

P.R.D. DEVELOPMENT STANDARDS FOR:

PARKSIDE

A SINGLE FAMILY RESIDENTIAL COMMUNITY

At the S.W.C. of Maryland Avenue and 83rd Avenue
Glendale, Arizona

DEVELOPER:

Homes by Dave Brown
2164 E. Broadway Ste. 300
Tempe, Arizona 85282

SUBMITTED

APRIL 28, 1994

MAY 16, 1994 (Redline Corrections)

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**

*Approved by City Council
Sep 13, 1994*

JD

RECEIVED

JUL 13 1994

PLANNING & ZONING DEPT.

PARKSIDE P.R.D. DEVELOPMENT STANDARDS

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PARKSIDE PROJECT NARRATIVE

I. INTRODUCTION

Homes by Dave Brown ("HDB") is proud to submit for approval a PRD plan and preliminary plat for Parkside, a 39 acre, single family housing development located on the southwest corner of Maryland Avenue and 83rd Avenue. The single family development will provide a family-oriented community consisting of high quality single family homes. Although the specific homebuilder has not been selected, it should be noted that HDB will either develop the property on its own or select a reputable homebuilder experienced in constructing quality homes.

II. LAND USE OVERVIEW

The existing zoning is R1-8 PRD allowing a maximum density of 3.5 du/ac. The subdivision is bounded on the east by an existing residence and 83rd Avenue, on the west by the Pendergast Elementary School and on the south by farmland. The only single-family neighborhood on the north is also zoned R1-8 PRD.

III. LAND USE

The site consists of 39.15 gross acres @ 3.42 du/ac = 134 lots. The lots will range from a minimum of 7,700 square feet to over 16,500 square feet. The average lot size is in excess of 8,900 square feet. The land plan was designed to create a residential neighborhood with a unified feel and convey a sense of community.

IV. CIRCULATION

The principal entrances are provided on Maryland Avenue. All streets in this project will be designed and built as full streets to the City of Glendale standards as indicated on the preliminary plat and dedicated to the City for use by the public. A sidewalk will be provided on all streets within the subdivision. The internal street system has been designed with staff to create a true sense of neighborhood, livable streetscapes and to discourage cut-through traffic.

V. WALLS AND FENCING

The 83rd Avenue perimeter wall, rear walls along Maryland Avenue and walls at the main entry to the community will be decorative stucco and will incorporate enhanced slump block pillasters and slump wall caps. Along the northern boundary fourteen homes will face Maryland to correspond with the residences on the

north side of the street. This will provide a smooth transition from the existing neighborhood.

To the west, homes are designed to back up to the school. The common boundary will consist of a block fence of grouted construction with integral desert brown color. A block fence with desert brown color will also be constructed along the southern border of the site. All block walls along the streets, common areas, and walls on corner lots and between dwelling units within the property shall be stuccoed and painted.

VI. LANDSCAPING

Major street landscaping of approved low water design will be provided along 83rd Avenue and the southern boundary of Maryland, except where homes face Maryland. The 83rd Avenue and Maryland Avenue landscaping will be maintained by the City of Glendale. The landscape entry island, retention basin and project signage will be maintained by the HOA. Conceptual landscape and entry exhibits are included with this submittal.

VII. ARCHITECTURE

Residential development shall meet the criteria of the City of Glendale Subdivision Design Expectations. It is anticipated that the proposed residential community will feature single-level and two-story homes of quality design. The homes will range from 1400 to 2400 square feet with at least one plan offered over 2000 square feet.

In addition, the homebuilder will ensure that the homes have complete stucco exteriors, insulated dual glazed windows, and ground mounted air conditioning systems. The house plans will include double car garages, with optional three car garages offered on some models. Concrete tile roofs and covered patios will be standard with each house.

Front and rear elevations will be articulated. Special attention will be given during the design process to create visual interest through articulation of wall planes, variation of roof forms and other architectural methods. Effective use of arched, triangular and divided pane windows will give variation to elevations while integrating the contemporary southwest architectural theme. All windows shall be anodized or painted to complement the southwestern desert hues used as exterior colors throughout the community. Sectional garage doors will be standard with windows included when architecturally appropriate. Chimneys will be constructed with material and texture compatible with the building, with flues concealed from view.

Front setbacks will be varied by house plan to provide differentiation between the homes within the subdivision and to enhance the street scene. Homes of the same elevation and color scheme will not be constructed next to each other.

VIII. DEVELOPMENT STANDARDS

Uses allowed shall be those uses permitted, conditional or accessory as set forth in the R1-8 single-family residential district in the City of Glendale Zoning Ordinance.

