

WEST GLENN ESTATES

A Planned Residential Development To Accompany Rezoning Application Z-97-19

SEC 83rd Avenue and Orangewood Avenue
7421 North 83rd Avenue

Glendale, Arizona

Project Narrative

October 1997
Revised December 1997
Revised February 1998
Revised March 1998

Submitted to:

City of Glendale Planning Department
5850 West Glendale Avenue
Glendale, Arizona 85301
(602) 930-2800

RECEIVED

MAR 23 1998

Glendale Planning Dept.

Prepared for:

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Prepared by:

Beus, Gilbert & Devitt, P.L.L.C.
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**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**
*Del approved
Zoning stipulation*

WEST GLENN ESTATES

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WEST GLEN ESTATES



West Glenn Estates
Development Team

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LANDSCAPE ARCHITECT:
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R1-8 PRD ZONING REQUEST

Beus, Gilbert & Devitt, P.L.L.C. and Orangewood Development L.L.C. are pleased to submit an application requesting rezoning from A-1 to R1-8 PRD, Single Family Residential, Planned Residential Development with 106 single-family residential lots on 35.5 gross acres. The overall density is 3 dwelling units per gross (DU/AC). The average lot size for the overall development is approximately 10,103 square feet.

This project is in compliance with the current City of Glendale General Plan which calls for 1.0 - 2.5 DU/AC on the north one-third of the site and 2.5 - 3.5 DU/AC on the remaining south two-thirds of the site. According to Section 6.200 of the City of Glendale Zoning Ordinance, the permitted density within an R1-8 PRD project is 3.5 DU/AC. The proposed density of West Glenn Estates is well below the permitted density.

A mix of two primary lot sizes is proposed and depicted as Single Family 1 and Single Family 2 as follows:

Single Family 1-

The north one-third of this development is comprised of Single Family 1 on 10.6 acres. A total of 21 lots are proposed ranging in size from 10,782 square feet to 20,981 square feet. Lot widths vary from 80 feet to 213 feet. Lot depths vary from 100 feet to 229 feet. The gross density is 2 DU/AC.

As permitted by Section 6.200 of the City of Glendale Zoning Ordinance, we have prepared custom development standards for West Glenn Estates. These development standards are depicted as Exhibit "C" within the PRD. Specific Development Standards that we would like to discuss center on Single Family 1. We have proposed 10 foot side yard setbacks, whereas the base R1-8 zoning district permits 5 and 10 foot side yards. The 10 foot side yards will provide greater building separation between homes to provide a suburban environment. We are not aware of another pending project in Glendale that is proposing 10 foot side yards and 80 foot wide lots.

We have also proposed a 100 foot lot depth on just three of the lots (44, 45 and 46), consistent with the requirements of the base R1-8 zoning district. The other three lots within Single Family 1 are all proposed at a depth of 120 feet. The base R1-8 zoning district requires a minimum 100 foot depth. Staff's initial concern with the lot depth on lots 44-46 was related to whether or not a patio cover could be provided on the home. All homes within West Glenn Estates will include standard patio covers.

To alleviate Staff's concern, a plot plan exhibit was prepared which demonstrated that these three lots could in fact accommodate a home and covered patio and meet all required building setbacks. Upon their review of this exhibit, Staff has now expressed a concern that "very few house products will fit" on these lots. We have since revised the exhibit to depict larger and more spacious homes on these select lots.

This exhibit is found as Exhibit "B" within the PRD. Despite the 100 foot lot depth, these three lots are among the largest within West Glenn Estates. Details regarding this exhibit are as follows:

- Lot 44= 18,813 square feet. One story, 2,006 square foot home (2,653 square feet under roof).
- Lot 45= 18,947 square feet. Two story, 2,129 square foot home (2,707 square feet under roof).
- Lot 46= 19,530 square feet. One story, 2,225 square foot home (2,871 square feet under roof).

While this exhibit is illustrative, it clearly demonstrates that these three lots are large enough, deep enough, wide enough and properly configured to provide large homes with covered patios that meet all of the required Zoning Ordinance requirements and building setbacks.

Single Family 2-

The south two-thirds of this development is comprised of Single Family 2 on 24.9 acres. A total of 85 lots are proposed ranging in size from 7,150 square feet to 18,614 square feet. Lot widths vary from 65 feet to 87 feet. Lot widths across the back of some lots are as wide as 187 feet. Lot depths vary from 110 feet to 198 feet. The gross density is 3.4 DU/AC.

LAND USE

The proposed design of West Glenn Estates includes curvilinear streets, cul-de-sacs and a landscaped traffic circle. These features are designed to reduce excessive speed due to possible cut-through traffic. This, along with the variable mix of lot sizes (providing opportunities for a wide range of different floor plans) and open space (providing a landscaped buffer between the residences and future additional street widening and improvements along 83rd Avenue and Orangewood Avenue) offers a sense of community and encourages neighborhood interaction. West Glenn Estates will be a good example of what a well designed and planned subdivision can be, thus adding character to the area and complimenting adjacent land uses.

