

## **PARADISE ENCLAVE**

An R1-4 Planned Residential Development for 21 Units on 4.752 acres

6830 West Paradise Lane  
NEC 69<sup>th</sup> Avenue and Paradise Lane  
Glendale, Arizona  
Submitted November 2005  
ZON05-22  
GPA05-12

### **DEVELOPER**

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Tel. 602.242.4666  
Fax. 602.242.3302

**RECEIVED**

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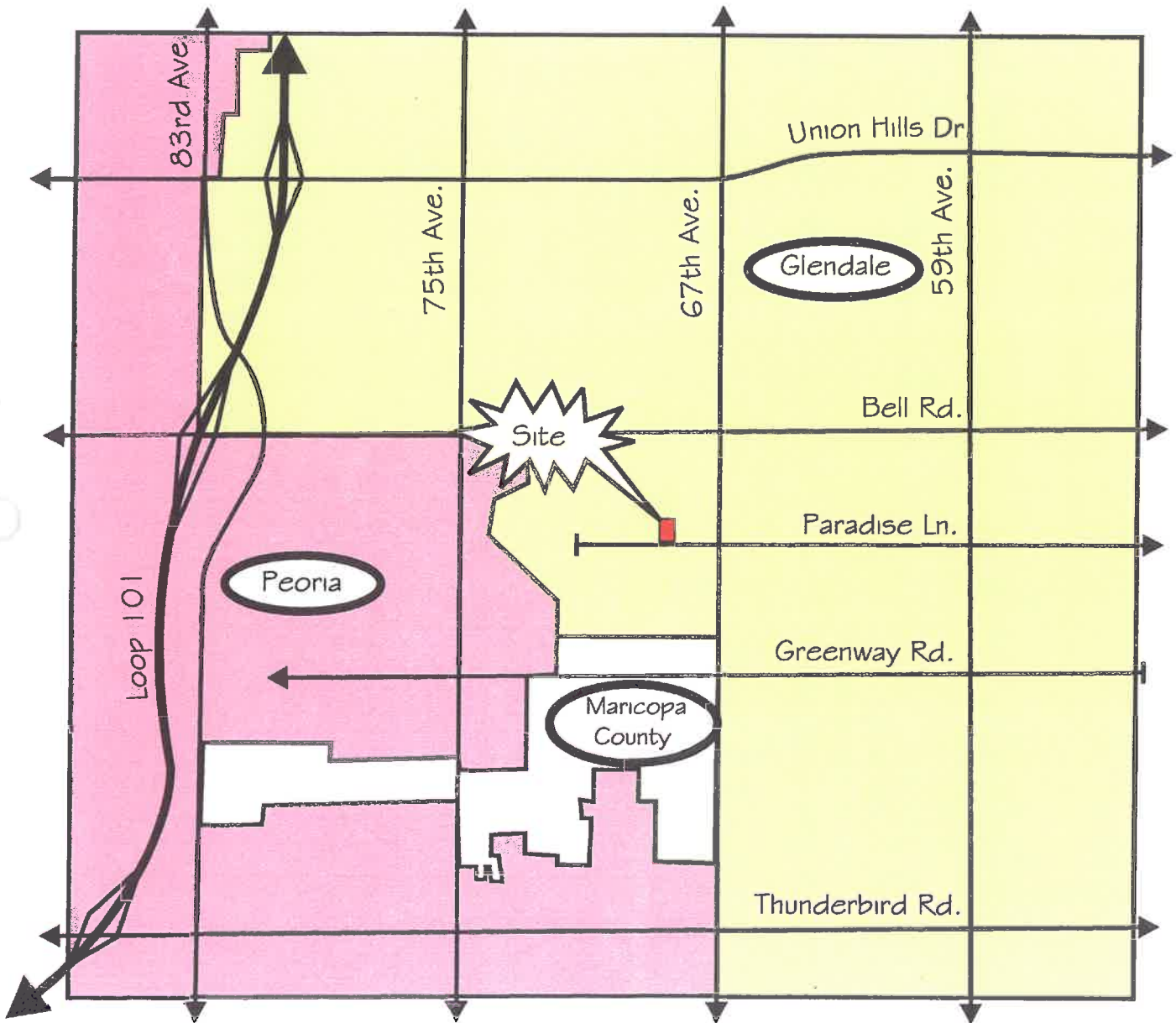
Glendale Planning Dept.

Submitted: Nov. 29, 2005  
Revised: July 13, 2006  
Last Modified: September 5, 2006

