

# **MONTEBELLO ESTATES**

**Montebello and 79th Avenue**  
Glendale, Arizona

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## **A Planned Residential Development**

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and  
**Rezoning request Z-96-44**  
to accompany  
**Rezoning Application:**  
**Preliminary Plat**

Prepared for:

**WILLIS PROPERTY COMPANY**  
2855 East Brown Road, Suite 3  
Mesa, Arizona 85213  
(602) 396-6200

Fourth Draft  
February 10, 1997

**RECEIVED**

**APR 07 1997**

**Glendale Planning Dept.**

pd/SAUREY ASSOCIATES, INC.  
3740 East Southern Avenue, Suite 212  
Mesa, Arizona 85206  
(602) 807-4240

**APPROVED PLAN**  
**COMMUNITY DEVELOPMENT**  
**CITY OF GLENDALE**  
**APPROVED BY**  
**CC 4-22-97**  
**JPA**

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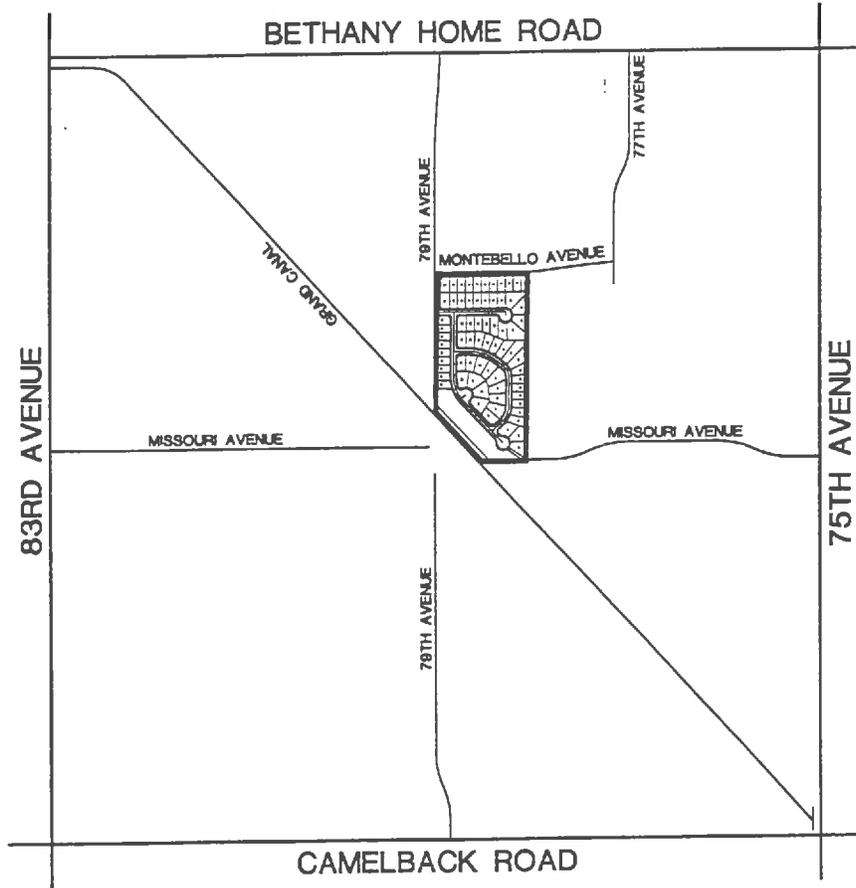
**MONTEBELLO ESTATES  
PLANNED RESIDENTIAL DEVELOPMENT**

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**LIST OF EXHIBITS**

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# **elements of development**



# VICINITY MAP



400 SCALE

# Montebello Estates

GLENDALE, ARIZONA

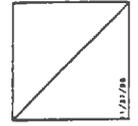
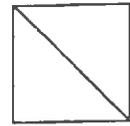
VICINITY MAP

*pd/a*  
 SAUREY ASSOCIATES  
 LAND PLANNING / LANDSCAPE ARCHITECTURE



100 EAST WASHINGTON - SUITE 200, WEST OF  
 WASHINGTON, ARIZONA 85301-1000

MONTEBELLO ESTATES



1/17/78

# ELEMENTS OF DEVELOPMENT

## Land Use

**MONTEBELLO ESTATES** is an approximately 18 acre parcel of land located between 75th and 82nd Avenues, Montebello Avenue (1/4 mile south of Bethany Home Road) and Missouri Avenue. The property is owned by D.B.J. Enterprises.