West Glenn Estates is a proposed single-family residential subdivision on a 35.5 gross acre parcel located at 7421 North 83rd Avenue, on the southeast corner of 83rd Avenue and Orangewood Avenue. The design yields 106 lots. 21 lots will have a minimum frontage of 80 feet with most lots being closer to 90 feet in width. The average size for these lots, which occupy the northern one-third of the subdivision is 14,474 square feet. The proposed density of 2 DU/AC is within the City of Glendale General Plan which allows 1.0 - 2.5 DU/AC.

The remaining 85 lots occupy the southern two-thirds of the subdivision. These lots will have a minimum width of 65 feet and an average size of 8,317 square feet. A broad mix of lot widths is proposed including the southern row of lots on Nicolet Avenue which are predominantly 65

feet and 71 feet in width to provide variety. The proposed density of 3.4 DU/AC also falls within the General Plan.

The overall gross density is 3.0 DU/AC and the overall average lot size is 10,103 square feet. The City of Glendale Zoning Ordinance permits a density of 3.5 DU/AC under the R1-8 PRD option.

PLANNED OPEN SPACE/ AMENITIES & DEVELOPMENT CHARACTER

The open space situated along the western edge of the development will act as a buffer between the traffic along 83rd Avenue and the future residences of West Glenn Estates. Furthermore, the small secluded valley which this open space will aspire to also serves as storm water run-off retention and will meet those requirements set forth by the City of Glendale. This open space, which is the focal point and namesake to West Glenn Estates, serves as much more than a practical engineering function.

This open space which covers approximately 1.68 acres, will be landscaped with a mix of xeriscape, drought resistant evergreen and deciduous trees and grass areas to encourage a sense of place for the neighbors of West Glenn Estates. The planned amenities include definitive shade areas to be placed outside the area of retention with park-like seating, benches and b-b-q facilities. The exhibits identify the extent of the area that will be inundated with storm water. A freestanding cabana and tot lot is also planned within the open space area. View walls are provided on the side yard walls within the front yard setback area of the lots that are adjacent to the planned open space. The extent of the view walls is shown on the exhibits.

A meandering 6' concrete sidewalk will run along the western edge of the open space, along 83rd Avenue, and continue around the northwest corner of the subdivision along Orangewood Avenue. This open space within the subdivision and the traffic circle on Nicolet Avenue will be dedicated to and maintained by the West Glenn Estates Homeowners Association. The HOA will also maintain the landscaping within the public right-of-way on 83rd Avenue and Orangewood Avenue, the perimeter walls and entry features.

ENTRY FEATURES AND PERIMETER WALLS

Two entryways have been designed along 83rd Avenue at each side of the open space and are approximately 550 feet apart. The northern access is 615 feet south of Orangewood Avenue and will provide a safe distance for future turning movements at Orangewood Avenue. One entrance is provided on Orangewood Avenue.

The northernmost edge of this development will have an eight (8) foot high CMU wall running along the east property line of lot 48 to the northeast corner of lot 56. It is anticipated that the perimeter wall on the east side of lot 56, 57 and 67 will be six (6) feet in height, as well as the perimeter wall which runs along the southern boundary of West Glenn Estates.

The remaining perimeter theme walls, which are seen from both 83rd Avenue and Orangewood Avenue, will greatly enhance this subdivision and compliment the landscaping which follows along the right-of-way by using colored slump block accents at corners and angle points. The use of 4" CMU fence block will be continued throughout and constructed to a minimum height of six (6) feet above finished grade. To break up the straight lines and avoid monotony along 83rd Avenue and Orangewood Avenue, the perimeter wall will be staggered, or indented, five (5) feet to create interesting off-sets in the perimeter wall. The off-sets are located outside of the right-of-way and are identified as landscape tracts on the preliminary plat.

The entryways will identify the character of West Glenn Estates with attractive yet subdued signage along the perimeter walls at each entry. Along with the landscaping to accent these entryways, concrete pavers will be placed in the roadway. This will be carried into the development by providing the same paving treatment around the traffic circle.

LOT LAYOUT AND ARCHITECTURE

West Glenn Estates has been thoughtfully configured to provide as many north/south facing lots as possible while still maintaining continuity along the interior streets. This lot orientation is ideal for taking advantage of passive solar design benefits, and along with energy conservation features being used in all homes, West Glenn Estates offers what home owners today are demanding. Lots numbered 48 through 56 and 91-106 will be limited to single story homes and a maximum height of twenty-two (22) feet above finish grade.

The residential construction section of this project is a key element in the overall appeal and lasting quality of the subdivision. This is why, as the developer, we must stipulate certain design requirements to maintain the character of West Glenn Estates and meet the criteria of the City of Glendale Subdivision Design expectations.

