

BETHANY PLACE

SEC 75th Avenue and Bethany Home Road
Glendale, Arizona

Project Narrative

Concurrent request for a General Plan Amendment
And Rezoning Application Request
For C-1 zoning, R1-6 PRD zoning
And a Planned Residential Development.

Application No. GP-98-08 & Z-98-26

**September 1998
Revised October 1998**

Submitted to:

City of Glendale Planning Department
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**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
12-8-98 CC
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Glendale Planning Dept.**

BETHANY PLACE

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Project Narrative

INTRODUCTION & BACKGROUND INFORMATION

This application proposes an amendment to the Glendale General Plan on approximately 20 acres and the rezoning of approximately 12 acres in two separate applications to allow the development of a new detached single family residential community and small commercial development. The General Plan Amendment seeks a replacement of the 20 acres of Shopping Center identified in the General Plan Land Use Map with approximately 2.3 acres of General Commercial (GC land use and approximately 17.7 acres of Residential, 3.5-5 Dwelling Units per acre. The balance of the property (approximately 39 acres) is currently depicted as Residential, 3.5 - 5 DU/Acre and no amendment to the General Plan are requested on that portion of the property.

Existing zoning on the site consists of approximately 12 acres of C-2, General Commercial and 47 acres of R1-6 PRD, Single Residence, Planned Residential Development. It is our understanding that a Development Plan does not exist on the R1-6 PRD portion of the property. The Rezoning Application seeks a downzoning on the C-2 portion of the property to C-1, Neighborhood Commercial on 2.3 acres and R1-6 PRD zoning on the remaining 9.7 acres that is presently zoned C-2.

This application also seeks to establish a Development Plan on the entire 56.7 acres that is planned for single family residential use. Approximately 47 acres of this property is already zoned R1-6 PRD, however, it is our understanding that a Development Plan was never established by the City or the property owner on the property.

The site is located at the southeast corner of 75th Avenue and Bethany Home Road. The property was annexed on December 27, 1983. The existing C-2 and R1-6 PRD zoning was established sometime after annexation. The existing R1-6 PRD zoning allows residential development with a density as high as 5 DU/Acre. These applications will result in residential and commercial development that is modern, attractive and meets the City of Glendale's high standards for new construction.

TOFA Farms Limited Partnership is the current property owner. CHPV Development LLC is in escrow to purchase the single-family portion of the property from TOFA. At the present time, it is the intent of CHPV to build the subdivision improvements and sell finished lots to a homebuilder. The commercial corner will be retained by TOFA for future development at a later date.

GENERAL PLAN AMENDMENT

The current General Plan designation consists of two land uses, Shopping Center (SC) and Residential, 3.5-5 DU/Acre. The two land uses were established in 1989 when the General Plan was adopted by the City Council, and is intended to provide a neighborhood shopping center and medium density single family residential on this property. This application seeks an amendment to the Land Use Map to General Commercial and Residential 3.5 - 5 DU/Acre. We wish to substantially reduce the amount of commercial. The proposed 2.3 acres of GC land use on the corner will provide room for two small commercial pads.

Both 75th Avenue and Bethany Home Road are designated as arterial streets per the City of Glendale Engineering Department. Commercial land use designations are typically limited to arterial/arterial intersections such as this one. There is no other commercial land uses planned or zoned on the other three corners at this intersection.

The request for Residential, 3.5-5 is consistent with the land use designation found on the balance of the property and will result in medium density development similar to adjoining neighborhoods to the south and southeast. It also provides a continuation of a similar land use on the property east of 73rd Avenue that is planned as Residential, 3.5-5 DU/Acre. Overall the proposed land uses are compatible with existing and planned land uses in the area.

C-1 ZONING REQUEST

The rezoning request seeks to reduce the amount of commercial zoning from 12 acres to just 2.3 acres. We specifically have requested C-1 zoning as it affords greater compatibility with adjacent residential properties. It is anticipated that two commercial pads will be developed in phases on the C-1 portion of the property.

The pads have been designed in a manner to provide two 210' x 237' net site areas. This provides sufficient space to accommodate commercial users and the required landscaping, building setbacks, parking and storm water retention areas. We have planned the two pads to take into account the 60 foot building setback that is required between commercial buildings and single family residential land uses. R1-6 PRD zoning is requested on the balance of the 9.74 acres that is presently zoned C-2. This represents a significant downzoning on this portion of the property. The intensity will be reduced as well as the trip generation.