1.	Minimum lot area	7700 s.f.
2.	Average lot area	8965 s.f.
3.	Maximum building height	25'
4.	Minimum setback - front	18'
	rear	20'
	side	5' and 10' (15' total)
	side street	10'
5.	Maximum lot coverage	45%

Notes:

- All setbacks measured from R.O.W. or common property line between lots.
- Minimum side yard setbacks exclude fireplaces. Fireplaces may project a maximum of 2' into the required yard while maintaining a minimum 3' setback from the property line. Bay windows may project 3' into a required 10' side yard and must maintain a minimum 5' setback on the other side yard.

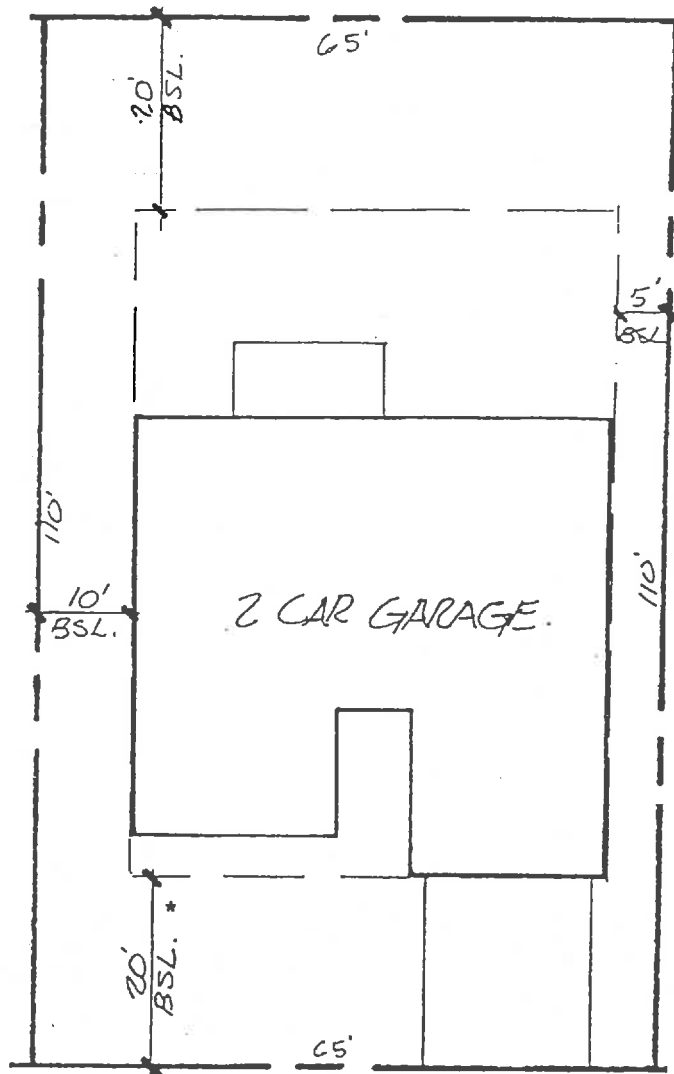
IX. MISCELLANEOUS

1. **Open Space:** The residents will have more than ample recreational open space as a result of the school grounds, a city park, and the proposed golf courses surrounding this development. In addition, there will also be passive open space provided in the retention basin located at the southwest corner of the property. The basin will provide the necessary retention for the subdivision and be an attractive amenity for the residents. The retention area will be landscaped to provide a turf play area with a meandering sidewalk, ramada, seating and picnic tables as shown on the attached exhibit. The retention area improvements will be completed prior to the issuance of the green tag on the 60th residence.

2. **Phasing:** It is proposed to develop the project in two phases beginning with the northern 93 lots and completing development with the remaining 44 lots to the south as indicated on the proposed preliminary plat exhibit. The entire site will be graded during phase I of the development to insure adequate drainage and retention.