All homes will be of quality design and craftsmanship. Frame construction is anticipated on each home with a stucco exterior finish on all sides along with insulated windows. Covered patios will be standard on each home as will concrete tiled roofs with all mechanical equipment to be ground mounted. All house plans will include two-car garages. Some of the plans will have a three-car garage option. Special attention will be given, during the design process, to create elevations with visual interests and multiple options within the same floor plan design. Exterior colors shall be conducive to southwest architecture and the overall development character of West Glenn Estates. All walls, which are visible to adjacent streets, shall be stuccoed and painted to match respective house color.

Standard features provided by the home builder with an emphasis on water and energy conservation wherever possible will provide a quality product and along with specific design features, spelled out here, will guarantee the integrity of this development.

HOUSE PRODUCT DESIGN GUIDELINES

All homes in West Glenn Estates shall conform to the following minimum development standards:

- Exterior finish shall generally consist of stucco, brick, stone, or other masonry type materials continuous on all sides of each home. Other materials as may be approved by the City of Glendale.
- A minimum of three (3) exterior color schemes will be provided per house plan.
- Clay tile, concrete tile, slate, or other roofing materials as may be approved by the City of Glendale. Wood shake shingles and asphalt shingles are prohibited.
- A minimum of three (3) roof colors shall be provided per plan.
- Ground mounted mechanical equipment.
- Minimum fully enclosed two (2) car garages with sectional roll-up garage doors. Three (3) car garage options will be available on some models.
- Standard patio covers.
- Masonry fencing with stucco return walls on all front and side masonry surfaces that face the street.
- The homes to be constructed in the area identified as Single Family 1 shall be developed with a minimum liveable square footage of 1,700 square feet. The CC&R's for West Glenn Estates will identify this restriction.

RIGHT-OF-WAY AND ROAD IMPROVEMENTS

All right-of-way improvements related to this PRD are to be public, and final dedication of road improvements will be made to the City of Glendale upon completion and acceptance of work. The perimeter theme walls along Orangewood Avenue and 83rd Avenue and the traffic circle on Nicolet Avenue shall become the responsibility of the West Glenn Estates Homeowners Association once these defined improvements are in place.

A cross section for each type of street and design of the traffic circle is provided as a part of the preliminary plat.

Interior streets will be designed and constructed to City of Glendale Standards, as will the half street improvements along 83rd Avenue. Orangewood Avenue will be designed and constructed to Maricopa County Standards and will be dedicated to Maricopa County. West Glenn Estates has been carefully designed to discourage drivers from using the subdivision as a short cut to adjacent main streets and adjacent future developments to and from the east. The curvilinear

nature of the street layout is aesthetically pleasing and will also act as a natural deterrent to excessive speeding. A traffic circle has been designed on Nicolet Avenue to further discourage excessive speed and to provide an attractive landscaped buffer accenting the character of the open space along 83rd Avenue.

ON-SITE DRAINAGE

The site is presently undeveloped farm land. The property slopes approximately 0.33% generally in a southwesterly direction. Retention Basins "A" and "B" will provide a total of 3.5 acre-feet of volume which meets the minimum required retention volume.

Overflow drainage from the existing lots at the northeast corner of the proposed subdivision (south of Orangewood and west of 81st Avenue) will be accommodated by drainage easements through lots in the proposed subdivision. The easement locations will be determined in final design and the final drainage report in conjunction with the final plat. Catch basins proposed near Lot 1 and 106 will intercept runoff and carry initial runoff toward both retention basins. As storm runoff fills Basin "A", Basin "B" will fill up and provide an overflow to 83rd Avenue and South from the subdivision.

The City of Glendale design regulations for "minor system" design require streets to carry the peak 10-year storm discharge within the top of curb. Conveyance of storm water flow along all subareas will be conveyed directly into retention basins. Detailed calculations of street storm water runoff will be completed per City of Glendale regulations during detailed final paving and drainage design. These calculations will be included in the final drainage report.

Dry wells are proposed to aid in draining Basins "A" and "B" within 36 hours of time.

OFF-SITE DRAINAGE

The Flood Control District of Maricopa County (FCDMC) has plans to construct a storm drain from the east side of Grand Avenue near Orangewood Avenue west to New River. This proposed future storm drain will proceed west on Orangewood Avenue from Grand Avenue to 83rd Avenue, then south on 83rd Avenue to Glendale Avenue, and then west on Glendale Avenue. According to the FCDMC, the design for this storm drain near the proposed subdivision will start in about two (2) years with construction of the storm drain near the proposed West Glenn Estates subdivision about one year after design. The storm drain is proposed to be located within the future right-of-way for major streets.

PHASING

The development is planned to be constructed in two (2) phases. The first phase will encompass the right-of-way improvements along 83rd Avenue and Orangewood Avenue, fully improving the centrally located cul-de-sac on 83rd Avenue plus the six (6) adjacent lots and the open

space/retention basins along 83rd Avenue. This will allow for the construction of the model homes to begin while the rest of the subdivision is being developed in phase two.