R1-6 PRD ZONING REQUEST AND LOT SIZE MIX

As noted above, the rezoning request seeks R1-6 PRD zoning on 9.7 acres that is presently zoned C-2. Overall, the residential component of this project is approximately 56.7 acres. In addition to rezoning the C-2 portion of the property to C-1 and R1-6 PRD, this application also seeks to establish a Development Plan on the entire 56.7 acres that is planned for single family residential use.

A total of 195 single-family lots are planned in this project (See Exhibit "B"), with the minimum lot size being 60' x 110'. The overall average lot size is approximately 8,219 square feet. A broad range of lot sizes is provided which is desirable. The gross density is 3.43 DU/Acre, whereas the existing R1-6 PRD zoning allows 5 DU/Acre. We have included custom development standards within this Project Narrative. (See Exhibit "C"). Extra lot depth has been provided on the lots abutting Bethany Home Road and 75th Avenue.

PRELIMINARY DEVELOPMENT PLAN

The proposed Preliminary Development Plan exhibit prepared by David Evans and Associates, Inc. (See Exhibit "B") depicts the conceptual subdivision layout and lotting pattern. The street layout utilizes several design techniques including curvilinear streets, short block lengths and cul-de-sacs.

Planned open space is provided in nine tracts (Tracts A through I). The major entry is provided at 74th Avenue and Bethany Home Road. A large landscape tract is provided at this location to provide a pleasing entry statement. The largest tract is provided in the center of the

project. Tracts A through I provide landscaping, open space and storm water retention facilities. Overall 4.76 acres of planned open space is provided.

Lots are positioned in a manner to provide passive security through increased visibility to each of the tracts. Traffic circles are planned at two locations on 73rd Avenue. The first traffic circle will be located at Rancho Drive. The second traffic circle will be located at Montebello Avenue. The traffic circles are intended to act as a calming device in an effort to limit speeding on 73rd Avenue. Sufficient right-of-way will be provided to accommodate the traffic circles in conjunction with final plat approval for Bethany Place. Enhanced brick paving will be provided around the perimeter of the traffic circles. Furthermore, the proposed street layout within Bethany Place is designed to minimize cut-through traffic and limit speeding throughout the neighborhood.

LANDSCAPE MAINTENANCE

Perimeter landscaping will be provided on the street frontages on Bethany Home Road, 75th Avenue and 73rd Avenue. Landscaping and perimeter theme walls will be provided as shown on the Conceptual Landscape Plan. The Homeowners Association shall maintain the landscaping on these three street frontages, all landscape tracts and the traffic circles. The HOA will also maintain the perimeter theme walls and entry features.

PERIMETER THEME WALLS & ENTRY FEATURES

Perimeter theme walls and entry features will be provided on 75th Avenue, Bethany Home Road and 73rd Avenue. The theme wall design will consist of a stucco finish on 8" x 8" x 16" CMU with decorative columns placed thirteen feet on center. A standard brick soldier course pattern will be provided on the columns. A standard brick running course pattern will be provided as a horizontal accent band. Entry features will be provided as well at the subdivision entrance on Bethany Home Road and also the entrance on 75th Avenue. The design of the entry feature is provided within the PDP (See Exhibit "B"). The HOA will maintain the perimeter theme walls, entry features and Tracts A through I.

An 8-foot high desert brown masonry wall will be provided adjacent to the C-1 exception parcels at the SEC of 75th Avenue and Bethany Home Road. This wall will provide additional buffer to the lots that abut the C-1 parcels. The portion of these walls that face the C-1 parcel will be left as unfinished block. The City shall ensure that the developer of the C-1 parcel stucco and paint the wall when the commercial parcels develop.

OFF-SITE IMPROVEMENTS & PHASING

CHPV will be the developer of the single-family portion of this site. TOFA Farms LP will retain the C-1 corner for development at a future date. CHPV has agreed to complete the off-site improvements adjacent to the C-1 corner in conjunction with the construction of the single-family portion of the site. Completion of these improvements will prevent a scalloped street effect at this location and will provide safe and efficient traffic means at this location.