X. SUMMARY

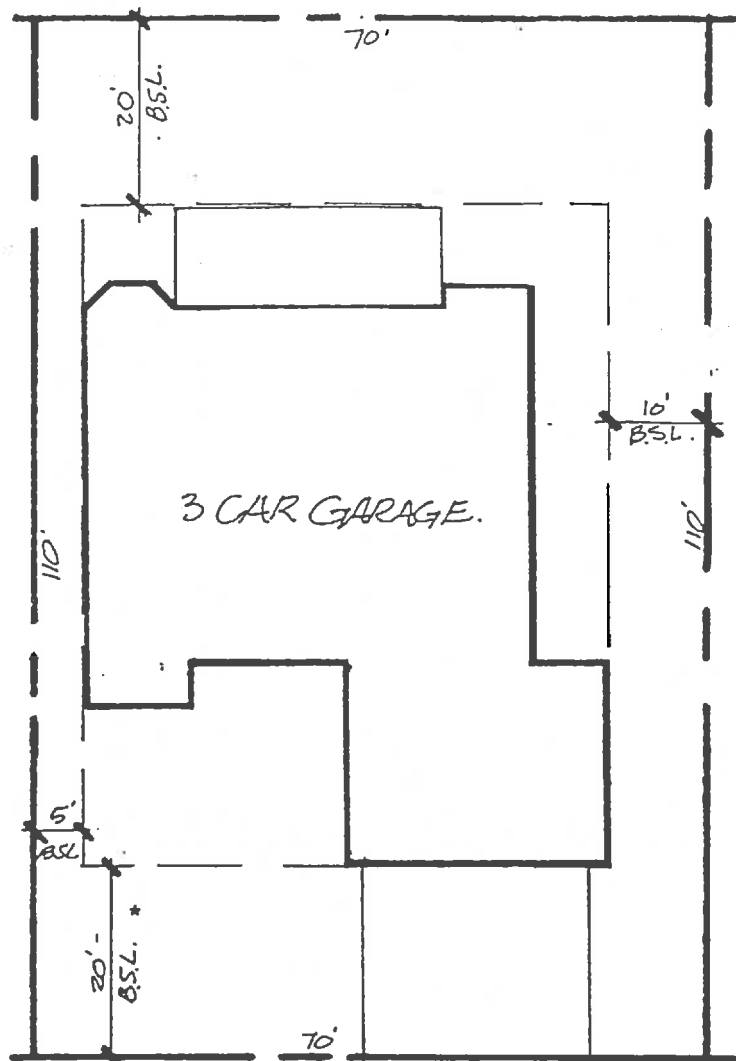
HDB has worked hard to design a single-family subdivision design which accomplishes the goals of the City of Glendale and provides the residents of this community with a real sense of neighborhood. The internal street system, landscaping, wall treatment all combine to create a very livable environment. The plan also was designed to provide an appropriate transition to the adjacent school, city park and proposed golf course and the neighborhoods to the north. We feel that the design and quality of housing being proposed is far superior to the adjacent neighborhood and should be a welcome addition to the City of Glendale.



* FRONT SETBACK TO VARY BETWEEN 18' AND 22'
BASED ON THE HOUSE PLAN

TYPICAL LOT

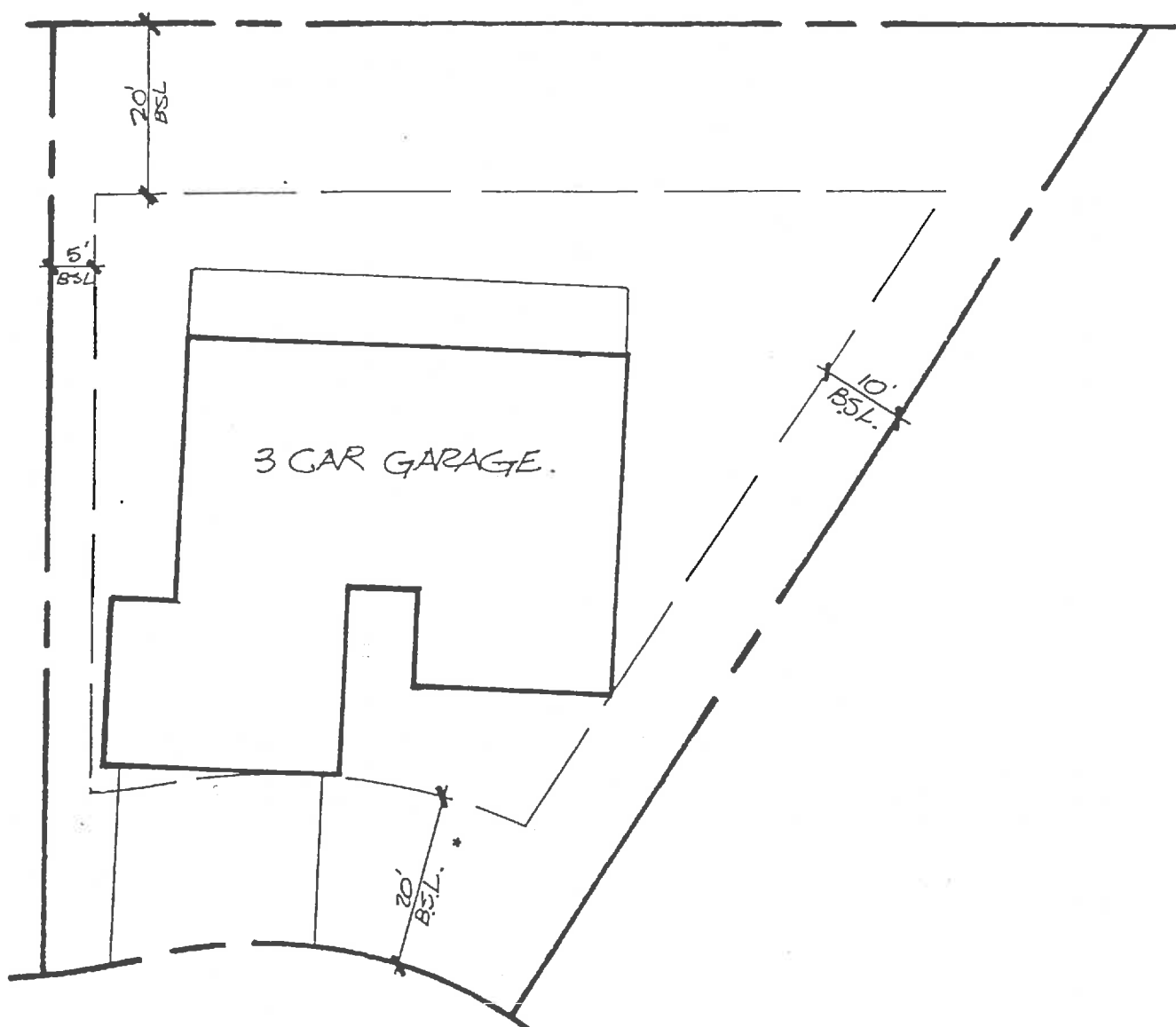
PARKSIDE
P.R.D. DEVELOPMENT STANDARDS EXHIBIT