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 average in size and has very limited frontage on Orangewood Avenue. West Glenn Estates provides a street layout and lotting pattern that conforms to the shape of the parcel. 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.

An abundant amount of planned open space is provided on-site which will enhance the aesthetics and act as a buffer on 83rd Avenue. Approximately 1.68 acres is provided with recreational amenities as previously described.

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 in lot width and depth as two distinct lot sizes are proposed. Transitional lot sizes are provided adjacent to the existing large lots on Orangewood Avenue.

The transitional lot sizes found in Single Family 1 provide an appropriate density that is comparable to the adjoining lots and will result in a rural type lifestyle. This is achieved by the lot widths that vary from 80 feet to 213 feet.

A varied front yard setback has been provided as proposed within the development standards. The front yard setback on even numbered lots will be established with a varied front yard setback on odd numbered lots. Due to this unique system, varied front yard setbacks are virtually guaranteed within West Glenn Estates.

The varied front yard setback is desired by City of Glendale Planning Staff, the Planning Commission and the City Council. A desirable streetscape will be achieved with the varied front

yards. Furthermore, the homes meet and exceed all of the City's standards for new residential development.

D. Establish residential neighborhoods which have a distinct character and convey a sense of place.

Entry monumentation, perimeter theme walls and landscape tracts will be provided to further the established character within this area. The 83rd Avenue corridor has been developed with perimeter theme walls that include various forms of accents and detailing. The theme wall will contain similar design to the existing character. An entry monument will be provided on the wall located at the NWC of the subdivision. A sense of place will be created with the entry monumentation to greet residents and visitors alike to West Glenn Estates.

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

As noted previously, the site is irregular in shape and somewhat limited due to its configuration. We have taken the greatest steps possible to create an interesting streetscape by using shorter block lengths where possible, single loaded streets and cul-de-sacs. A traffic circle is planned on Nicolet Avenue. The traffic circle will act as a calming device within this project.

RELATIONSHIP TO SURROUNDING PROPERTY

The area surrounding the subject property is partially developed. Adjacent land uses and zoning are as follows:

North:	Single family subdivision, across Orangewood Avenue, located in Maricopa County, zoned County R1-6.
East:	Vacant land, located in Maricopa County, zoned R1-6.
South:	Farm land, located in Maricopa County, zoned County R-4 and R1-6.
West:	Farm land, across 83rd Avenue, zoned A-1.

SUMMARY

This request is consistent with the General Plan and provides an appropriate land use transition to the existing and planned land uses that are adjacent to the site. In particular the R-4 (apartment) zoning that is contiguous to our south property line and the R1-6 zoning that is contiguous to our north, east and a portion of our south property line. The proposed lot size and density is appropriate given the surrounding zoning. Our proposal for R1-8 PRD zoning will result in less intense zoning than the existing surrounding zoning.

A negative impact will not be created on adjacent properties as we have provided transitional lot sizes, the site will be buffered and the site is well landscaped. Adequate buffering will be

provided by masonry perimeter theme walls and landscaping on both Orangewood Avenue and 83rd Avenue. Additionally, single story homes are planned along a majority of the northern portion of the subdivision and the entire southern portion of the subdivision.

Vehicular access is limited to just three locations. Due to the limited access, street layout and parcel configuration, the possibility of cut-through traffic has been eliminated. All streets except Orangewood Avenue will be designed and built to City of Glendale Engineering and Traffic Engineering standards including the proposed traffic circle on Nicolet Avenue. Orangewood Avenue will be designed and built to Maricopa County standards.

