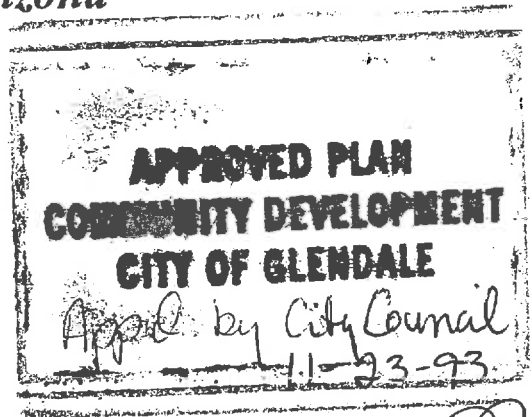


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PATRICK RANCH

*7100 W. Patrick Lane
Glendale, Arizona*



A PLANNED RESIDENTIAL DEVELOPMENT
TO ACCOMPANY
REZONING APPLICATION

September 22, 1993

PATRICK RANCH

Project Summary

LOCATION: Between Pinnacle Peak Road on the north and Patrick Lane on the south and between 69th Avenue extended on the east and 73rd Avenue extended on the west.

SIZE: 80 Gross Acres

GENERAL PLAN: 1 - 2.5 units/acre

ZONING: Current: A-1
Proposed: SR-12 PRD

LOT MIX: No. of Units: 198
Density: 2.47
Lot Dimensions:

Western Portion
80) 100'-130' wide/130'-170' deep

Eastern Portion
118) 81'-118' wide/130'-167' deep

Average Lot Size:
Western Portion - 14,953 Sq. Ft.
Eastern Portion - 11,067 Sq. Ft.

UTILITIES: City of Glendale sewer and water;
Arizona Public Service electricity;
U.S. West telephone; and, Dimension
Cable television.

APPLICANT: WTS PARTNERS

WTS Partners is a partnership comprised of Tom Tait, Sherwin Scott and Westcor Land Company (represented by Rick West).

CONTACT PERSONS:

Rick West
11411 North Tatum Boulevard
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Tom Tait
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ENGINEER:

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Sage Engineering
3414 South 48th Street, Suite 8
Phoenix, AZ 85040

ZONING COUNSEL:

Grady Gammage, Jr., Esq.
Roberta M. Barrett, Land Use Planner
Gammage & Burnham
Two North Central Avenue, Suite 1800
Phoenix, AZ 85014

**PATRICK RANCH DEVELOPMENT PLAN
PLANNED RESIDENTIAL DEVELOPMENT
AND REZONING REQUEST**

REZONING APPLICATION NO. Z-93-15
Southwest Corner of 69th Avenue and Pinnacle Peak Road

INTRODUCTION

This narrative is prepared in support of a request for the rezoning from A-1 to SR-12 PRD of an 80-acre parcel located between Pinnacle Peak Road on the north and Patrick Lane on the south and between 69th Avenue extended on the east and 73rd Avenue extended on the west. The parcel is roughly bisected by the extension of 71st Avenue. The legal description of the site is:

The Northeast quarter of the Northwest quarter of Section 13, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The Northwest quarter of the Northeast quarter of Section 13, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

NATURE & CHARACTER OF DEVELOPMENT

Patrick Ranch is a proposal to develop a lower density, larger lot subdivision without common areas as an alternative to today's typical developments - the high density, small lot subdivisions with large common areas and/or open spaces and costly homeowners association fees.

Homeowners in Patrick Ranch will not incur the high cost of shared amenities such as pools or privately-developed open space or elaborate entry monumentation. Rather, the intent is to trade off the higher cost of a master planned community type amenities (which drive developments toward higher densities) for a subdivision with larger lots.

The design of Patrick Ranch maximizes the homeowner's lot size by eliminating expansive open areas and using efficient street designs. The nature and character of Patrick Ranch will be of a larger lot neighborhood with wider homes and deeper lots that will accommodate pools, spas, patios, etc. ("outside family living"). Each homeowner will have their own private, expansive space - "backyard" - to enjoy their family and friends and yet be a part of a community that is comprised of other families and individuals who desire space to live and entertain at home.

This proposal conforms to both the City's General Plan and the City's desire to entertain larger lots.