* FRONT SETBACK TO VARY BETWEEN 18' AND 22'
BASED ON THE HOUSE PLAN

TYPICAL LOT W/3 CAR GARAGE

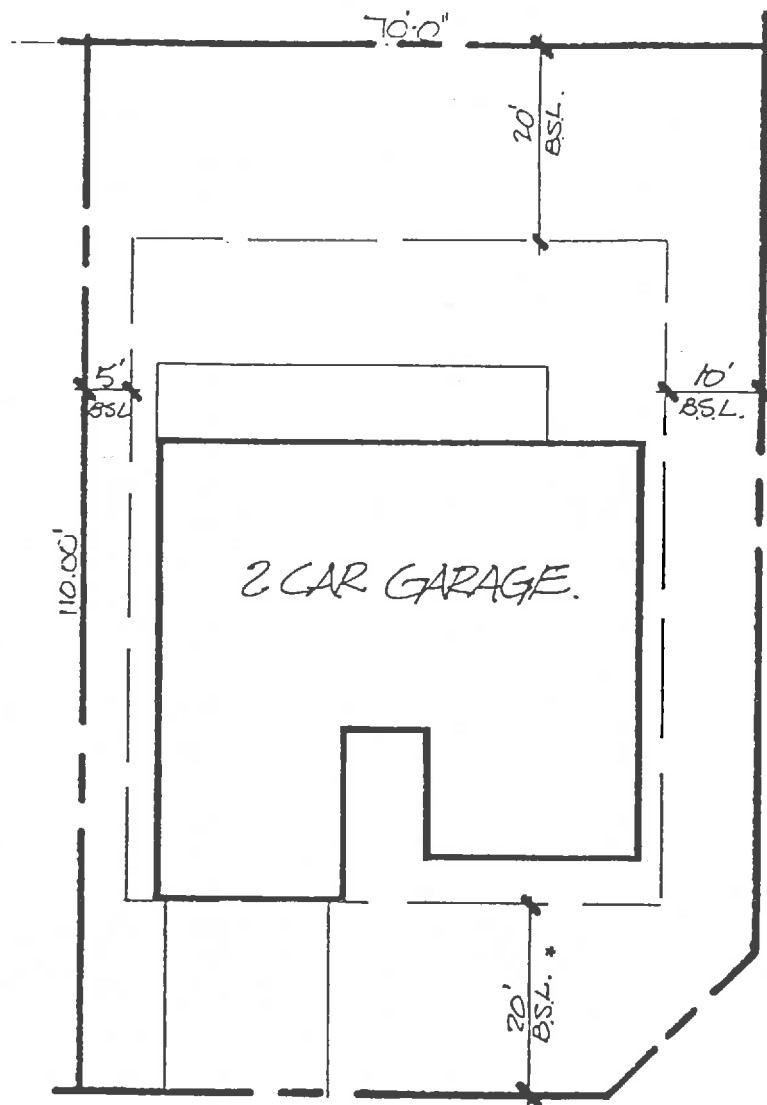
PARKSIDE
P.R.D. DEVELOPMENT STANDARDS EXHIBIT