To the immediate northeast of **MONTEBELLO ESTATES** is an existing R1-6 PRD Development with 341 lots. The area immediately to the west and south are vacant parcels zoned R1-6 PRD, and abutting **MONTEBELLO ESTATES** on the southwest side, is the Grand Canal. Across the canal is property that is zoned SR-17. **MONTEBELLO ESTATES** has approximately 600 feet of frontage along the canal.

Existing R1-6 PRD single family homes front on to the north side of Montebello Avenue.

**MONTEBELLO ESTATES** will contain a maximum of 69 lots. These lots will be 55' wide with a minimum depth of 110'. The existing General Plan Designation is 2.5 - 3.5 dwelling units per acre. The existing zoning permits five dwelling units per acre subject to PRD approval. **MONTEBELLO ESTATES** will have an approximate density of 3.9 dwelling units per acre, well below the allowable 5 DU/ac and will incorporate a generous amenity package and open space, untypical of a development of this scale.

## Circulation

The street patterns within **MONTEBELLO ESTATES** will discourage thru-traffic but also allow for reasonable accessibility to arterial or collector streets (traffic can access Bethany Home Road via 79th Avenue). A curvilinear roadway design and short blocks including a single loaded cul-de-sac and a non-loaded residential street adjacent to the park/retention area make for a very pleasant streetscape. A 20' wide emergency access will be provided from Missouri Avenue and connect to the project's street system on the southeast corner of the property. This access way is approximately 160' in length and will be constructed of a decorative surface such as 'Grasscrete' or with another surface approved by the City Landscape Architect and Community Development Group. Removable bollards (by authorized personnel only) will be placed at the end of Missouri Avenue. All streets in the project will be designed and built to City of Glendale standards and dedicated to the City for use by the public.

## Urban Design

**MONTEBELLO ESTATES** provides a logical as well as an aesthetically pleasing design solution for this 18 acre in-fill parcel.

The City's policy that developments of this nature incorporate planned open spaces to provide visual relief and recreational opportunities for residents has been addressed with a linear park/retention area adjacent to the Grand Canal. This area is approximately two (2) acres in size. This is 11% of the project's net area.

Located in the linear park/retention area is an amenity node. This node would contain tot-lot play structures, a drinking fountain and benches, as well as open lawn areas for active play. The park/retention basin will be engineered to accommodate all storm water, as required by the City of Glendale, while still allowing all amenities to be located on areas of dry land. A ten foot (10') wide multi-purpose meandering concrete pathway will go through the park paralleling the canal. The pathway will also tie into the sidewalk system of the project, as well as to the existing pedestrian bridge located near the southwest

corner of the park. The concrete pathway will be constructed by the Developer. The City of Glendale will maintain the park amenities, the landscaping in the park and landscaping adjacent to 79th Avenue.

A portion of the southern part of the site does lie within a FEMA designated flood zone. All building pad grades and finish floor elevations of the homes will be set to the appropriate height to accommodate this condition.

"Xeriscape", or drought-tolerant, plant material will be used throughout most of the project. The xeriscape plant palette has proven to be extremely dependable under all conditions and is colorful throughout most of the year. **MONTEBELLO ESTATES** will utilize some turf areas within the park/retention facility where water may inundate the area.

Like the open space, the design for the street system of **MONTEBELLO ESTATES** reinforces the sense of place, and clearly defines the neighborhood. The single loaded street will have landscaping within the rights-of-way. The plant material size and amount will meet or exceed the City of Glendale's requirements.

All homes at **MONTEBELLO ESTATES** will be required to be landscaped. Landscaping shall comply with the Montebello Estates Homeowners' Association review process. Design shall reflect the character of the Montebello Estates theme, as established in the park/retention area.

At least two trees ("Street Trees") are required in the front of the yard of each dwelling unit. These trees shall be planted within 10' but no closer than 4' from the back of sidewalk. Both trees will be the same type and will be of the following species: *Acacia salicina* (Weeping Acacia), *Jacaranda mimosifolia* (Jacaranda), *Ulmus parvifolia 'Sempervirens'* (Evergreen Elm). Shrubs will be required in all front yards and will be utilized to soften and screen. Ground cover may be turf, decomposed granite, or other natural rock material. All bare earth must be covered by an approved organic material to provide neat, dust-free appearance.