ACCESS

There will be three prospective points of access to this development:

- 1) Pinnacle Peak Road off of 67th Avenue whereby the south half of Pinnacle Peak Road will be improved along the development's frontage and strip paving will connect the fully improved half street portion of Pinnacle Peak Road to 67th Avenue;
- 2) 71st Avenue, which will soon be improved; and
- 3) Patrick Lane, which will be widened by the developer from 71st Avenue and extending one-quarter mile east.

The above mentioned points of access are issues which will be addressed with Staff and the City's engineers in the platting process.

COMMONLY OWNED AREAS

There will be no common areas, however, due to the City of Glendale's planning, Patrick Ranch will benefit from several surrounding open spaces, parks and trail systems:

Thunderbird Regional Park: (1/4 mile to the east)
One thousand acres of mountain, conservation park with ramadas equipped with picnic tables and grills.

Hillcrest Ranch Park: (1/4 mile to the south)
Eight acres of newly developed park area equipped with picnic tables and grills with a children's playground.

New River Wash and Trail System: (1/4 mile to the west)

LANDSCAPE ENVIRONMENT

Objective

The objective of the following landscape criteria is to provide a structure for maintaining landscape continuity and harmony within a parcel, between adjacent parcels and throughout the Patrick Ranch development.

Character

The Patrick Ranch development shall consist of arid region, low water using plants endemic to the desert, or historically adapted

such as species of Acacias and Olives; the Swan Hill Olive will be a predominant plant material. Plant materials shall be placed in compositions utilizing shrub and ground cover massings to provide unity. Decomposed granite at a minimum thickness of two inches shall cover all planting surfaces.

Cultivated landscape shall consist of areas in which both native and introduced plant materials may be utilized. Where landscape transitions (arid to cultivated or vice versa) are established, irregular, serpentine alignments of both landscape characters should follow generally parallel alignment to the adjacent roadway. Plant material placement along all roadways shall be coordinated with adjacent properties.

Focal Points

Areas of expanded site lines and focal points should be left open, excluding ground covers and low shrubs. Tree materials at these locations shall be utilized to acknowledge and delineate sense of entry to the project and will be consistently used through the development. They are also introduced at points along the perimeter of the development and within the development where there is strong visual terminus due to roadway intersections.

The development will have a perimeter wall on all sides and landscaping along Patrick Lane, Pinnacle Peak Road, and 71st Avenue. Pinnacle Peak Road will have approximately eleven feet of landscaping between Pinnacle Peak Road and the perimeter wall. Patrick Lane and 71st Avenue will have approximately seventeen feet of landscaping between the roadway and the perimeter wall. All three of these areas will include meandering side walks within these landscaped areas. The landscaping will be as characterized above.

Included with the Pinnacle Peak Road right-of-way is an equestrian trail which connects the foothills of Thunderbird Regional Park to the New River. This trail is located on the north side of Pinnacle Peak Road because most of the equestrian-oriented residences will be north of Pinnacle Peak Road in Peoria. See the cross-section attached as Exhibit "2".

The subdivision theme wall will be six-foot masonry block wall using an offset pilaster system. The wall along arterials and collector streets such as Patrick Lane, 71st Avenue and Pinnacle Peak Road will be stuccoed masonry painted to blend with the house product to help establish a neighborhood theme. Those perimeter fences along the east and west property lines that back to other residential lots shall be masonry and stained to a color compatible with the houses in Patrick Ranch and the stuccoed portions of the wall. In addition, all return walls between houses and block fences on corner lots will be stuccoed and painted or stained on the street side to match the house product to help complement the

overall street scene. The stuccoed entry monumentation exhibiting the name Patrick Ranch will be located on 71st Avenue at Patrick Lane and Pinnacle Peak Road. This will be very low key in line with the philosophy of establishing a neighborhood of larger lots, rather than a master planned community development. Landscaping as characterized previously will delineate these entries.

PHASING AND PRODUCTS

The proposed plat (Exhibit "2") provides for two separate and distinct housing products which are consistent with a PRD overlay. Lot sizes will vary for the two respective housing units whereby the smaller lots will be somewhat narrower in width than the larger lots and the SR-12 standard. As designed, the development could be built in one or more phases.

The western half of the proposed development provides lots with widths varying from 100' to 130' and depths varying from 130' to 170'. The average lot size is 14,943 square feet. This product is significantly larger than the 100 x 120 foot minimum dimension required for a standard SR-12 subdivision. The smallest lot size planned on this western portion of the preliminary site plan is 13,539 square feet and the largest lot size is 26,427 square feet.