* FRONT SETBACK TO VARY BETWEEN 18' AND 22'
BASED ON THE HOUSE PLAN

TYPICAL CUL-DE-SAC LOT

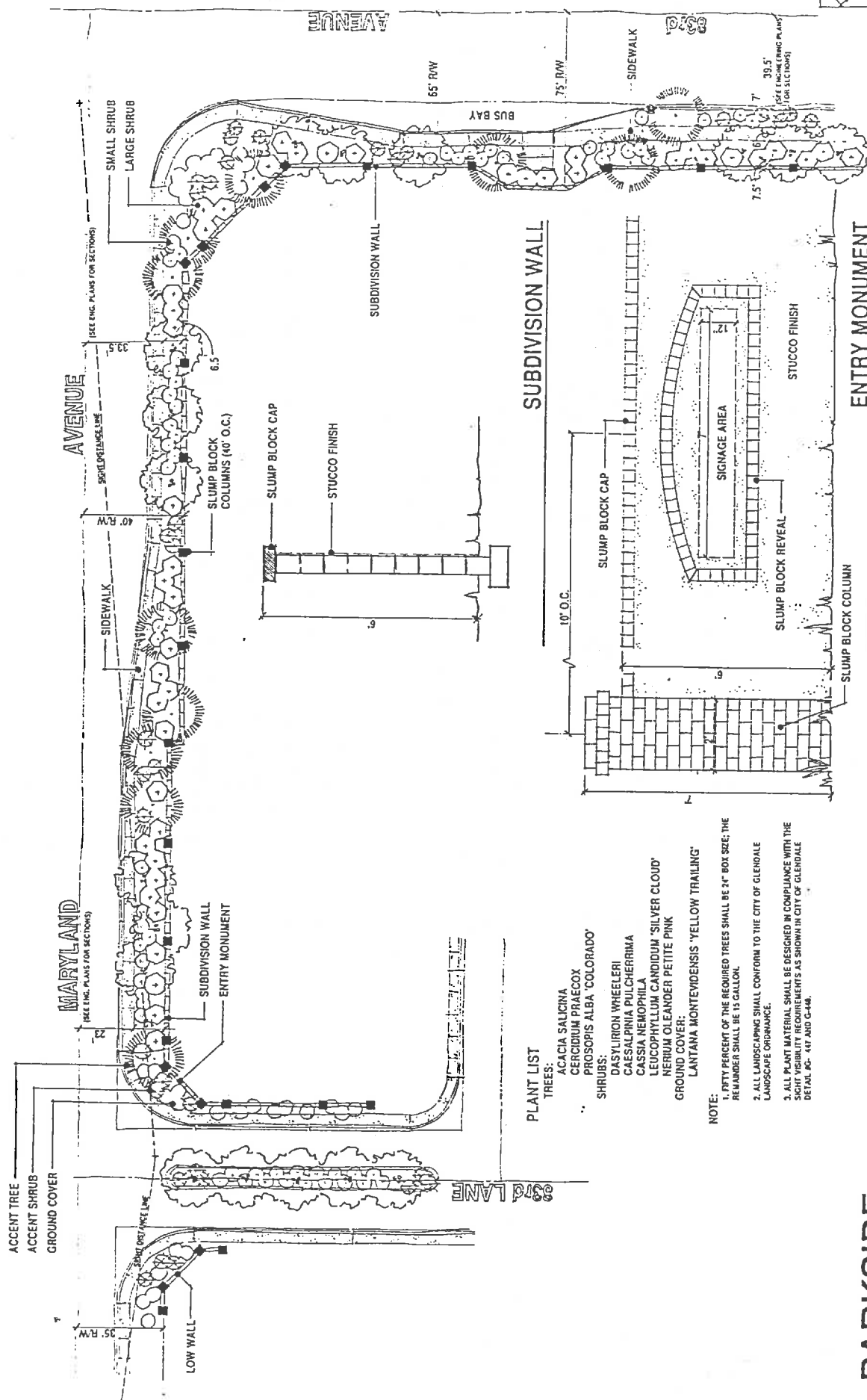
PARKSIDE
P.R.D. DEVELOPMENT STANDARDS EXHIBIT