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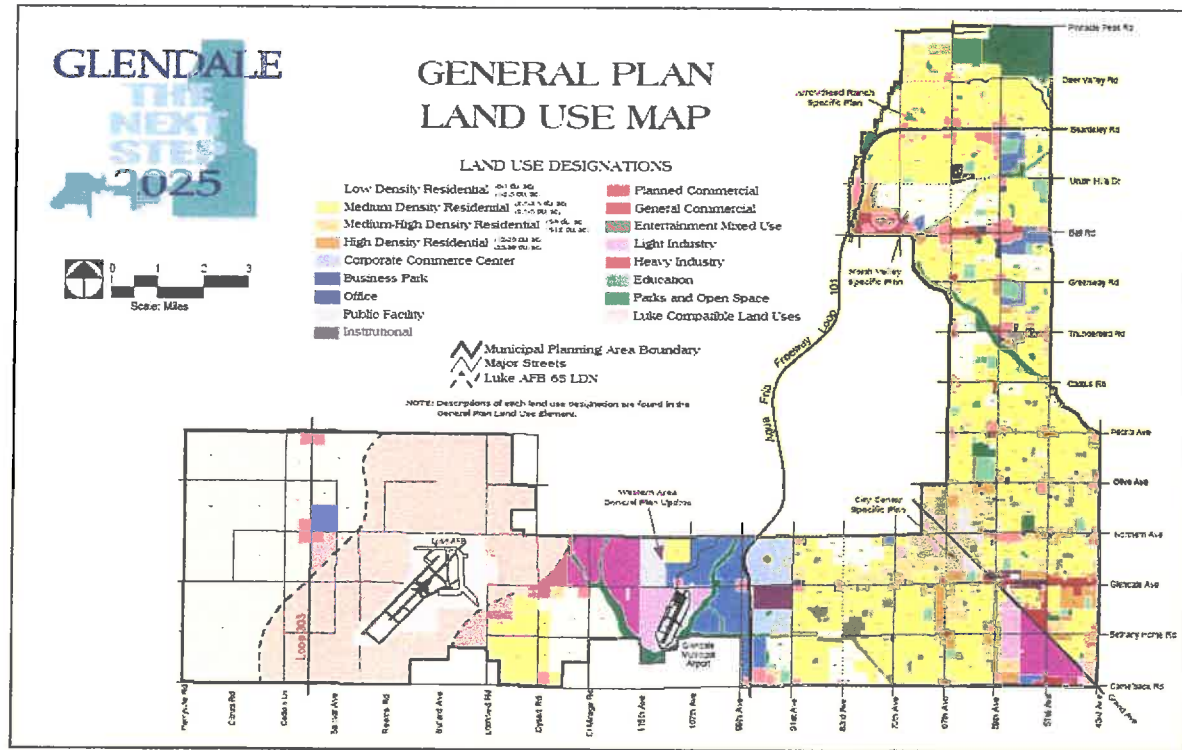
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Vicinity Map

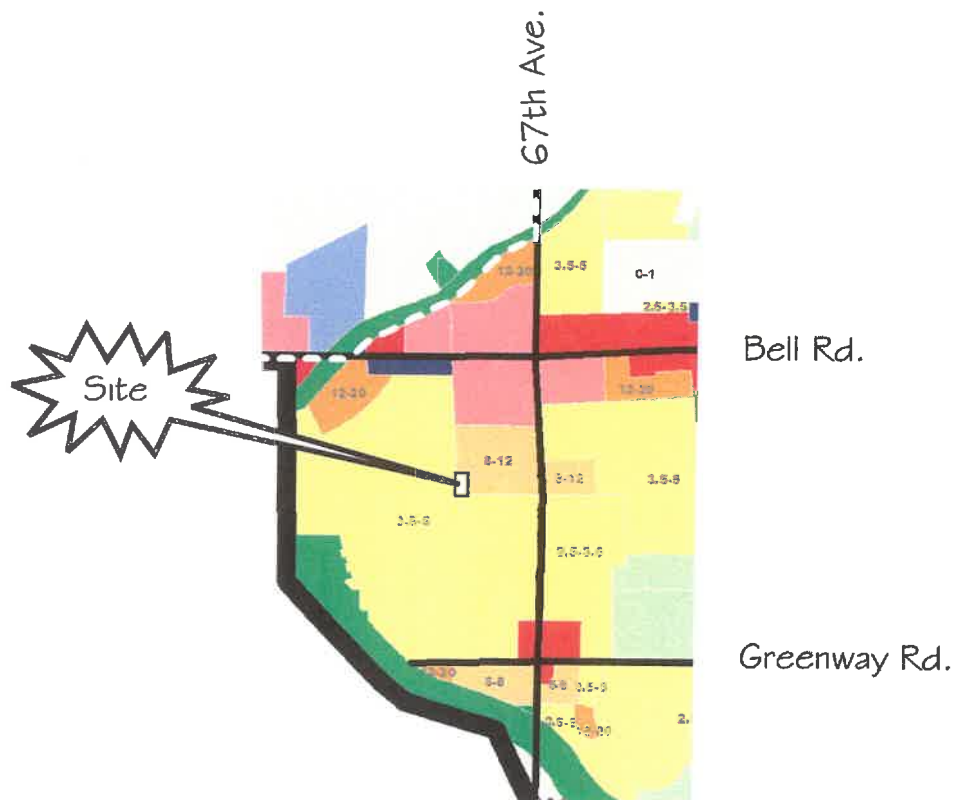


North  
Not to Scale

# General Plan Land Use Map



General Plan Land Use Map  
Close Up View



# Development Plan

## PRELIMINARY PLAT FOR PARADISE ENCLAVE

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA and SALT RIVER BASE and MERIDIAN,  
MARICOPA COUNTY, ARIZONA



