land Planner:

The Harrison Group, Inc.
4139 West Bell Road
Suite 8
Phoenix, Arizona 85023
938-3838 fax: 938-4741

Contact: John E. Harrison, Jr.
Ronald G. Reimer

Architect:

James R. Hankins, Jr.
9119 North 7th Street
Suite 203
Phoenix, Arizona 85020
997-6336 fax: 997-6337

Contact: James R. Hankins, Jr.

Landscape Architect:

Western Landscape Architect
2216 West Anderson Avenue
Phoenix, Arizona 85023
863-0538 fax: 863-0717

Contact: Sam Morse

Soils Engineer/Environmental Consultant:

Construction Inspection &
Testing Company
2002 West North Lane
Phoenix, Arizona 85021
861-2002

Contact: Scott R. Smith
Earl Gibons



October 15, 1997

Tom Brown
Regal Homes, Inc.
2432 West Peoria Avenue
Bldg. 9, Suite 1160
Phoenix, AZ 85029

Subject: Approval of GP-97-06 and Z-97-11 (Shadow Run): 7333 W. Glendale Ave.

Dear Tom:

On October 14, 1997, the City Council of the City of Glendale voted to approve your General Plan Amendment GP-97-06 and rezoning request Z-97-11. Rezoning request Z-97-11 was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD Plan and narrative report for "Shadow Run", dated June 20, 1997.
2. A maximum of 120 lots shall be permitted.
3. The R1-6 development standards shall be amended as shown in the narrative report for "Shadow Run", dated June 20, 1997.
4. A minimum of 70 lots shall provide a minimum lot width of 60'.
5. A total of 65' of half-width right-of-way on Glendale Avenue, and 55' of half-width right-of-way on 75th Avenue shall be dedicated within 180 days of City Council approval in accordance with the submitted development plan.
6. All half-street improvements on Glendale Avenue, 75th Avenue, 73rd Avenue, and Ocotillo Road adjacent to the site must be completed with development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
7. All house products shall include standard patio covers.
8. The developer shall pay an in-lieu fee for one-half the expense of each traffic circle on 73rd Avenue prior to final plat approval.

October 15, 1997
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9. The developer shall construct an 8' wall bordering the adjacent commercial site, prior to issuance of the electrical clearance (green tag) for the first residential unit.

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

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

Sincerely,

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

Dan Fairbanks, AICP
Senior Planner
Glendale Planning Department

DF/dc

cc: Mr. John Harrison, Harrison Group, Inc.



September 5, 1997

Mr. John Harrison
The Harrison Group, Inc.
4139 West Bell Road, Suite 8
Phoenix, Arizona 85023

Subject: Planning Commission Approval of P-97-03 (Shadow Run)

Dear John:

At the regularly scheduled meeting of September 4, 1997, the Glendale Planning Commission approved the preliminary plat for "Shadow Run" located at 7333 West Glendale Avenue. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval will be 15 days after zoning approval. At the present time, the companion zoning case is tentatively set for the October 14, 1997, City Council agenda. The Planning Commission's approval of the preliminary plat was subject to the following stipulations:

1. City Council approval of the proposed R1-6 PRD zoning (Z-97-11). The 15-day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the City Council approves Z-97-11.
2. Subdivision infrastructure improvement plans, landscape, subdivision signage, perimeter wall, and drainage plans shall be reviewed and approved by staff prior to final plat approval

At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Should you desire to submit improvement plans, sheet size is 24" x 36". Submittal of a soils report is also required prior to construction. All improvement plans must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center, at 930-2800 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permit fees.

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

September 5, 1997
Mr. John Harrison
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At a future date, house product plans should be submitted to the Development Services Center for review. Please contact John Gitzen, Development Services Representative, at 930-2800 if you have any questions regarding the house plan submittal. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal.

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

Sincerely,



Dan Fairbanks, AICP
Senior Planner
Community Development Group

DF/nr

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

cc: Mary Wetenkamp, Senior Development Services Representative
John Gitzen, Development Services Representative
Tom Brown, Regal Homes