* FRONT SETBACK TO VARY BETWEEN 18' AND 22'
BASED ON THE HOUSE PLAN

TYPICAL CORNER LOT

PARKSIDE
P.R.D. DEVELOPMENT STANDARDS EXHIBIT



PLANT LIST

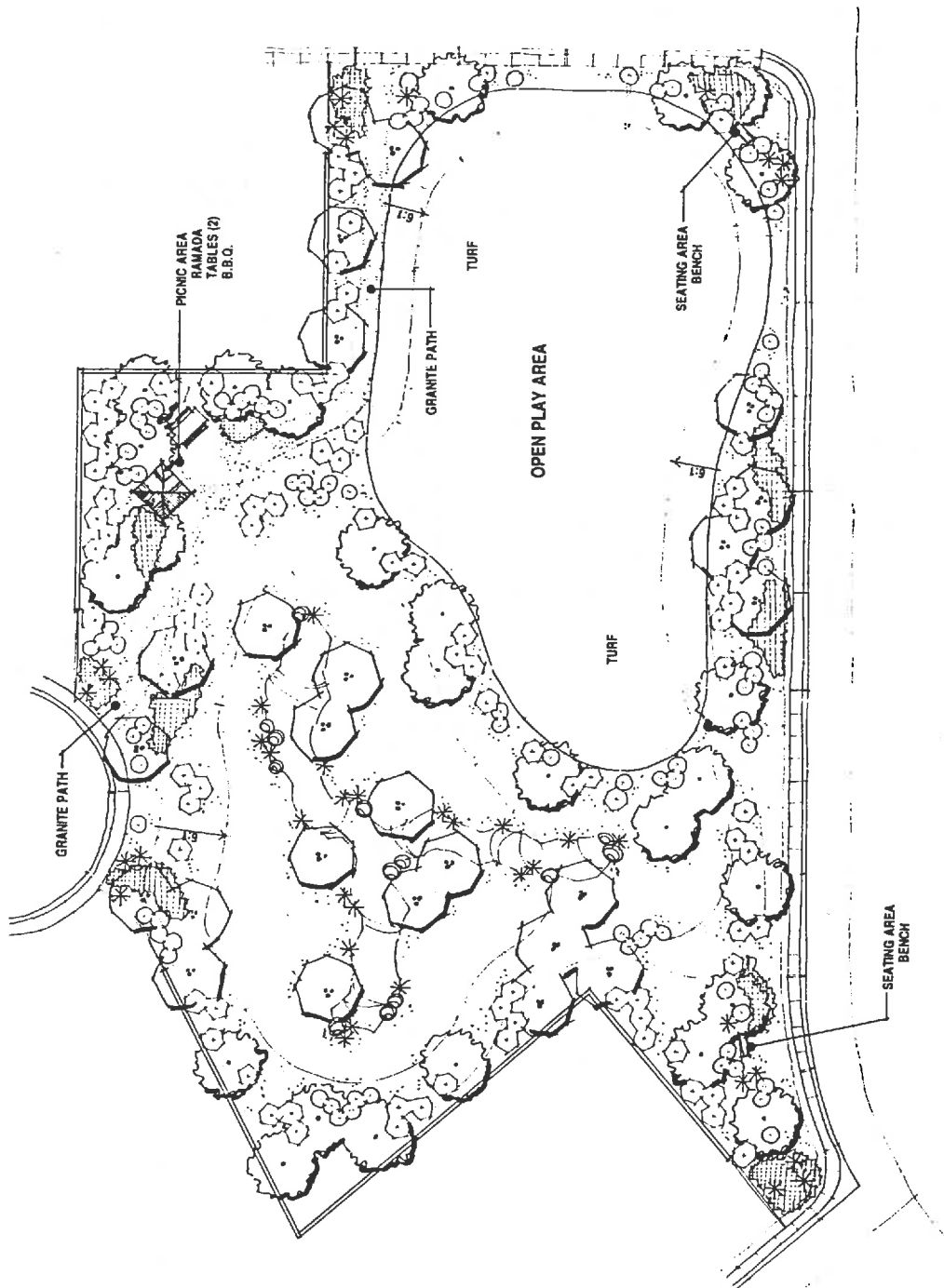
- TREES:
- ACACIA SALICINA
 - CERCIDIUM PRAECOX
 - PROSOPIS ALBA 'COLORADO'
- SHRUBS:
- DASYLIRON WHEELERI
 - CAESALPINIA PULCHERRIMA
 - CASSIA NEMOPHILA
 - LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'
 - NERUM OLEANDER PETITE PINK
- GROUND COVER:
- LANTANA MONTEVIDENSIS 'YELLOW TRAILING'

- NOTE:
1. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE 24" BOX SIZE; THE REMAINDER SHALL BE 15 GALLON.
 2. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF GLENDALE LANDSCAPE ORDINANCE.
 3. ALL PLANT MATERIAL SHALL BE DESIGNED IN COMPLIANCE WITH THE SIGHT VISIBILITY REQUIREMENTS AS SHOWN IN CITY OF GLENDALE DETAIL 40- 447 AND G-448.

PARKSIDE LANDSCAPE CONCEPT

NORTH
SCALE: 1"=20'
OCTOBER 5th, 1993
11/0093
1/1594





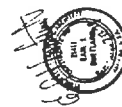
PLANT LIST

TREES

- CERCIDIMUM PRAECOX
 - PINUS ELDARICA (SHADE TREE)
 - PROSOPIS ALBA COLORADO
 - ULMUS PARVIFLORA (SHADE TREE)
- SHRUBS
- DASTYLION WHEELERI
 - CAESALPINIA PULCHERRIMA
 - CASSIA NEMOPHILA
 - LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'
 - NERUM OLEANDER 'PETITE PINK'
 - GROUND COVER
 - LANTANA MONTEVIDENSIS 'YELLOW TRAILING'

NOTE:

1. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE 3" BOX SIZE, THE REMAINDER SHALL BE 1 1/2 GALLON.
2. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF GLENDALE LANDSCAPE ORDINANCE.
3. ALL PLANT MATERIAL SHALL BE DESIGNED IN COMPLIANCE WITH THE NORTH VISIBILITY REQUIREMENTS AS SHOWN IN CITY OF GLENDALE DETAIL 8 0-467 AND 0-468.
4. SEE ENGINEERING PLANS FOR SLOPE INFORMATION AND CROSS SECTIONS. (PLANS HAVE NOT BEEN FINALIZED AT THIS TIME.)
5. EXACT LAYOUT OF RETENTION BASIN SHALL BE DETERMINED BY ENGINEERING PLANS.