We anticipate that the improvements at the intersection will include street widening, construction of curb, gutter and sidewalk, construction of a bus bay and the potential relocation of the existing traffic signal pole to accommodate the intersection improvements. It is our understanding that Bethany Home Road is an "impact fee" street and that we may be entitled to

a rebate of arterial impact fees. We will explore this possibility with the Community Development Group.

CONFORMANCE TO PRD OVERLAY DISTRICT

According to the City's Zoning Ordinance, the Planned Residential Development (PRD) overlay district is "intended to promote the development of Single Residence subdivisions according to an overall Development Plan. The purpose of this district is to:

A. Encourage imaginative and innovative planning of residential neighborhoods by providing greater flexibility in design.

The subject parcel is relatively large and has substantial frontage on 75th Avenue and 73rd Avenue. The street layout and lotting pattern provides an interesting streetscape as desired by the City. A mix of lot sizes is provided and combined with a relatively low density will result in a desirable neighborhood. Landscape tracts are provided at key locations to create view corridors and focal points.

B. Encourage the provision of useable open space and recreation facilities within subdivisions.

As stated previously, approximately 4.76 acres of planned open space is provided on-site. Bicentennial Park is located within easy walking distance of this site. As noted previously, every lot is within convenient walking distance of the planned open spaces and various amenities provided on-site. A strong pedestrian connection has been made to facilitate that access by way of 6-foot wide concrete paths.

C. Encourage variation in lot size, lot width, building setback, building orientation, and house product design within neighborhoods.

A variety of lot sizes has been provided both in lot width and lot depth. The typical lot size is 60' x 110'. A lot dimension has been provided to ensure an ample building footprint on every lot.

A varied front yard setback has been provided as proposed within the development standards. The front yard setback on even numbered lots is proposed at 20 feet. The front yard setback on odd numbered lots is proposed at 18 feet. Due to this unique system, varied front yard setbacks are virtually guaranteed within this project. Based on the city's cross-section for local streets, this will result in a driveway that varies from 21' to 23' in length.

The proposed side yard setbacks are 5 feet and 10 feet, which is consistent with the base R1-6 standard. A minimum distance of 15 feet between buildings on adjacent lots is also provided. A minimum 20-foot rear yard is proposed which is also consistent with the base RI-6 zoning district. The proposed building height of two stories or 30 feet is also consistent with the RI-6 requirements.

The varied front yard setback is desired by Staff, the Planning Commission and the City Council and will provide an attractive streetscape appearance. Coupled with the varied lot widths, and the proposed House Product Design Features, a desirable streetscape will be achieved. Refer to Exhibit "D" for plot plan exhibits depicting the proposed building setbacks.

It is anticipated that both one and two story homes will be constructed within Bethany Place. The architectural style will generally consist of a contemporary southwestern design theme. The homes meet and exceed all of the City's standards for new residential development. The following House Product Design Features will be standard on each new home constructed in Bethany Place:

- Full stucco exteriors.
- Tile roofs.
- Ground mounted mechanical equipment.
- Concrete block fencing.
- Stucco fence returns between each house and on corner lots as well.
- Two car garages with sectional roll-up garage doors.
- Dual pane windows.
- Minimum two elevations per house plan.
- Minimum four coordinated exterior color schemes per house plan. Exact color schemes will be provided in conjunction with house product review at the time of Development Services Center submittal.
- Window pop-outs will be provided on all second story windows.
- Standard patio covers with stucco patio cover columns.

D. Establish residential neighborhoods having a distinct character and conveying a sense of place.

Perimeter theme walls and landscaping will be provided to further the established character within this area. The 75th Avenue corridor has developed with perimeter theme walls that include brick accents and detailing. The proposed theme wall will contain similar design including a smooth stucco finish, bold stucco columns and soldier course brick detailing on the columns. A sense of place will be created with the landscaped entry features to greet residents and visitors alike.

E. Promote the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop.

The site is fairly uniform in shape. There are some physical constraints that pose some challenges to the development of this site. On 73rd Avenue there is an existing 12-foot wide right-of-way that must be abandoned in order to subdivide and develop the site. There is also an existing irrigation ditch that needs to be removed and/or tiled. We have discussed these issues with Staff and will work to resolve each of these issues through the preliminary and final plat process.