### SITE DATA

PARCELS 200-02-0111 AND 200-02-0114  
GROSS AREA = 4,782 ACRES= 207,000 S.F.  
NET AREA = 3,801 ACRES= 165,000 S.F.  
TOTAL LOTS = 21  
GROSS RES. DENSITY 4.48 DU/AC  
NET RES. DENSITY 4.88 DU/AC  
EXISTING COVER: A-1  
PROPOSED COVER: R1-A PUD  
MINIMUM LOT AREA: 4,000 S.F.  
AVERAGE LOT AREA: 4,000 S.F.  
MINIMUM LOT DIM: 60' WIDE X 100' FEET DEEP  
AVERAGE LOT DIM: 60' WIDE X 100' FEET DEEP

### NOTE:

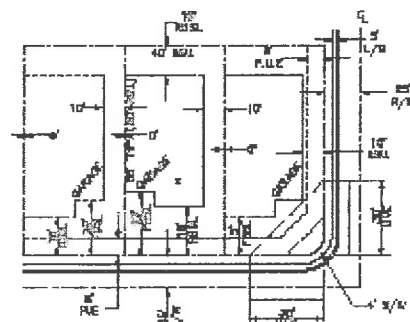
ALL OPEN SPACE & ADJACENT PART OF TRAIL  
LANDSCAPE AREAS WILL BE MAINTAINED BY AN  
ESTABLISHED HOMEOWNERS ASSOCIATION

### BENCHMARK

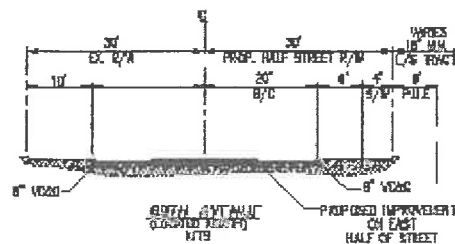
BEING CAP FLUSH STAMPED 1947 AT THE INTERSECTION OF 70TH AVENUE  
AND PARADISE LANE  
ELEVATION = 1218.78

### BASIS OF BEARING

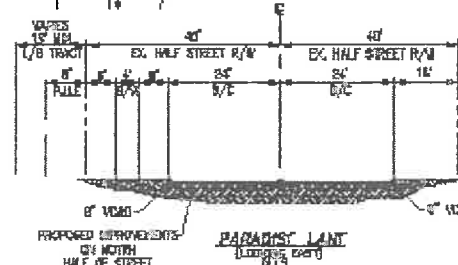
IS SHOWN BY ALONG THE NORTHERN LINE OF PARADISE LANE, ALSO BEING  
THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3  
NORTH, RANGE 1 EAST, AS RECORDED IN DOC. NO. 01-000001, M.C.R.  
(A.P.N. 200-02-0111) AND DOC. NO. 2004-000441, M.C.R. (A.P.N. 200-02-0114).



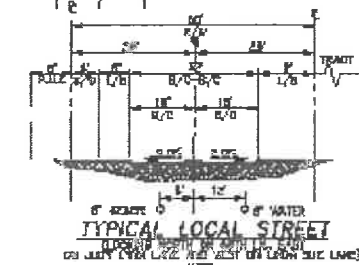
TYPICAL SET BACK EXHIBIT  
NTS



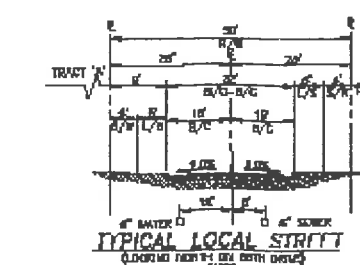
TYPICAL SET BACK EXHIBIT  
NTS



TYPICAL SET BACK EXHIBIT  
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TYPICAL SET BACK EXHIBIT  
NTS



TYPICAL SET BACK EXHIBIT  
NTS

- ### LEGEND
- VEHICULAR TRAIL ACCESS
  - PROPOSED LOT LINE
  - EXISTING WATER
  - STREET CENTER LINE
  - EXISTING WATER
  - PROPOSED WATER LINE
  - PROPOSED SAN. SEWER
  - PROPOSED SANITARY SEWER MANHOLE
  - PROPOSED FIRE HYDRANT
  - PROPOSED WATER VALVE
  - UNRECORDED EASEMENT
  - PUBLIC UTILITY EASEMENT
  - LANDSCAPE
  - REAR BUILDING SETBACK LINE
  - FRONT BUILDING SETBACK LINE
  - UNRESTRICTED VIEW EXHIBIT

DESCRIPTION	REVISION	DATE	BY	FOR CITY COMMENTS
PRELIMINARY PLAT	1	1/10/14		
PARADISE ENCLAVE				
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## **Project Summary**

### **Introduction**

DeMore Development, L.L.C. is the applicant for this proposed development of 21 single family residences. JM DeMore Builders, L.L.C. will be the contractor/builder for the project. The site currently consists of two separate and adjoining parcels (200.52.011J & 200.52.011H) that are a total of 207,020 square feet (s.f.) or 4.752 gross acres. The site is located at the NEC of 69<sup>th</sup> Avenue and Paradise Lane. There is approximately 415' of frontage along Paradise Lane and approximately 500' of frontage along 69<sup>th</sup> Avenue.