The eastern half of the project provides the opportunity for a slightly smaller lot. Through the PRD overlay the SR-12 standard width of 100 feet can be amended to allow narrower lots. These narrower lots with widths varying from 81' to 118' and depths varying from 130' to 167' still produce large lots that can accommodate both a pool and a meaningful backyard available to homebuyers who would be purchasing a somewhat smaller home. The average lot size in this eastern portion is 11,067 square feet. The smallest lot size is 10,530 square feet and the largest lot size is 19,133 square feet.

In conversations with homebuilders, they have indicated a strong interest from the homebuyer in an affordable, large lot product. The goal is to make two such potential products available, neither of which would be burdened by major homeowner association costs.

The development's overall density remains at 2.47 per acre, but the two lot sizes allow for two different housing product types and price ranges.

These large lots provide a transitional type of suburban/rural residential character which is compatible with the few existing ranchette-type residences to the east. Clearly, this transition is preferable to a higher density master planned community which abutts directly against rural residential uses.

PRD PURPOSE CONFORMANCE

By allowing some flexibility in the SR-12 design standards, this development will create neighborhoods and homes with yards sufficiently large enough to accommodate a pool, spa, patio, etc. and still have space left open for family recreation and entertainment.

On the eastern product, lot widths vary from 81' to 118' and depths vary from 130' to 167'. On the western portion, lot widths vary from 100' to 130' and depths vary from 130' to 170'. This variation in lot depths and widths together with the variations in home product design will create a neighborhood and community that projects a sense of distinct character and individuality.

This proposal is in conformance with the General Plan and will be very compatible, serving as a buffer between transitional land use densities, with existing land use densities and designations.

The development standards of architecture, landscaping, building materials and colors, and screening of mechanical equipment meet and or exceed the City's subdivision design expectations. The site plan incorporates a gentle curvilinear street design that, together with slightly narrower 32' local street widths and minimum 25' set backs, should create a neighborhood and community with excellent curb appeal and charm. Both the City engineers and staff support these narrower street widths because this lower density development will have a lower traffic volume. Not only are the 32' streets sufficient to carry the traffic volume, but also they will establish a rural-like character.

Both the City and homebuyers have been searching for slightly larger lot developments deliverable at reasonable prices. This development will fulfill those desires.

Z-93-15
PATRICK RANCH
DEVELOPMENT STANDARDS
SR-12 PRD
7100 W. Patrick Lane

ARCHITECTURAL CHARACTER AND SPECIFICATIONS

The project is being developed by the master developer, who will be providing improved lots to major homebuilders. At this time, exact product and/or elevations cannot be provided since the homebuilders have not as yet been selected. In lieu of the usual exhibits a statement of architectural character and minimum design specifications is hereafter provided. Upon selection of the homebuilders, the plans and elevations proposed for construction will be presented to the City of Glendale Planning Staff for their approval.

Architectural Character

The architectural character of Patrick Ranch will reflect and build upon the character of the established neighborhoods. One and two story residences ranging in size from 2,000 square feet to 3,600 square feet are anticipated for development. A minimum of three models, with a combination of three to four elevations each, will be provided for each lot configuration. This diversity of product, lot size and elevation will create a pleasing neighborhood in which to live.

Architectural Specifications

In addition to the subsequent Development Standards, the following will be imposed on the entire Patrick Ranch to ensure design compatibility between the two products and assure high standards of design and construction quality:

Defined entryways, varied rooflines, building footprint offsets, architectural pop-outs, ground mounted hvac, and street side window treatments will be required.

Frame or masonry construction with stucco finish or brick will be acceptable.

Tile roofs or other thirty year approved roofs are required. Variations in color will be used to avoid monotony. Asphalt shingles are prohibited.

Garage doors will be sectional. Including windows in the doors in preferred.

Chimneys will be constructed of the same materials and textures used in the building. Exposed flues are prohibited.

Patio covers shall be integrated into the unit or constructed as a projection from the unit. Roof covering materials will be tile. Flat patio roofs will be screened with a parapet wall. Patio cover columns will consist of stucco, brick veneer, block, or stone compatible with the house.