7/12/94

DAVE BROWN - PARKSIDE LANDSCAPE CONCEPT

POINT OF COMPOUND CURVATURE OF WHICH RADIUS BEARS NORTH 45 DEGREES 32 MINUTES 23 SECONDS WEST AT A DISTANCE OF 531.91 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 34 MINUTES 41 SECONDS, HAVING AN ARC LENGTH OF 413.84 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1420.08 FEET BACK TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

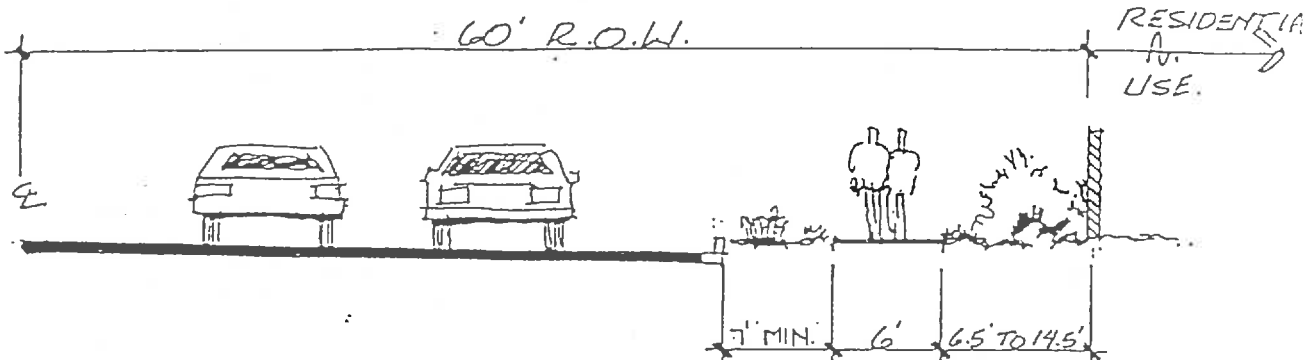
THENCE SOUTH ALONG THE EAST SECTION LINE A DISTANCE OF 140.00 FEET;

THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS WEST ALONG A LINE 140.00 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 375.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 140.00 FEET;

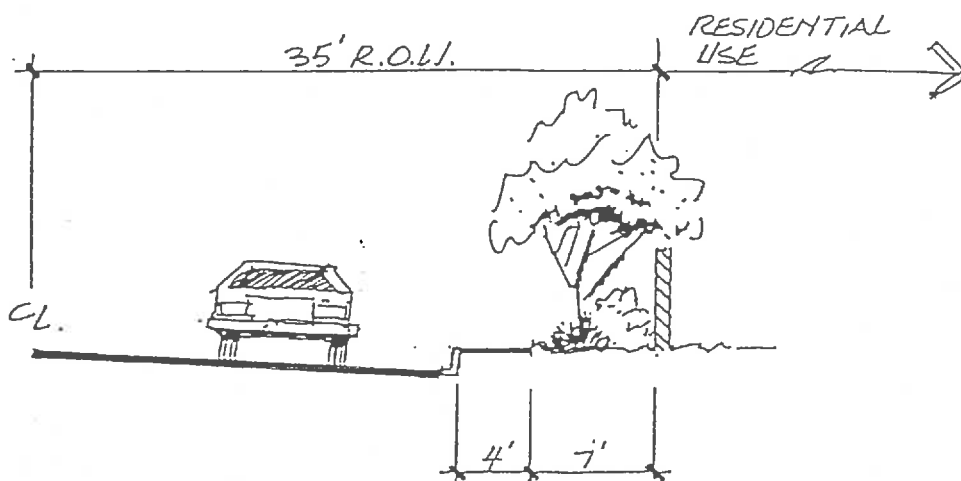
THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS EAST ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 375.29 FEET TO THE POINT OF BEGINNING.

THE ABOVE AREA COMPRISING OF APPROXIMATELY 37.947 ACRES.