The existing site is currently zoned A-1 and is occupied by one single family residence and one mobile home. The remainder of the land is open and vacant with no dwelling structures. The property directly to the east of this site shares the same zoning of A-1 with one single family residence per lot, and is essentially undeveloped relative to the surrounding area. To the north of the site lies Somerset Patio Homes, with R-3 zoning and average lot sizes of 35' x 95'. Granada Estates borders the subject property to the south and west. This development is zoned R1-6 MH and consists of mobile homes.

We are proposing to rezone the subject property from A-1 (Agricultural) to R1-4 PRD (Single Residence, Planned Residential Development) and construct 21 new detached single family residences. The proposed zoning is consistent with intent of the General Plan and is supported by the similar adjacent zoning and land uses. This is one of the last large predominately vacant parcels of land in this area and it is in need of redevelopment. DeMore Development strongly believes the proposed development will work well in this area and will have a positive impact on the surrounding community.

### **General Plan**

As defined on the City of Glendale's 2025 General Plan Land Use Map, the existing properties are located in an area designated for Medium-High Density Residential, 8-12 dwelling units (d.u.) per acre. The density of the proposed development would be classified in the category of Medium Density Residential, 3.5-5 d.u. per acre. For this reason the developer has applied for a General Plan Amendment to allow for this density.

According to the General Plan, adjacent land uses will be residential with both Medium-High Density (8-12 d.u. per acre) and Medium Density (3.5-5 d.u. per acre). There are designations for General Commercial and Planned Commercial within the square mile surrounding the proposed development, as well. The proposed development's land use is consistent with the General plan for the surrounding area.

## **PRD Development Plan**

As mentioned above, the current zoning of the subject property is A-1 and our intent is to rezone the site to R1-4, with the PRD option. The developer is proposing to construct 21 single-family homes on the subject property district.

While the city minimum for lot area, in R1-4 zoning, is 4,000 s.f., our average lot area is 4,080 s.f. The proposed average lot width is 48' with a minimum of 40', and the proposed average lot depth is 85' with a minimum of 80'. The gross residential is density 4.41 du/ac, and the net residential is density 5.18 du/ac.

The proposed development will not exceed the maximum lot coverage of 45%. The proposed development will also adhere to all setback requirements associated with the R1-4 zoning. The front and rear yard setbacks are 15' and the side setbacks are 3', with 10' between buildings on adjacent lots. The property also has a park consisting of 16,376 s.f. (tract A/retention basin).

## **Project Design**

The centralized park is the main focus of the proposed subdivision. The park will bring with it a sense of community, as all the homes will face inward, increasing the amount of visible landscaping from the front yard. The Ramada in the park area will encourage homeowners to congregate with friends, family members, and neighbors to share in the experience of this appealing neighborhood amenity. This type a feature creates the feel of an extended front yard for each resident of the community because of its central location.

The proposed development will have a single residential public street providing access to all homes within the subdivision, with a single point of access onto 69<sup>th</sup> Avenue. The proposed street would be aligned with Linda Sue Lane, to the west of 69<sup>th</sup> Avenue.

The circular, loop-type of residential street, eliminates a need for traffic calming devices, like speed humps, used along nearby streets. Stop and/or yield signs to control traffic at intersections will likely be the only traffic control devices necessary for the proposed subdivision.

There will be 4' concrete sidewalks along both sides of the proposed residential street for this subdivision, providing pedestrian access to the homes, as well as the park amenity.



The subject property is located at the intersection of 69<sup>th</sup> Avenue and Paradise Lane. Therefore, there are visibility constraints involved in the proposed development for traffic safety reasons. A 15' landscape buffer outside of the 40' ROW along Paradise Lane, between the property line and the 6' block wall is included to maintain the necessary visibility triangles required at intersections. The required sight triangles are also provided along 69<sup>th</sup> Avenue at this intersection, and at the proposed intersection of the new residential street (the extension of Linda Sue Lane) and 69<sup>th</sup> Avenue.

### **Landscape, Entry Features, and Perimeter Walls**

The overall landscape design theme is one that is inviting and useful. By utilizing drought tolerant plants with different textures and colors, the landscaping becomes an integral part of the overall appearance of the subdivision. The inviting portion is both the streetscape and the large open space in the middle of the subdivision.

The perimeter streetscape utilizes native trees, shrubs and groundcovers to create an exciting entry. The different types of plant material include Palo Verde, Mesquite, Lantana, Texas Sage as well as others. The open space tract will use primarily turf as ground cover. In addition to turf, the open space tract will include drought tolerant shrubs and trees. The trees used will include Swan Hill Olive and Heritage Live Oak.

The entry feature is one that will create a sense of arrival. The entry signage will be an integral part of the entry sequence to the new development. Around the entry feature, colorful shrubs and groundcovers will be planted to make the residents feel welcome. The signage wall will be made of the same block as the perimeter wall. This will be a smooth and split/face finish concrete block. The lettering will be brass pan channel letters. These letters as well as the landscaping will all be lighted to accent these elements.