All completed and sold dwelling units must have the front yards landscaped and street trees planted within six months of occupancy. All unsold spec units must have the front yards landscaped and street trees planted within six months of completion. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

All landscaping must reflect the south west character of the development:

- \* Rocks and boulders, patios, sidewalks, garden walls, etc., may be used to supplement and create imaginative landscaping design.
- \* Artificially colored rock yards are not acceptable at any location.

**MONTEBELLO ESTATES** will incorporate a decorative natural finish theme wall along the street-side yards of lots adjacent to 79th Avenue. A project entry monument with the project name is proposed at the "tee" intersection of 79th Avenue and San Miguel Avenue to create a pleasing neighborhood identity. This treatment will include upscaled landscaping and planter walls. The landscaping will include a number of box size trees ranging in size from 24" box to 48" box. Palm trees 20' to 25' high are proposed for a pleasing vertical design element of the entry way. The entry monument or sign wall will be a common wall between the tract of land it is located on and Lot 30. The homeowner of Lot 30 will be required to maintain the sign wall.

Homes built in **MONTEBELLO ESTATES** will be compatible with those in surrounding neighborhoods. Homes will have a minimum of 1,270 square feet, complete stucco exterior finishes, tile roofs, architectural variety in facades, fence block wall around each rear yard, and 2- or 3-car garages. Front and side return walls visible from public street will be stuccoed to match the residence or will be constructed of single

score concrete masonry units or other similar decorative block. A number of detail techniques will be integrated to accentuate a high-quality ambience, including:

1. Coordinating paint color schemes;
2. Prohibition of roof mounted equipment;
3. Requiring all mechanical equipment to be ground mounted and screened from public view;
4. Requiring patio covers to be standard and having stucco finish columns and either tile roofs or parapet walls.

Builders will also be required to follow design guidelines. The design guidelines will be included in the CC&R's approved for the subdivision and administered by the Homeowners' Association.

## Character Area

**MONTEBELLO ESTATES** is within the "Parkside" character area as outlined in the Glendale General Plan development guide.

While most Character Area standards relate to the master planning and major infrastructure of a certain area, the following elements are of utmost concern and are ultimate goals for **MONTEBELLO ESTATES**:

1. Place emphasis on high quality residential dwelling units;
2. Create a high quality community identity utilizing enhanced entry way monumentation;
3. Provide meaningful open space and amenities as described in the "Urban Design" section of elements of development and as illustrated in Exhibits B and C;
4. Contribute to the linear park system along the Grand Canal by developing a park/retention area and by providing amenities such as play structure, and a drinking fountain, all accessible by the ten foot (10') path of the City's linear park system.