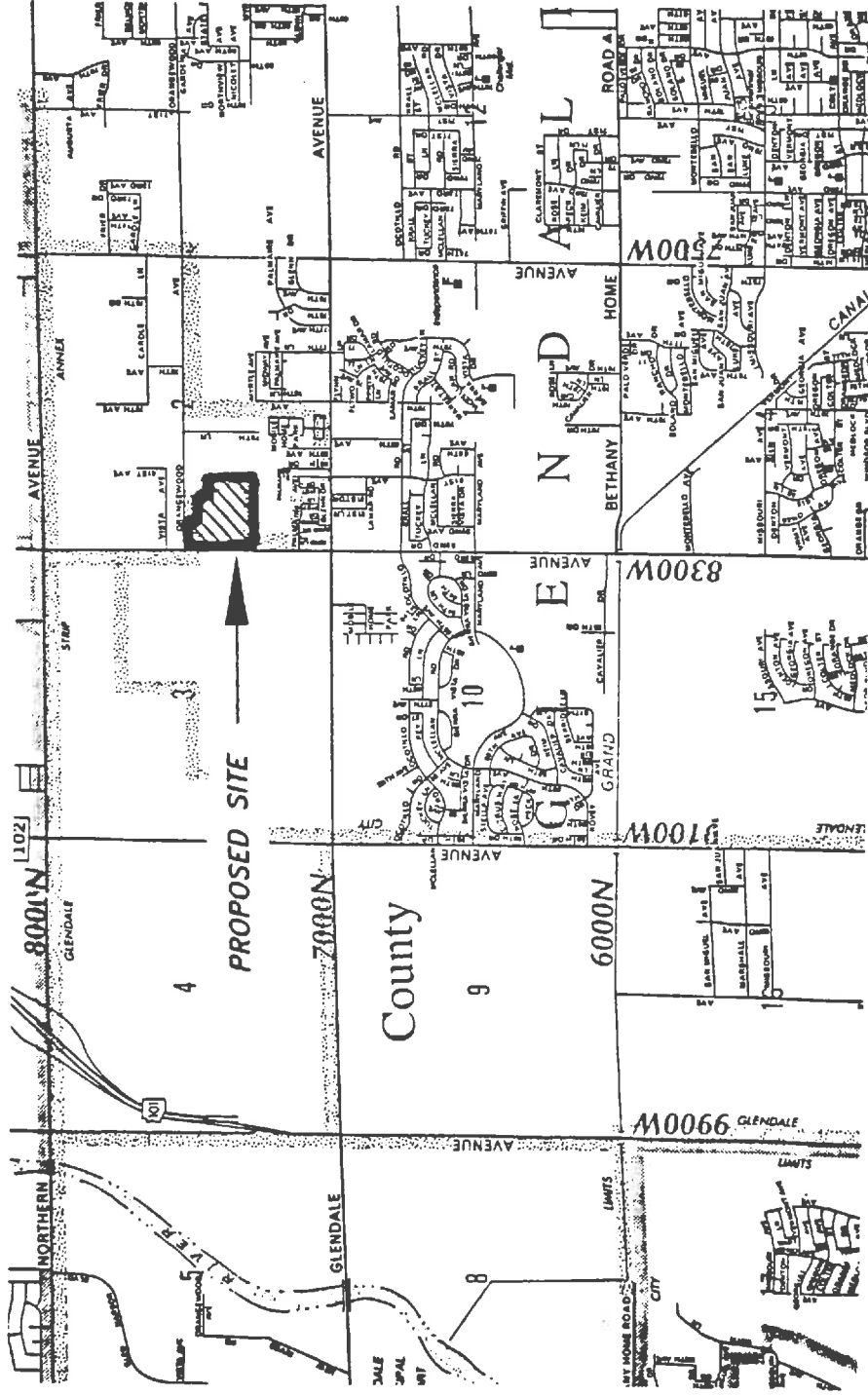
West Glenn Estates is a thoughtfully planned neighborhood which will benefit and enhance the City of Glendale. A project that is consistent with the General Plan is almost always welcome. This PRD establishes an overall quality of development that meets and exceeds the City of Glendale standards. The proposed House Product Design Guidelines meet and exceed all of the City's standards for new residential development.

We respectfully request that this application be approved as proposed.

EXHIBIT "A"

VICINITY MAP AND MARICOPA COUNTY ZONING MAP

VICINITY MAP FOR WEST GLENN ESTATES



A-N WESTING.
Consulting Engineers

S.U.
Z83-64
(FEED STORE &
ROPING ARENA)
RURAL-43

RURAL-43

GLENDAL

RI-6

333-19

Orangewood Ave.

83rd Ave.