The perimeter walls will be 6 feet in height around the subdivision. The walls will be constructed with integral color smooth finish center scored and split face center scored CMU block. This will make on going maintenance easy. The color of the block will be umber brown with harvest brown accents.

### **Landscape Maintenance Responsibilities**

All landscaping, tracts, retention areas, pedestrian pathways will be owned and maintained by the Homeowners' Association. Maintenance of these areas will be handled by contractors and monthly assessments will be charged to the home owners to cover the expenses. No costs will be borne by the City of Glendale or any adjoining property owners.

### **Grading and Drainage Concept**

The proposed onsite grades for this project are driven by the minimum cover on the sewer lines. Moreover, onsite runoff generated by the site during the 10-year, 2-hour storm event will be conveyed within Linda Sue Circle, and channeled to a low point by the subdivision entrance. There, a 6' concrete scupper will convey the flows into the retention basin, located at the middle of the development. Said basin will have enough capacity to contain the 100-yr, 2-hr storm event. In the event that back to back 100 year storm events occur, finished floor elevations for the proposed structures will be set at least 1' above the ultimate outfall elevation. This will allow all runoff to be properly conveyed to the adjacent 69<sup>th</sup> Avenue without adversely impacting the proposed structures.

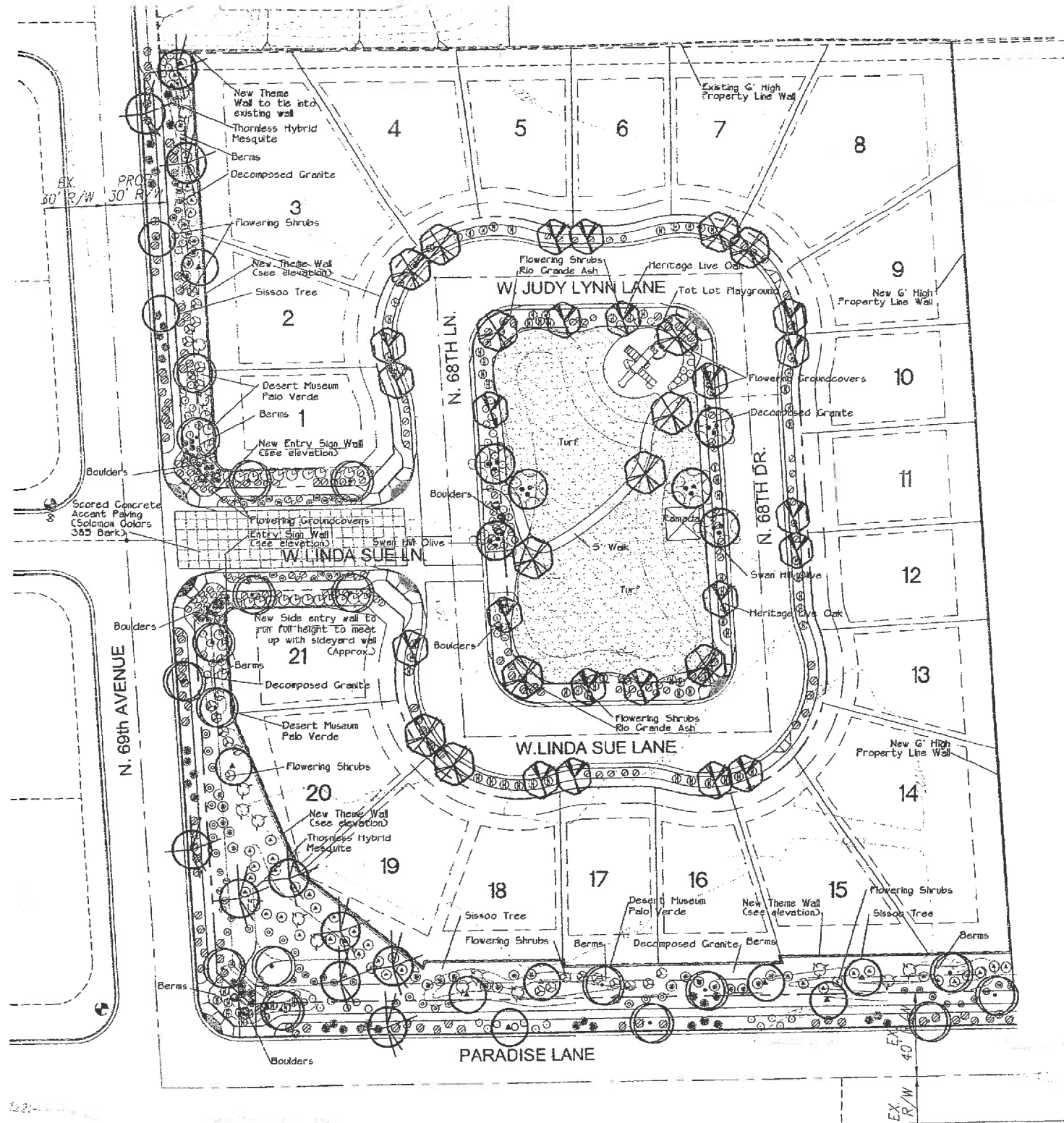
Similarly, off-site storm runoff, within property frontage, along both, 69<sup>th</sup> Avenue and Paradise Lane, will flow towards the northeast corner of the intersection. Therein, two 4' wide scuppers, capturing the 10-Yr, 2-Hr storm runoff, will convey the flows towards a retention basin. Said basin will have enough capacity to contain the 100-Yr, 2-Hr storm event.