SITE DETAILS & ENTRY MONUMENT

Montebello Estates

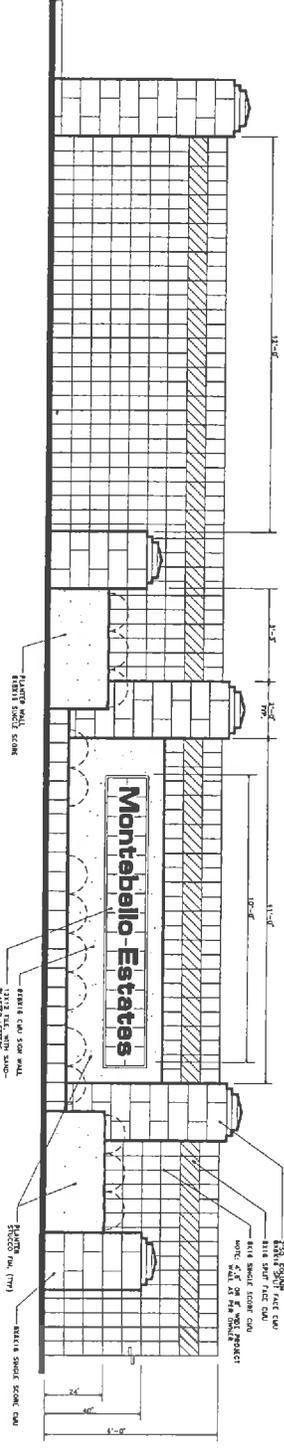
GLENDALE, ARIZONA



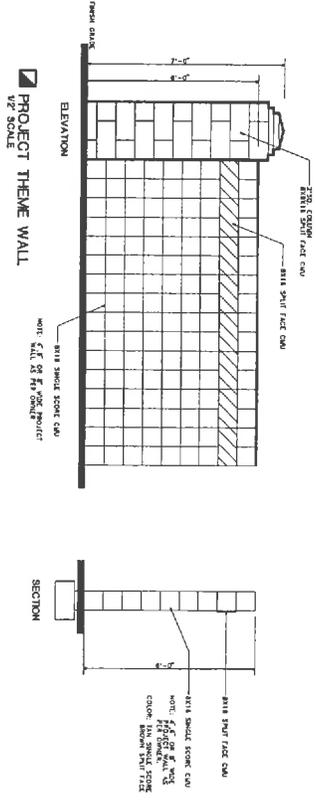

  
 SAUNDY ASSOCIATES
   
 LANDSCAPE ARCHITECTS
   
 8140 EAST SOUTHWEST AVENUE, SUITE 118
   
 GLENDALE, AZ 85308 (602) 991-4240

MONTEBELLO ESTATES

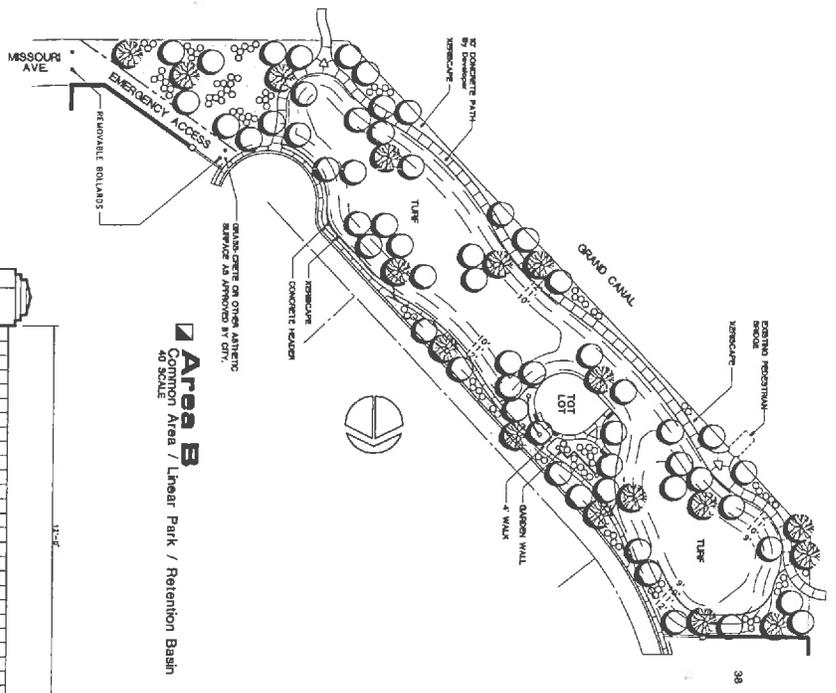
Entry Monument Elevation  
1/2" SCALE



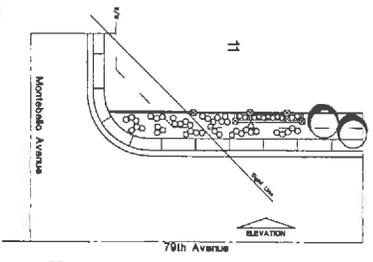
PROJECT THEME WALL  
1/2" SCALE



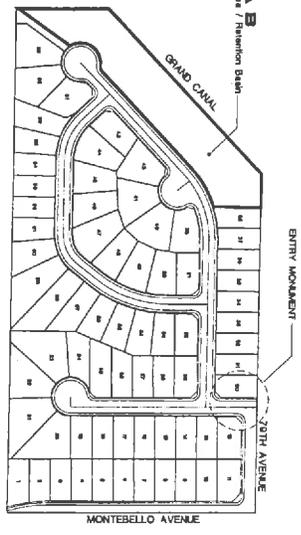
Area B  
Common Area / Linear Park / Retention Basin  
40 SCALE