Z-93-15
PATRICK RANCH
DEVELOPMENT STANDARDS
(WESTERN PORTION)
SR-12 PRD
7100 W. Patrick Lane

Minimum Setbacks:	Front	25 Ft.
	Rear	25 Ft.
	Side	10 Ft. on one side 10 Ft. on the other side

(On the 10 foot side yard, an AC unit, fireplace, bay window, or pop-out may encroach 3' into the required side yard.)

Minimum Lot Area:	13,000 Sq. Ft.
Maximum Lot Coverage:	45%

All other standards of SR-12 would apply.

Z-93-15
PATRICK RANCH
DEVELOPMENT STANDARDS
(EASTERN PORTION)
SR-12 PRD
7100 W. Patrick Lane

Minimum Setbacks:	Front	25 Ft.
	Rear	25 Ft.
	Side	10 Ft. on one side
		5 Ft. on the other side

(On the 10 foot side yard, an AC unit, fireplace, bay window, or pop-out may encroach 3' into the required side yard.)

Minimum Width:	80 Feet
Minimum Lot Area:	10,000 Sq. Ft.
Maximum Lot Coverage:	50%

All other standards of SR-12 would apply.

COVENANTS, CONDITIONS & RESTRICTIONS

CC&R's will ensure design compatibility between the two products and prohibit certain uses and assure high standards of design and construction quality. A draft of the proposed CC&R's is included as a part of this package as Exhibit "3".

SURROUNDING PROPERTIES

The land uses surrounding the subject property are as follows: vacant land and the New River is located along the western boundary of the property; the Hillcrest master planned community and Hillcrest Junior High School are located directly south of the subject property; a scattering of vacant land and a few ranchette-type residences are located along the eastern property line; and the Pinnacle Peak Road Alignment, which is also the City limit of Glendale, is located along the northern boundary of the property. The City of Peoria's General Plan calls for single family residences north of Pinnacle Peak Road with a density of one to six units per acre, however, their planners indicate the area will most likely be developed at the lower end of this range. The lower density of Patrick Ranch and the separation of Pinnacle Peak Road create compatible land uses. These adjacent land uses are shown on Exhibit "1".

DRAINAGE ISSUES

As part of the Hillcrest development to the south, a major drainageway has been approved from just south of the west half of this site to the New River. This drainageway is more than adequate to accept all drainage from this site as well, and the subdivision will therefore be designed to drain to the southwest, the natural fall of the land, into the channel. As a result, no on-site retention is required.

UTILITIES

Utilities are available at the south border of Patrick Ranch. There is a 12" water line on Patrick Lane from 67th Avenue to 71st Avenue looped through an 8" line on 71st Avenue south into Hillcrest Ranch.

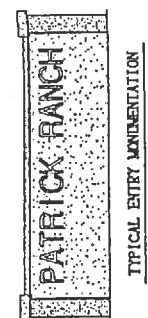
A 10" sewer line is available on 71st Avenue at Patrick Lane. Additionally, the developers of Hillcrest Ranch are stubbing out an 8" sewer line for the Patrick Ranch subdivision at approximately 73rd Avenue and Patrick Lane extended.

Electricity is provided by Arizona Public Service and the lines are adjacent to the property. All utilities will be underground.

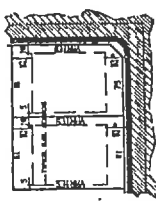
ADDITIONAL DRAINAGE AND UTILITY ISSUES WILL BE ADDRESSED WITH STAFF DURING THE PLATTING PROCESS.

PRELIMINARY SITE PLAN AND P.R.D. FOR PATRICK RANCH

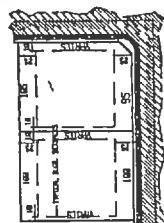
UNSUBDIVIDED
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TYPICAL ENTRY MONUMENTATION