### **Public Improvements and Project Phasing**

As a part of the proposed development, half-street improvements would be made to both Paradise Lane and 69<sup>th</sup> Avenue. These improvements would include 20' and 24' of paving along the frontage of the subject property for 69<sup>th</sup> Avenue and Paradise Lane, respectively. 6-inch vertical curb, gutter, and 4' sidewalk would also be installed along both streets. The final result would be fully improved section of both Paradise Lane and 69<sup>th</sup> Avenue, for a total of 80' and 60' of right-of-way (ROW), respectively, throughout the extent of the proposed subdivision.

Currently, there is an overhead electrical utility line along the south portion of the subject property (along the north side of Paradise Lane). This line will be placed underground as a part of the proposed development. Water and sewer lines will be extending to existing lines to service the proposed development, as shown in civil engineering plans.

The proposed development will be completed in a single, continuous phase.



# PRELIMINARY LANDSCAPE and HARDSCAPE PLAN

SCALE 1"=30'-0"



## PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread/Caliper)
<b>TREES</b>			
1	(Symbol: Circle with a dot)	Cercidium f. 'Desert Museum' Desert Museum Palo Verde	36" Box 9.5' 5' 2.5" Double-Staked Typ.
2	(Symbol: Circle with a triangle)	Dalbergia sissoo Sisoo	15' Gal 7' 3' .75" 24" Box 10' 4' 1.25" Double-Staked Typ.
3	(Symbol: Circle with a cross)	Fraxinus v. 'Rio Grande' Rio Grande Ash	15' Gal 5' 2' 1" 24" Box 10' 4' 1.5" Double-Staked Typ.
4	(Symbol: Circle with a star)	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box 9' 6.5' 2.5" Double-Staked Typ.
5	(Symbol: Circle with a circle inside)	Prosopis hybrid 'Phoenix' Thornless Hybrid Mesquite	24" Box 8' 4' 1.5" 36" Box 10' 6' 2" Double-Staked Typ.
6	(Symbol: Circle with a circle inside)	Quercus virginiana Heritage Live Oak	24" Box 9' 4' 1.25" Double-Staked Typ.
<b>LARGE SHRUBS</b>			
7	(Symbol: Circle with a circle inside)	Eremophila 'Valentine' Valentine Bush	5 Gallon
8	(Symbol: Circle with a circle inside)	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon
9	(Symbol: Circle with a circle inside)	Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
10	(Symbol: Circle with a circle inside)	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
<b>MEDIUM AND SMALL SHRUBS</b>			
11	(Symbol: Circle with a circle inside)	Calliandra californica Baja Red Fairy Duster	5 Gallon
12	(Symbol: Circle with a circle inside)	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
13	(Symbol: Circle with a circle inside)	Ruellia peninsularis Beja Ruellia	5 Gallon
<b>GROUNDCOVERS</b>			
14	(Symbol: Circle with a circle inside)	Convolvulus cneorum Bush Morning Glory	1 Gallon
15	(Symbol: Circle with a circle inside)	Lantana n. 'New Gold' New Gold Lantana	1 Gallon
16	(Symbol: Circle with a circle inside)	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
<b>ACCENTS</b>			
17	(Symbol: Circle with a circle inside)	Agave geminiflora Twin Flower Agave	5 Gallon
18	(Symbol: Circle with a circle inside)	Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
19	(Symbol: Circle with a circle inside)	Hesperaloe parviflora Red Yucca	5 Gallon
<b>LANDSCAPE MATERIALS</b>			
20	(Symbol: Circle with a circle inside)	Decomposed Granite Desert Gold	1/2" size screened 2" Deep
21	(Symbol: Circle with a circle inside)	Surface Select Granite Boulders	7 tons of various size boulders
22	(Symbol: Circle with a circle inside)	Concrete Header	4' x 6" Curbstyle 2" Deep
23	(Symbol: Circle with a circle inside)	Midiron Bermuda	Sod

## SITE WALLS LEGEND

THEME WALL	(Symbol: Hatched pattern)
PROPERTY LINE WALL	(Symbol: Cross-hatched pattern)

## SITE DATA

NET SITE AREA	3.061 AC.
OPEN SPACE AREA	0.38 AC. (12% OF TOTAL AREA)

**CC**  
The Campbell Collaborative  
Landscape Architects and Planners  
1556 E. MISSOURI, SUITE 200  
PHOENIX, ARIZONA  
(602) 268-1044 (602) 268-1807