RELATIONSHIP TO SURROUNDING PROPERTY

The area surrounding the subject property is partially developed. Vacant land is typically used for agricultural production. Existing subdivisions to the east were developed in the 1970's prior to the City's current standards for high quality residential development. Homes in this area typically include asphalt shingles, hardboard siding, carports and roof mounted mechanical equipment. The subdivisions to the south are built with more modern features including full stucco exteriors, enclosed garages and ground mounted mechanical equipment. Adjacent land uses and zoning are as follows:

On-site: Vacant land, zoned C-2 and R1-6 PRD.
North: Vacant land and Bethany Hermosa Park Unit I and 2 subdivision, across Bethany Home Road, zoned R1-6 PRD and R1-6 respectively.
East: Liberty Christian Church, two single family homes, vacant land and Skyview West Unit Three subdivision, across 73rd Avenue, zoned R1-6.
South: Missouri Place Unit One and Unit Two subdivision, zoned R1-6 PRD.
West: Vacant land and West Plaza 29/30 Subdivision, across 75th Avenue, zoned R1-6 PRD

SUMMARY

This application seeks a downzoning of commercial land uses resulting in a major reduction in intensity on this site. The proposed amendment to the General Plan and rezoning request results in a significant reduction in planned commercial land uses at this location. The proposed density provides a continuation of the existing density in the area. The request will be an asset to the surrounding community and the City of Glendale as it is consistent with the General Plan, the PRD Ordinance and the City's Residential Design Expectations.

A negative impact will not be created on adjacent properties as the site will be buffered and well landscaped. Adequate buffering will be provided by masonry perimeter theme walls and landscaping on the street frontages on Bethany Home Road, 75th Avenue and 73rd Avenue.

Vehicular access is limited to just four locations. Due to the limited access, street layout and parcel configuration, the possibility of cut-through traffic has been eliminated. All streets will be designed and built to City of Glendale Engineering and Traffic Engineering standards.

This is a thoughtfully planned neighborhood which will benefit and enhance the City of Glendale as this is one of the largest parcels available for development and thus, we will be able to make a significant impact to the overall visual quality of the area. We propose the elimination of over 17 acres of commercial land uses on this site. A reduction in intensity is almost always welcome. The overall quality of the development and the proposed homes meet all of the City's standards for new residential development. A major portion of the infrastructure for this area will be completed at this intersection. We respectfully request that these applications be approved as proposed.

EXHIBIT "A"

VICINITY MAP & LEGAL DESCRIPTION

CHALLENGER
ELEMENTARY
SCHOOL

R1-6
PRD

R1-6

GRIFFIN AVE

Z-84-34

CLAREMONT

75TH AVE

ROSE LN

73RD AVE

ROSE LN

PECK DR

PECK DR

KEIM DR

KEIM DR

CAVALIER DR

CAVALIER DR

R1-6

RD

R1-6
PRD

Z-84-66

BETHANY HOME

C-2

Z-84-34

R1-6
PRD

Z-84-34

R1-6

BETHANY HOMI

PALO VERDE

AVE

RANCHO

SOLANO

SOLANO

MONTEBELLO

MONTEBELLO

SAN MIGUEL

SAN MIGUEL

SAN JUAN

SAN JUAN

LUKE

LUKE

MISSOURI

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BICENTENNIAL
ELEMENTARY
SCHOOL