RI-6

R-4 RI-6

374-41

343-33

R-4

GLENDAL

317-13
297-34

Maricopa County Zoning Map

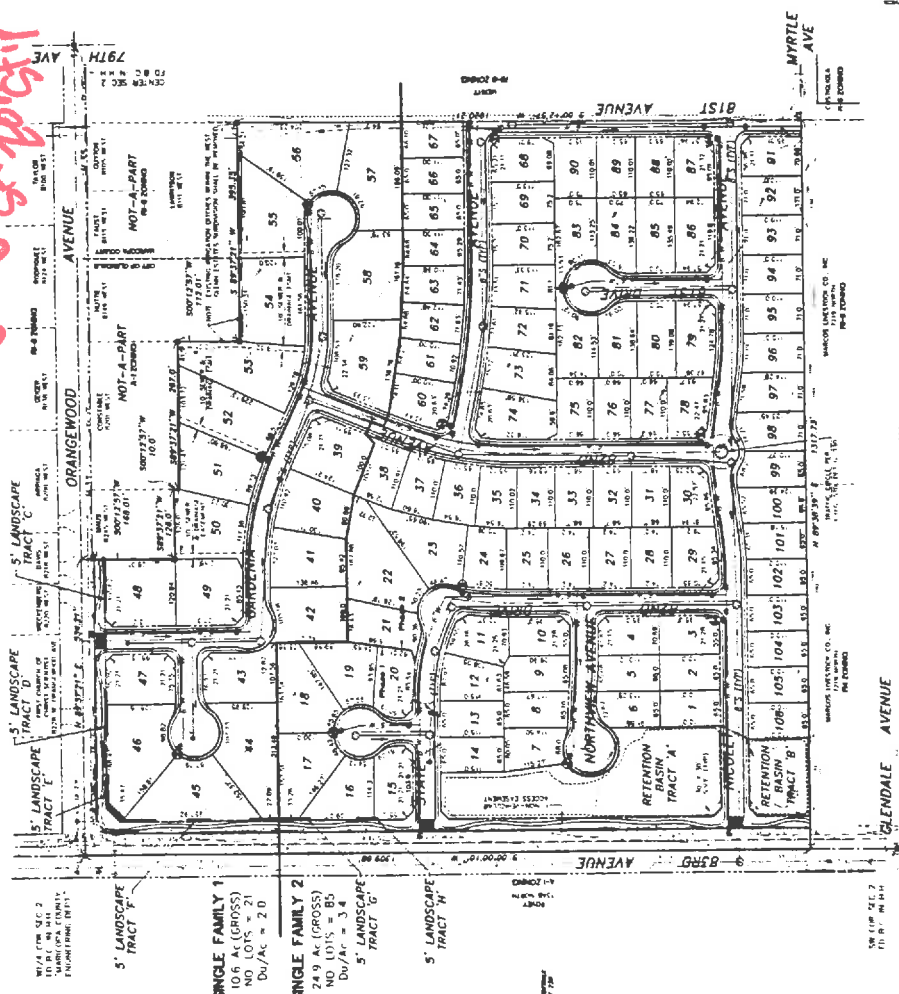
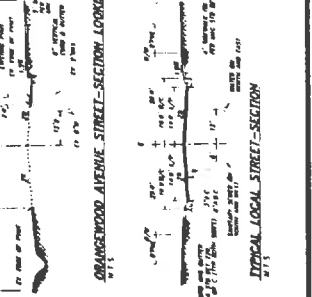
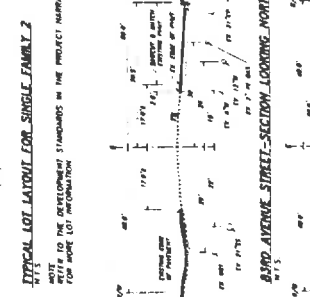
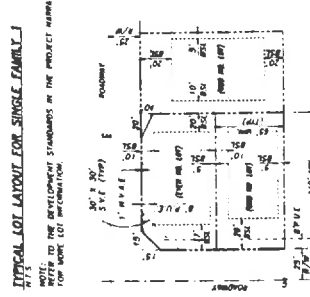
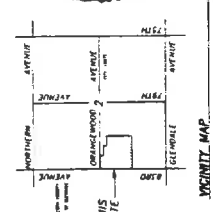
GLENDAL

EXHIBIT "B"

**DEVELOPMENT PLAN, TYPICAL LOT LAYOUT EXHIBIT &
PLOT PLAN EXHIBIT FOR LOTS 44-46**

APPROVED PLAN
CITY OF GLENDALE
City of Glendale

DEVELOPMENT PLAN FOR **WEST GLENN ESTATES** A PROPOSED PLANNED RESIDENTIAL DEVELOPMENT SITUATED IN A PORTION OF THE SW1/4 OF SECTION 2, T.2N., R.1E., G. & S. R. R. M., MARICOPA COUNTY, ARIZONA



SITE DATA
 CURRENT ZONING
 R-1.5 PMO
 GROSS AREA
 26.5 AC
 GROSS DENSITY
 2.0 DU/AC
 NUMBER OF LOTS
 106
 AVERAGE LOT SIZE
 10,000 S.F.
 MINIMUM LOT SIZE
 7,500 S.F.
 MINIMUM LOT DEPTH
 110.0'
 OPEN SPACE
 1.68 AC

DEVELOPER
 ORANGEWOOD DEVELOPMENT, L.L.C.
 13400 N. 13TH STREET, SUITE 200
 CLAYTON, MISSOURI 63105
 PH: (314) 725-4000
 CONTACT: MR. JACK DAVIS

ENGINEER/SUBDIVIDER
 A-N WEST, INC., CONSULTING ENGINEERS
 13400 N. 13TH STREET, SUITE 200
 CLAYTON, MISSOURI 63105
 PH: (602) 861-2200 FAX (602) 861-1889
 CONTACT: MR. WAYNE J. R. BOWSER

BENCH MARK
 P.M.D. MARICOPA COUNTY ENGINEERING DEPARTMENT
 INTERSECTION OF RIND AV. & ORANGEWOOD DR.
 ELEV. = 1106.66' CITY OF GLENDALE DATUM

LEGAL DESCRIPTION
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE
 G&A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
 ARIZONA,
 EXCEPT THE NORTH 200 FEET OF THE EAST 390.35 FEET
 THEREOF; AND
 EXCEPT THE NORTH 160 FEET OF THE WEST 120 FEET OF THE
 EAST 390.35 FEET THEREOF; AND
 EXCEPT THE NORTH 170 FEET OF THE EAST 390 FEET OF THE
 WEST 385 FEET OF THE EAST 390.35 FEET THEREOF; AND
 EXCEPT THE NORTH 20 FEET AND THE WEST 40 FEET THEREOF
 FOR ROAD PURPOSES.