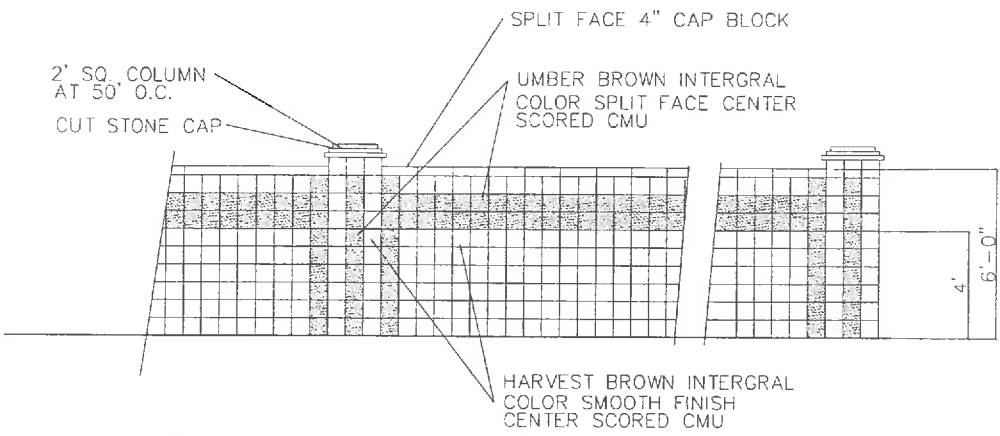
**Paradise Enclave**  
6830 W. Paradise Lane  
Glendale, Arizona

**Preliminary Landscape  
and Hardscape Plan**

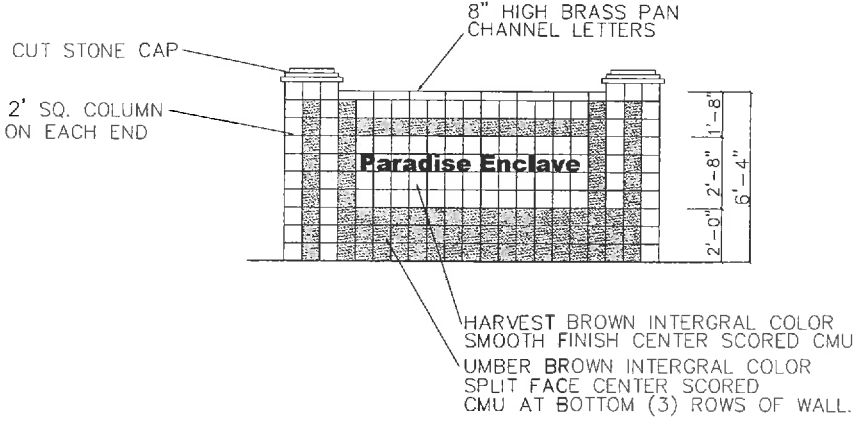
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Revisions:  
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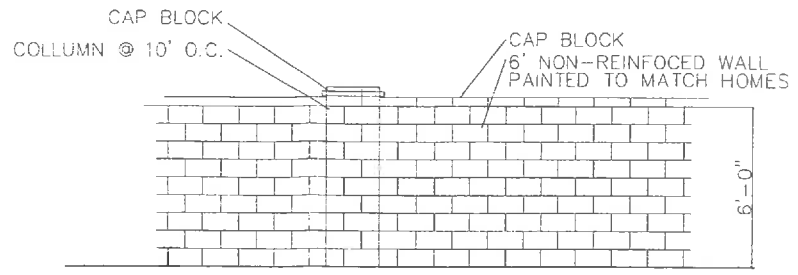
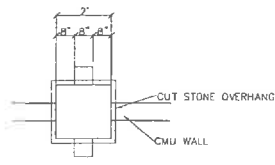
Perimeter Walls and Entrance Feature



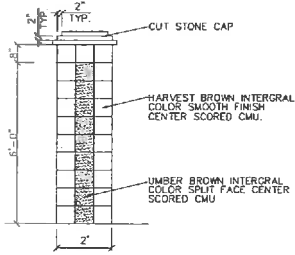
PERIMETER THEME WALL



ENTRY SIGN WALL



PROPERTY LINE WALL ELEVATION



### Development Standards

	DISTRICT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	4,000 s.f.	4,000 s.f.
Minimum Lot Width	40'	40' *
Minimum Lot Depth	80'	80' **
Minimum Front Setback	15' to living area 20' to garage or carport	15' to living area 20' to garage
Minimum Rear Setback	15'	15'
Minimum Side Setback	0' and 10'	0' and 10'
Minimum distance between buildings on adjacent lots	10'	10'
Minimum Street Sideyard Setback	10'	10'
Maximum Structure Height	30'	30'
Maximum % Lot Coverage	45%	45%

\* Average lot width is 48'.

\*\* Average lot depth is 85'.

## **House Product Design Criteria**

The Proposed homes are one and two story plans which will exhibit a high level of quality and will be compatible with new residential developments that come to area, as well as existing developments. The architecture will follow the proposed guidelines below:

### **General Architectural Guidelines**

The guidelines outlined in this section are intended to promote the overall design quality of the residential development at Paradise Lane Enclave

#### **Massing**

- Residences shall be limited to two (2) stories in height. Building heights shall be restricted by the applicable maximum height limits established by the City of Glendale. The massing of each house should create a visually attractive exterior that is composed of multiple volumes appropriate to the selected style. The exterior design of the residences located in Paradise Lane Enclave will include: balance, depth, repetition, and contrast. Single-story elements shall be provided where possible at the perimeter of the residence with two-story elements set back toward the center of the house.