R1-6

R1-6
PRD

Z-84-66

MISSOURI

MISSOURI

75TH AVE

73RD AVE

71ST AVE

69TH AVE

67TH AVE

65TH AVE

63TH AVE

61TH AVE

59TH AVE

57TH AVE

55TH AVE

53TH AVE

51TH AVE

49TH AVE

47TH AVE

45TH AVE

43TH AVE

41TH AVE

39TH AVE

37TH AVE

35TH AVE

33TH AVE

31TH AVE

29TH AVE

27TH AVE

25TH AVE

23TH AVE

21TH AVE

19TH AVE

17TH AVE

15TH AVE

13TH AVE

11TH AVE

9TH AVE

7TH AVE

5TH AVE

3TH AVE

1ST AVE

75TH AVE

73RD AVE

71ST AVE

69TH AVE

67TH AVE

65TH AVE

63TH AVE

61TH AVE

59TH AVE

57TH AVE

55TH AVE

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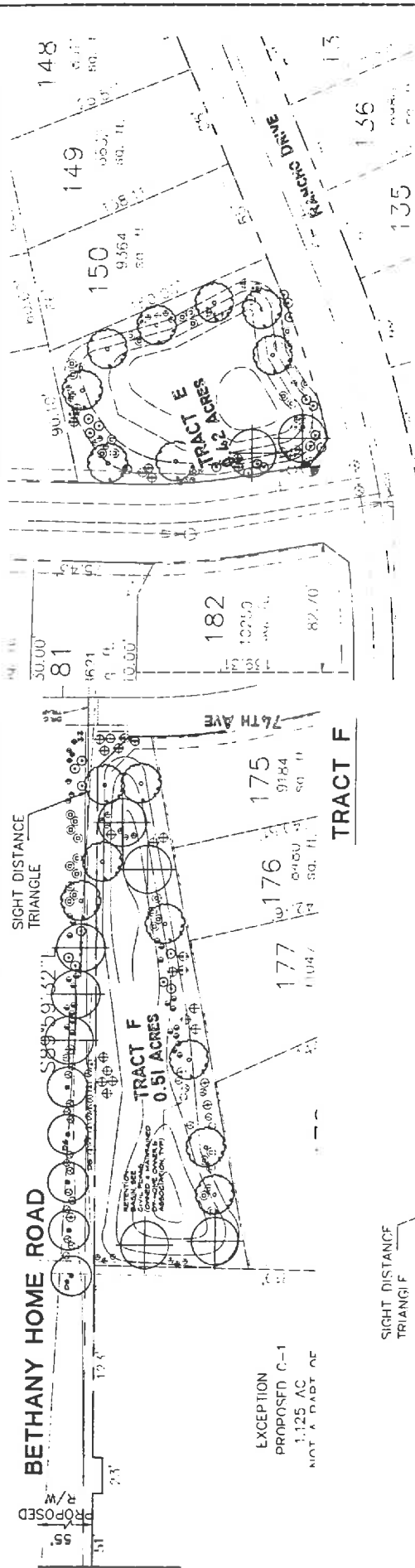
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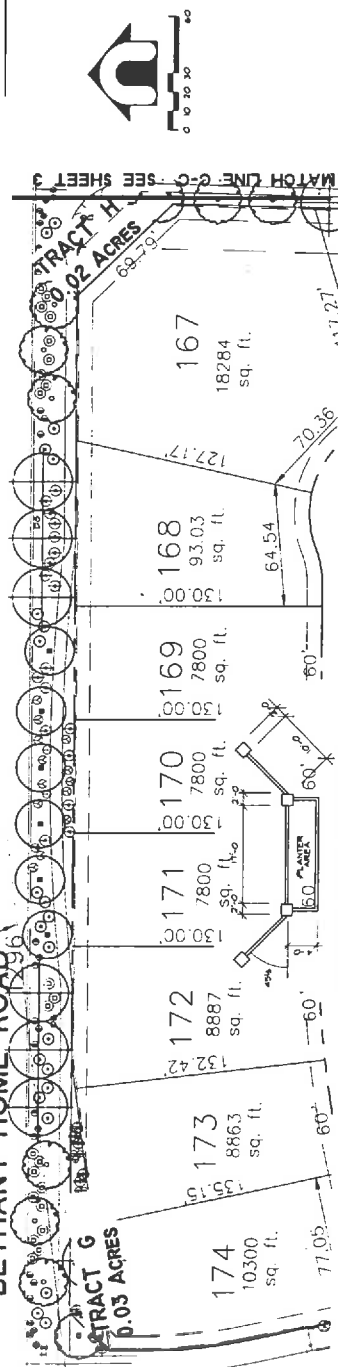
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EXHIBIT "B"

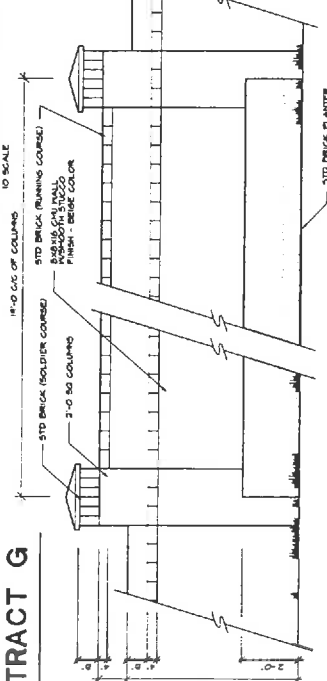
PRELIMINARY DEVELOPMENT PLAN
CONCEPTUAL LANDSCAPE PLAN
PERIMETER WALL ELEVATION
ENTRY MONUMENT ELEVATION