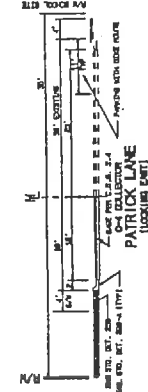
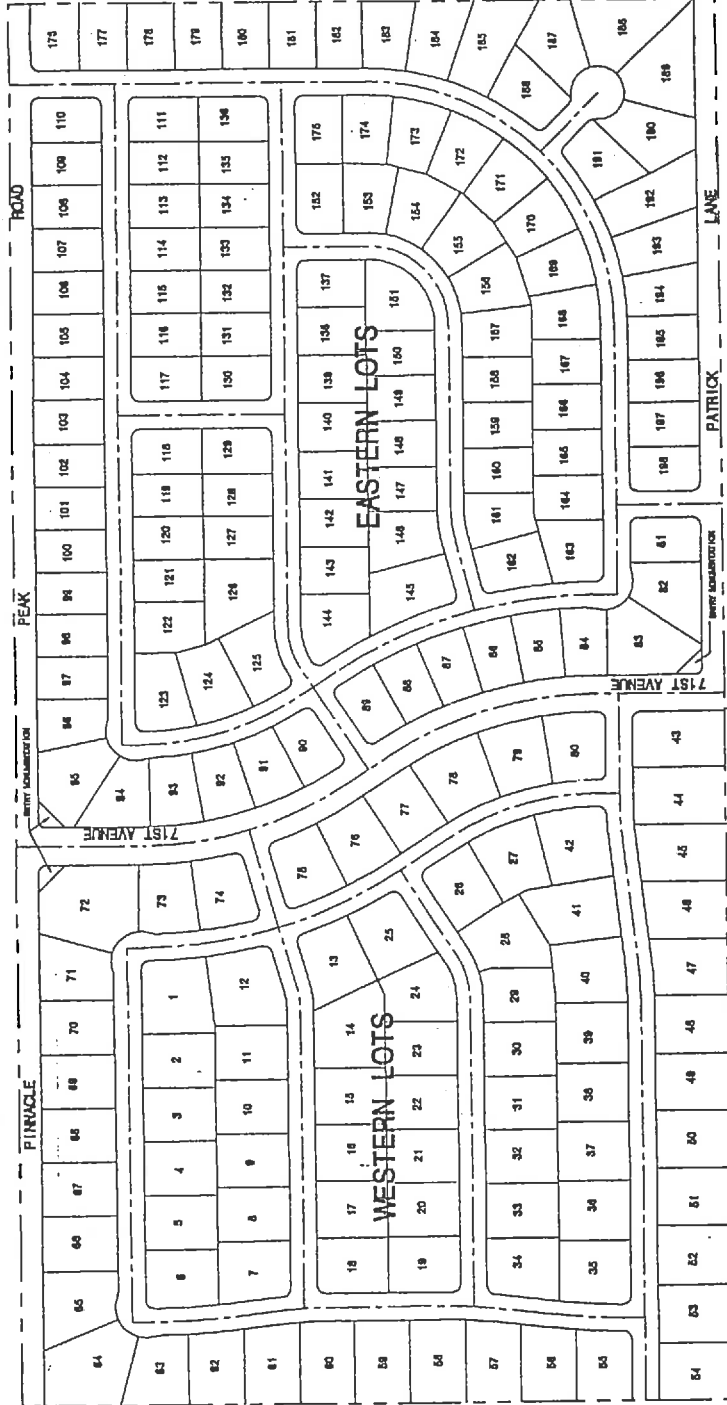
TYPICAL BUILDING SETBACKS
EASTERN LOTS
MAXIMUM LOT COVERAGE = 50%



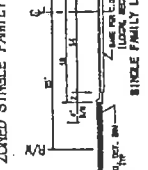
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WESTERN LOTS
MAXIMUM LOT COVERAGE = 40%

ZONED SINGLE FAMILY

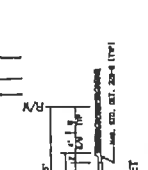
EXHIBIT #2



SINGLE FAMILY LOT



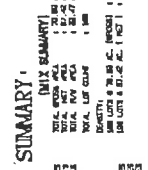
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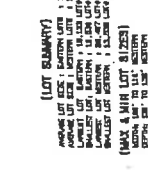
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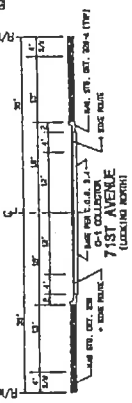
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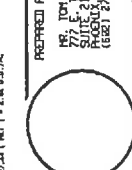
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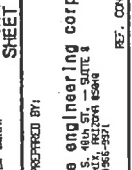
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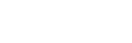
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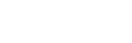
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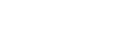
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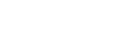
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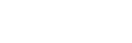
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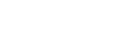
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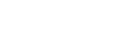
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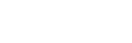
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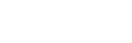
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