#### **Garages**

- The impact of garages on the overall streetscape should be minimized by creating varied garage setbacks. Garage and living masses should be staggered on the front elevation to emphasize the placement of living space forward. Porte cocheres, Side-loaded garages, and tandem garages are among the innovative design solutions that should be considered to achieve a more animated streetscape. These features should help mitigate the adverse effect of the automobile on the appearance of neighborhoods.

#### **Porches, Decks, and Balconies**

- Front porches, rear decks, and balconies are prominent elements of architectural composition that also provide a functional outdoor living area protected from extreme weather. All porches, decks, and balconies shall be designed to complement the architectural style of the house.

#### **Roofs**

- Roofs shall be concrete tile and must be either flat or "S" shaped. Roof materials, slope and overhangs shall correspond to the style selected for the house. Variation of roof lines, overhangs, and materials between houses adds visual interest to the street elevation.

### **Color**

- Exterior colors shall be rich, soft and warm with accents of complementary tones that enhance the individual architectural style of the residence. In general, colors of the roofing will coordinate with the buildings exterior.

### **Materials**

- Materials for exterior building walls shall match the architectural style selected for the house. Materials must be consistent with the scale and location of the building. Large expanses of wall surfaces shall be animated by varied materials, detail projections or window elements. Changes in wall material shall not occur at outside corners of the house.

### **Doors and Windows**

- Door and window openings within exterior wall surfaces should be treated with special consideration to the visual appearance of the house. The use of architectural pop-outs, trim surrounds on all sides, recessed windows into thickened walls and curved walls of glass block or glass are encouraged to engage the architectural style of the house. Windows may be either plain glass or glass block. Frames will be either white or bronze of color. Window shapes shall be appropriate to the architectural style.

### **Chimneys**

- The design and material finish of chimneys should complement the design character of the house. Flue covers are required.

### **Lighting**

- All exterior lighting shall be integrated into the architecture of the house. Spotlights and floodlights are prohibited except those activated by motion detector. The lighting of address plaques is required.

### **Site Walls**

- Site walls and fences shall be consistent in color and material to the architectural style selected for the house. Walls should also be visually softened by planted landscape appropriate to the landscape guidelines provided.

### **Utilities and Equipment**

- Utility and gas meters shall be screened from view to the greatest extent possible. All air conditioning/heating equipment and irrigation timers shall be ground mounted and screened to provide a continuous architectural facade to the street elevation. Equipment must meet utility company standards for access.

### **Styles**

- The architectural style selected for the Paradise Lane Enclave residential community shall reflect the Tuscan influences.



## House Product Color Palette

### ROOF TILES



Canyon Brown



Santa Paula



Ocotilla

### TRIM COLORS



Wild Mustang



Boxwood



Stockhorse

### ACCENT



Southern LedgeStone Cardonnay



Southern LedgeStone Walnut



Desert Blend

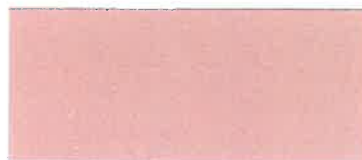
### STUCCO BASE



Cottage White



Sahara



Homestead



## NTS

## Legal Descriptions

The following legal descriptions are for the two parcels, which, once combined, are the properties on which the proposed residential development will be located.

### **Parcel 1 – APN 200-52-011-J**

A PARCEL OF LAND BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NOTH, REANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECION 1;  
THENCE SOUTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 1, A DISTANCE OF 915.43 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88 DEGREE 44 MINUTES 53 SECONDS WEST,  
A DISTNACE OF 229.00 FEET;  
THENCE NORTH 04 DEGREES 06 MINUTES 55 SECONDS WEST, A DISTANCE OF 499.88 FEET;  
  
THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 229.00 FEET;  
  
THENCE SOUTH 04 DEGREES 06 MINUTES 55 SECONDS EAST, A DISTANCE OF 499.88 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL MINERAL RIGHTS AS RESERVED TO FOXGAL, INC. AN ARIZONA CORPORATION, IN DEED RECOREDED IN DOCKET 3003, PAGE 296, MARICOPA COUNTY, ARIZONA.

### **Parcel 2 – APN 200-52-011-H**

A PARCEL OF LAND BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NOTH, REANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTYK, ARIZONA MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECION 1;  
THENCE SOUTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 1, A DISTANCE OF 1143.43 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 88 DEGREE 44 MINUTES 53 SECONDS WEST,  
A DISTNACE OF 185.43 FEET;  
THENCE NORTH 04 DEGREES 06 MINUTES 55 SECONDS WEST, A DISTANCE OF 499.85 FEET;  
  
THENCE NORTH 88 DEGREES 44 MINUTES 53 SECONDS EAST, A DISTANCE OF 185.40 FEET;  
  
THENCE SOUTH 04 DEGREES 06 MINUTES 55 SECONDS EAST, A DISTANCE OF 499.88 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL MINERAL RIGHTS AS RESERVED TO FOXGAL, INC. AN ARIZONA CORPORATION, IN DEED RECOREDED IN DOCKET 3003, PAGE 296, MARICOPA COUNTY, ARIZONA.