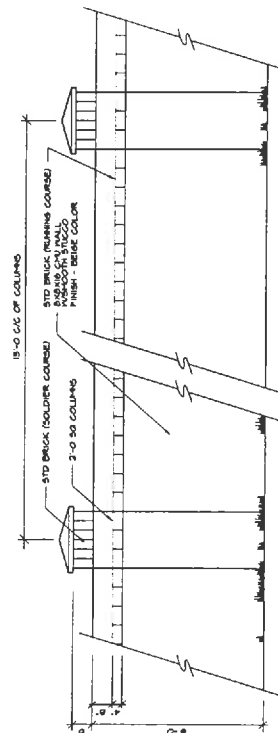
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














ENTRY MONUMENT PLAN




ENTRY MONUMENT ELEVATION



PERIMETER WALL ELEVATION

LANDSCAPE SCHEDULE		INTERVAL	STOP IN C.A. COURSE NAME	DATE	TIME	STATION	DEPT.
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NOTES
ALL INDICATORS ARE TO RECEIVE 3rd LAYER DISCOUNTED SEANTE
SIZE AND COLOR BY ORDER
ALL INDICATORS ARE TO BE RETURNED BY AN INDICATOR AUTOMATIC
INDICATION SYSTEM
ALL RESULTS AND CALCULATIONS SHALL COMPLY WITH NATIONAL WATER
ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TUBE

DATE		REASON			
					
DAVID RYANS ASSOCIATES, INC. 2815 W. WILSON AVE. SUITE 200 PHOENIX, AZ 85010 602-998-7100 FAX 602-998-7101					
DEVELOPMENT PLAN FOR BETHANY PLACE					
CITY OF GLENDALE					
SECTION	5	TWING	2N	RANGE	7E
DESIGN BY	GWS		DATE		9/96
DRAWN BY	CARRI		DRAWING NO.		CHP/0006
FOR MR.	CAROL ACO		CARRI		3

BETHANY PLACE

RI-6 PRD DEVELOPMENT STANDARDS **SINGLE FAMILY RESIDENTIAL** **60' X 110'**

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
12-8-98 *CK*

DEVELOPMENT STANDARDS SUMMARY

Development Standard	Proposed R1-6 PRD	Standard R1-6
Minimum Lot Width	60' *	60'
Minimum Lot Depth	110'	100'
Minimum Lot Size	6,572 square feet	6,000 square feet
Minimum Front Yard Setback	18' on odd numbered lots 20' on even numbered lots	20' to garage 15' to living areas
Minimum Side Yard Adjacent to Street	10'	10'
Minimum Side Yards	5' and 10' **	5' and 10'***
Minimum Rear Yard	20' 18' for unenclosed patio covers	20'
Minimum Distance Between Buildings on Adjacent Lots	15'	15'
Maximum Lot Coverage	45%	40%
Maximum Building Height	30' ***	30'

* Lot width measured at twenty (20) foot front setback.

** Fireplaces, bay windows and entertainment centers may encroach a maximum of 2.5 feet not exceeding a horizontal length of ten (10) feet into the setback, provided there is a minimum setback of five (5) feet from the fireplace, bay window and entertainment center to the property line.

*** Lots 85-89, 91-92 and 113-114 shall be limited to single story homes with a maximum building height of twenty two (22) feet.

UNLESS SPECIFICALLY AMENDED ABOVE, ALL PROVISIONS OF THE GLENDALE ZONING ORDINANCE SHALL APPLY.