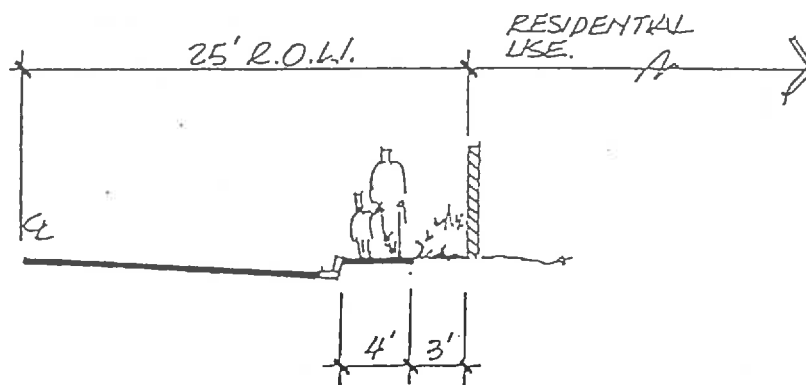
83RD AVENUE CROSS SECTION

Landscaping approved and maintained
by the City of Glendale



MARYLAND AVENUE CROSS SECTION

Landscaping approved and maintained
by the City of Glendale



LOCAL STREET CROSS SECTION

Landscaping installed and maintained
by adjoining lot owner

PARKSIDE

P.R.D. DEVELOPMENT STANDARDS EXHIBIT

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN MARICOPA COUNTY, ARIZONA, AND IS DESCRIBED AS:

PARCEL #2

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH ALONG THE EAST SECTION LINE, A DISTANCE OF 140.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 56 SECONDS WEST, ALONG A LINE 140.00 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 375.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 140.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 375.29 FEET TO THE POINT OF BEGINNING.

PARCEL #1

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE DUE SOUTH ALONG THE EAST SECTION LINE FOR A DISTANCE OF 839.66 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 270.00 FEET;

THENCE DUE SOUTH, PARALLEL TO THE EAST SECTION LINE, FOR A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 89 DEGREES 59 MINUTES 35 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1009.16 FEET;

THENCE NORTH 0 DEGREES 1 MINUTE 3 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1371.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 487.31 FEET;

THENCE NORTH 42 DEGREES 53 MINUTES 20 SECONDS WEST ALONG A LINE BEING RADIAL TO CITY RIGHT-OF-WAY, FOR A DISTANCE OF 523.88 FEET TO A POINT ON SAID RIGHT-OF-WAY OF WHICH CURVE RADIUS POINT BEARS NORTH 42 DEGREES 53 MINUTES 20 SECONDS WEST AT A DISTANCE OF 1915.41 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 39 MINUTES 3 SECONDS, HAVING AN ARC LENGTH OF 88.61 FEET, TO A



August 12, 1994

Mr. Michael B. Withey
Gammage and Burnham
Two North Central Avenue
Eighteenth Floor
Phoenix, Arizona 85004

Dear Mr. Withey:

RE: PLANNING COMMISSION APPROVAL OF P-94-10, Z-94-14 (PARKSIDE)

At the regularly scheduled meeting of August 4, 1994, the Glendale Planning Commission approved the preliminary plat for "Dave Brown Parkside" located at 6450 North 83rd Avenue. The Planning Commission's approval was subject to the following stipulations:

1. The proposed PRD Plan (Z-94-15) shall be approved by City Council prior to final plat approval. The 15 day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance for this Planning Commission action shall begin on the date the City Council approves the PRD Plan.
2. Subdivision infrastructure and improvement plans, including plans for entry features, perimeter walls, tract and median landscaping, and adequate security/lighting for open space/retention area shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. The alignment of 83rd Lane and the configuration of Lot 78 shall be modified as necessary to eliminate concerns regarding site distance visibility.
4. The sewer easement on Lot 60 shall be repositioned west of Lot 60 within Tract A.
5. The developer shall pay an in-lieu fee, in an amount which will compensate the City for the future subdivision sewer maintenance, as approved by the City Engineer.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. However, as the 15 day preliminary plat appeal period does not start until the companion zoning case (Z-94-15) is



September 21, 1994

Mr. Mike Withey
Gammage and Burnham
Two North Central Avenue
Eighteenth Floor
Phoenix, Arizona 85004

Dear Mike:

SUBJECT: CITY COUNCIL APPROVAL OF Z-94-15 (PARKSIDE)

At their regularly scheduled meeting of September 13, 1994, the Glendale City Council unanimously approved Rezoning Application Z-94-15 located at 6450 North 83rd Avenue. The City Council's approval was subject to the following two stipulations:

1. Development shall be in substantial conformance with the PRD Plan for "Parkside", dated May 16, 1994.
2. The open space/storm water retention basin shall be graded as part of phase one, with final landscaping completed prior to the issuance of the green tag on the 45th residential unit.

The R1-8 PRD Plan of development has been approved and is subject to the stipulations approved by the City Council. Please call me at 435-4169 if you have any questions regarding the City Council's approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Fairbanks".

Daniel P. Fairbanks
Planner
Community Development Group

DPF/dt

cc: Nikki Migliorino, Development Services Representative
Bruce Larson, American Engineering
Bob Gawley, Homes by Dave Brown