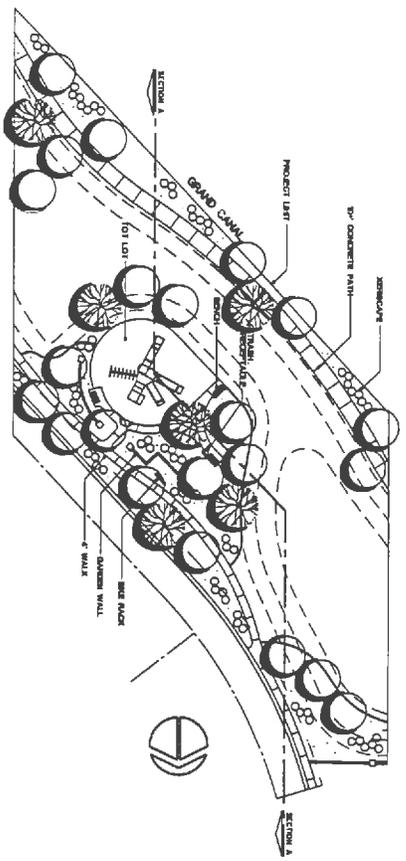


Entry Monument Layout Plan  
20 SCALE

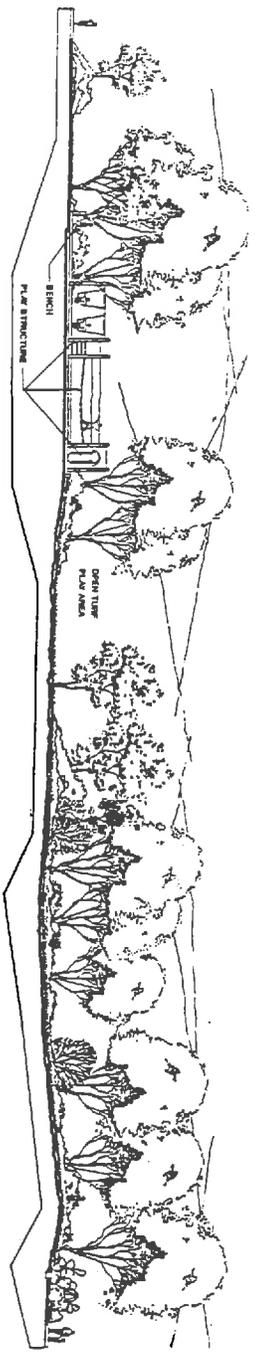
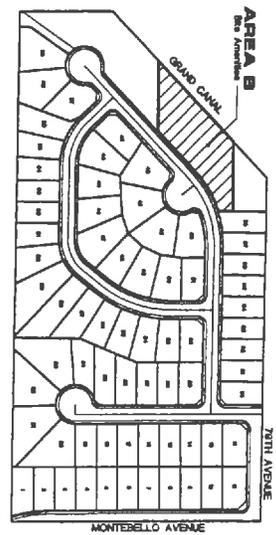


AREA B  
Common Area / Retention Basin  
80 SCALE





**Area B - Site Amenities**  
Common Area / Retention Basin

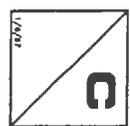


**Area B**  
Common Area / Retention Basin Section A

**SITE DETAILS & PROJECT VIEW WALL**

**Montebello Estates**

GLENDALE, ARIZONA



MONTEBELLO ESTATES



# **development standards**

# MONTIBELLO ESTATES

6,000 S.F. Lot

## Development Standards

(a) **Lot Area** - There shall not be less than six thousand square feet (6,000 S.F.) of lot area per each lot. The lot shall not be less than fifty-five feet (55') in width or less than one hundred and ten feet (110') in depth.

For cul-de-sac, pie shaped, triangular and other irregular lots, the lot dimensions shall be measured as provided in the Glendale Zoning Ordinance.

(b) **Lot Coverage** - The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five percent (45%) of the total lot area.

(c) **Front Yard** - There shall be a front yard having a depth not less than eighteen feet (18'), provided, however, there shall not be less than twenty-one feet (21') from the face of the garage door to the back of sidewalk. Where possible, adjacent front yards shall vary from 18' to 21' for streetscape diversity.