EXHIBIT "D"
PLOT PLAN EXHIBITS



November 6, 1998

Bill Dykes
CHPV Development L.L.C.
5552 East Shenna Drive
Scottsdale, Arizona 85254

Dear Mr. Dykes:

RE: Planning Commission Approval of P-98-11 (Bethany Place)

At the regularly scheduled meeting of November 5, 1998, the Glendale Planning Commission approved the preliminary plat for "Bethany Place" located at 5701 North 75th 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 zoning case is tentatively set for the December 8, 1998 City Council agenda. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of General Plan amendment application GP-98-08 and R1-6 PRD Z-98-26. The 15 day preliminary plat appeal period specified by Section 31-151 of the Subdivision of Minor Land Division Ordinance shall begin on the date that City Council approves GP-98-08 and Z-98-26.
2. The subdivision infrastructure improvement plans, landscape perimeter wall, entry signage, and grading and drainage plans shall be reviewed and approved by staff prior to final plat approval by City Council.
3. The improvement plans shall provide for the construction of two traffic circles located on 73rd Avenue per the submitted preliminary plat. The improvement plans shall provide for 70% of the sidewalk on 73rd Avenue to be detached from the curb by a five foot landscaped area.
4. Prior to final plat approval, the applicant shall abandoned the 30 foot temporary construction easement and 54 foot sewer easement located adjacent to 73rd Avenue.
5. The improvements plans shall identify that the street right-of-way width shall be increased to 60 feet and the pavement width increased to 40 foot back of curb to back of curb for the approximate 140 foot street segments of 74th Avenue and Montebello Avenue adjacent to Bethany Home Road and 75th Avenue.
6. The applicant shall tile the existing irrigation facility located on 73rd Avenue to the southwest limit of the property. As an alternative, the applicant may enter into a development agreement to allow irrigation water to be provided to the adjacent Brooks

property from the existing SRP irrigation facility located on the west side of 75th Avenue, or may purchase the water rights in lieu of providing a tiled irrigation facility.

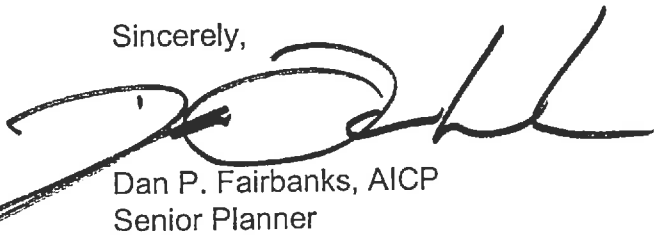
At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Should you desire to submit improvement 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 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 seven copies of the final plat should be included with your improvement plan submittal.

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

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

Sincerely,



Dan P. Fairbanks, AICP
Senior Planner
Planning Department

DPF/lg

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
Jon Froke, Beus, Gilbert & Devitt



December 9, 1998

Mr. Jon Froke
Beus, Gilbert & Devitt
3200 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

Subject: GP-98-08 and Z-98-26 (Bethany Place): 5701 N. 75th Avenue

Dear Jon:

On December 8, 1998, the City Council of the City of Glendale voted to approve General Plan amendment GP-98-08 and rezoning request Z-98-26. Rezoning request Z-98-26 was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD plan dated October 21, 1998 and narrative for "Bethany Place" dated October, 1998.
2. A maximum of 195 lots shall be permitted.
3. The property owner shall dedicate 55 feet of half-width right-of-way for Bethany Home Road and 60 feet of half-width right-of-way for 75th Avenue which tapers to 65 feet at Bethany Home Road. Additionally, the property owner shall dedicate 30 feet of half-width right-of-way adjacent to 73rd Avenue. The dedication of right-of-way shall include the C-1 site and shall occur within 180 days of the date of City Council approval.
4. Perimeter street improvements shall be determined by the City adopted Design Guidelines for Site Development and Infrastructure Construction. The developer shall be responsible for all improvements on 75th Avenue and Bethany Home Road. The developer may enter into a development agreement to rebate impact fees for arterial street and major arterial street improvements.
5. Street improvements adjacent to the C-1 site, including pavement, curb, gutter, sidewalk, and street lighting shall be designed and constructed in conjunction with the development of the R1-6 PRD parcel if this occurs before the C-1 site develops.

Mr. Jon Froke
December 9, 1998
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6. The entry monumentation identified within the development plan shall be located on each side of the primary entrances located at 75th Avenue and Bethany Home Road.

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,



Dan Fairbanks, AICP
Senior Planner
Glendale Planning Department

DF/dl

cc: Mr. Bill Dykes