UTILITY COMPANIES
 WATER
 CITY OF GLENDALE
 SEWER
 SOUTHWEST GAS CO.
 GAS
 SALT RIVER PROJECT
 TELEPHONE
 CITY COMMUNICATIONS
 CABLE

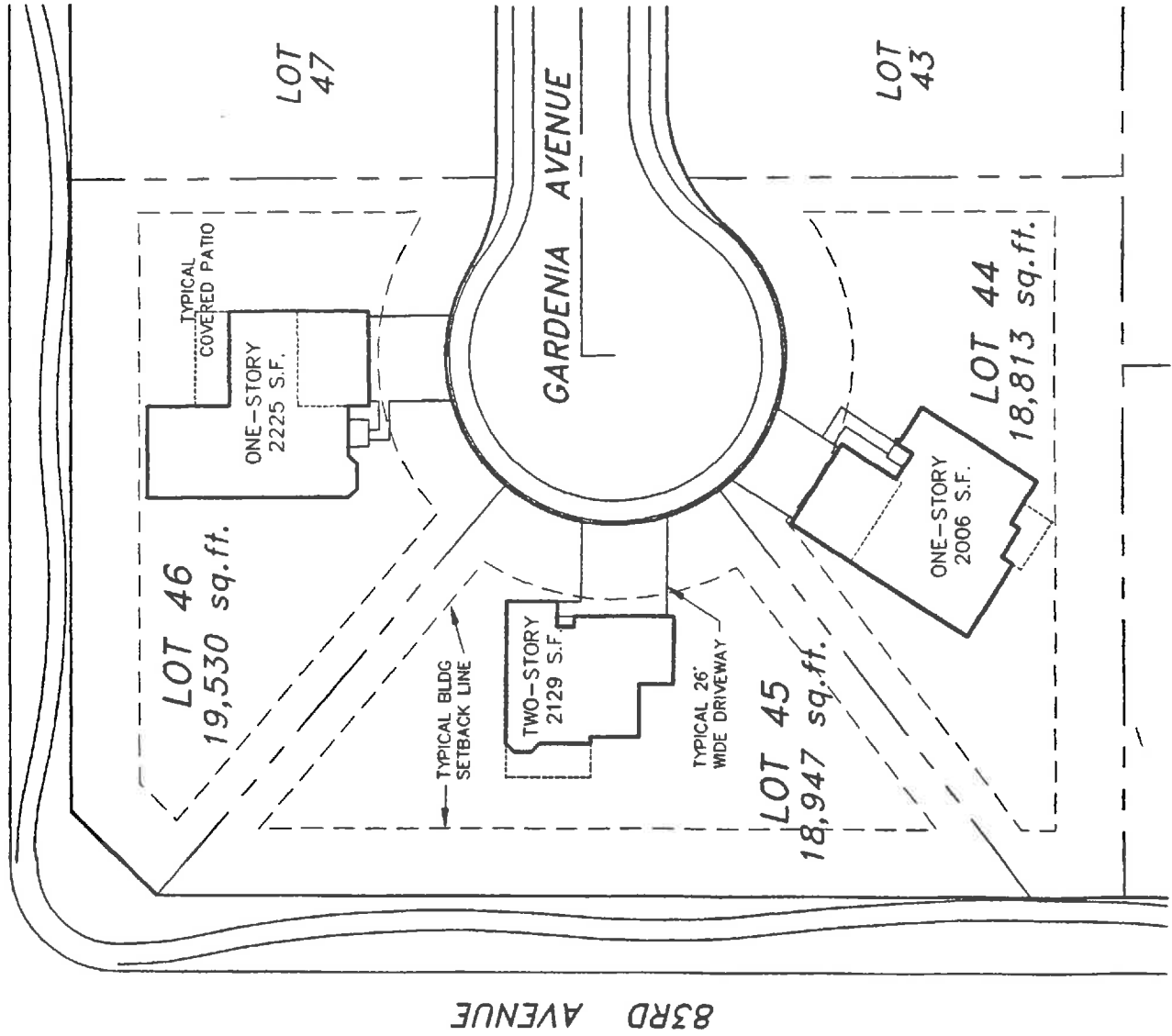
LEGEND
 EXISTING WATER AND SIZE
 PROPOSED WATER AND SIZE
 EXISTING SEWER AND SIZE
 PROPOSED SEWER AND SIZE
 SURVEYOR BOUNDARY LINE
 SECTION LINE
 EXISTING RIGHT-OF-WAY
 PROPOSED RIGHT-OF-WAY
 MARICOPA COUNTY BOUNDARY
 GLENDALE
 PHASE 1: 2 LOTS, LOT 1/2 - REPAIR
 SURVEYOR CORNER FOUND AS SHOWN
 SIGHT TRIANGULATION ESTIMATE FLOW
 DIRECTION OF SURVEYOR FLOW
 RETENTION BASIN LIMITS