(d) **Side Yards** -

On interior lots, there shall be two side yards, one of which shall not be less than ten feet (10') in width, and the other not less than five feet (5') in width.

On a corner lot, a ten foot (10') side yard shall be maintained on the street of the lot for the entire depth of the lot. Bay windows may encroach three feet (3') into the ten foot (10') side yard.

There shall be a minimum distance of fifteen feet (15') between buildings on adjacent lots. This condition shall apply except for corner lots. For a corner lot condition, the distance between adjacent structures shall not be less than ten feet (10').

(e) **Rear Yard** - There shall be a rear yard having a depth not less than twenty feet (20'). A covered patio may encroach three feet (3') into the required rear yard.

(f) Fireplaces may encroach two feet (2') into side and rear setbacks.

(g) **Building Height** - No building shall exceed a height of two (2) stories or thirty feet (30').

(h) All other development standards, unless specifically identified above, shall be consistent with the provisions of the R1-6 zoning district, as identified in the Glendale Zoning Ordinance.

CITY OF GLENDALE  
PLANNING COMMISSION ACTION SUMMARY  
PRELIMINARY PLAT APPLICATION P-96-23

**REQUEST:** A request by Willis Property Company for Ralph Bodine for preliminary plat approval for "Montebello Estates" on 17.7 acres located at the southeast corner of 79th Avenue and Montebello Avenue.

**CITIZEN PARTICIPATION:**

A. The developer invited 227 nearby property owners to a neighborhood meeting held at Bicentennial Elementary School on November 25, 1996. Three people attended that neighborhood meeting.

B. A notice was published in the Glendale Star on February 13, 1997. The property was posted on February 18, 1997. Letters were sent to 201 property owners on February 14, 1997.

C. The Planning Commission conducted a public hearing on this request on March 6, 1997. No one except the applicant spoke at the public hearing.

**FINDINGS:**

A. The proposed subdivision meets the objectives of General Plan Amendment GP-97-01 and the companion RI-6 PRD Development request Z-96-44.

B. The proposed subdivision is in conformance with the Subdivision and Minor Land Division Ordinance.

C. The proposed subdivision will contribute to compatible land use relationships with the adjacent West Plaza 29-30 subdivision, given a modification to Lots 60-66 as stipulated in the RI-6 PRD Plan application (Z-96-44).

**COMMISSION ACTION:**

Motion by Commissioner Petrie, seconded by Commissioner Solita, to approve of P-96-23 subject to the following stipulation(s):

1. City Council approval of the proposed RI-6 PRD Development Plan (Z-96-44). The 15-day preliminary plat approval specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the City Council approves Z-96-44.

- 2. Subdivision infrastructure improvement plans, landscape, perimeter walls, entry features, and signage plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
- 3. The width of lots 60 through 66 shall be increased as determined by the stipulations of approval for Z-96-44.

Ayes: 5 (Garland, Goulet, Petrie, Solita, Wolfe)  
 Nays: 2 (Pivinski, Shaffer)  
 Abstain: 0  
 Absent: 0

The motion passed 5-2.

CERTIFICATION:

  
 Dan Fairbanks, Planner

DF/nr

March 10, 1997  
 Date



April 23, 1997

Mr. Tom Kokaliaris  
Willis Property Company  
2855 East Brown Road, Suite 3  
Mesa, Arizona 85213

RE: Z-96-44 (Montebello Estates); 5711 North 79th Avenue

Dear Mr. Kokaliaris:

On April 22, 1997, the City Council of the City of Glendale voted to approve R1-6 PRD development plan application Z-96-44. This rezoning was approved subject to the following stipulations:

1. Development shall be substantial conformance with the PRD Plan for "Montebello Estates," dated February 10, 1997.
2. A maximum of 68 lots shall be permitted. Lot 62 shall be deleted and lots 60 through 66 shall be widened to ensure compatibility with the adjacent West Plaza 29-30 subdivision.
3. The R1-6 development standards shall be amended as shown in the narrative report, "Montebello Estates," dated February 10, 1997.
4. The project CC&R's shall establish a Homeowners' Association to maintain the entry signage and theme wall.

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  
Senior Planner

DF/dc