PRELIMINARY PLAN
 FOR
WEST GLENN ESTATES
 7800 N. 13th Street, Suite 200
 Phoenix, Arizona 85018
A-N West, Inc.
 Licensed Professional Engineer



ORANGEWOOD AVENUE

PLOT PLAN EXHIBIT FOR
LOT 44, 45 & 46
WEST GLENN ESTATES
MARCH 1998



NOTE:

HOUSE LAYOUT, CONFIGURATION AND LOCATION IS FOR THIS EXHIBIT ONLY, AND TO SHOW HOW A HOUSE MAY BE PLACED ON THESE LOTS. THIS DOES NOT IMPLY TO THE PROPOSED INTENT OF THIS DEVELOPMENT.

REFER TO THE PROJECT NARRATIVE FOR BUILDING SETBACKS AND OTHER DEVELOPMENT STANDARDS.

A-N WEST INC.
Consulting Engineers

EXHIBIT "C"

DEVELOPMENT STANDARDS

WEST GLENN ESTATES
SINGLE FAMILY 1
R1-8-PRD DEVELOPMENT STANDARDS
SINGLE FAMILY RESIDENTIAL 1
80' X 120'

- A. Lot Area - There shall be a minimum lot area of 9,556 square feet. Each lot shall have a minimum width of eighty (80) feet*. The minimum lot depth shall be one hundred twenty (120) feet, with the exception of lots 44, 45 and 46; the minimum lot depth shall be one hundred (100) feet due to the extra large lots exceeding 18,813 square feet inclusively.
- B. Lot Coverage - The main building and all accessory buildings or structures shall not occupy more than forty (40) percent of the total lot area.
- C. Front Yard - The minimum front yard setback on even numbered lots shall be twenty (20) feet. The minimum front yard setback on odd numbered lots shall be twenty-two (22) feet.
- D. Side Yards - Interior lots shall have two side yards, both of which shall be a minimum setback of ten (10) feet. 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. On a corner lot, a minimum ten (10) foot side yard shall be maintained on the street side of the lot, extending to the rear of the lot.
- E. Rear Yard - The minimum rear yard setback shall be twenty (20) feet.
- F. Building Height - No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed a height of fifteen (15) feet. Lots 48-56 shall be limited to single story homes and shall not exceed a height of twenty-two (22) feet.
- G. All other development standards, unless specifically identified above, shall be consistent with the provisions of the R1-8 Zoning District as identified in the Glendale Zoning Ordinance.
- * All lot widths shall be measured twenty (20) feet from the front property line.

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
See Approved
Zoning Stipulation

WEST GLENN ESTATES
SINGLE FAMILY 2
R1-8 PRD DEVELOPMENT STANDARDS
SINGLE FAMILY RESIDENTIAL 2
65' X 110'

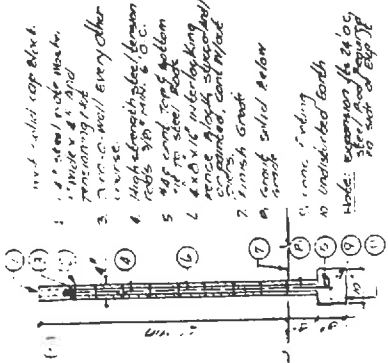
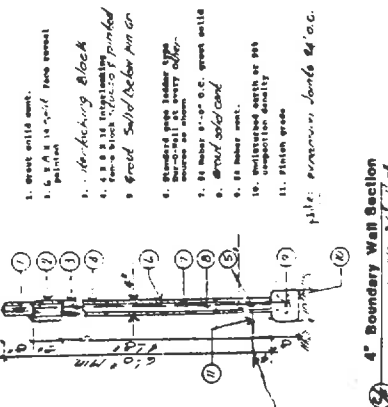
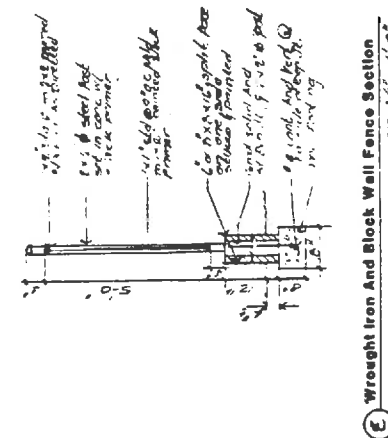
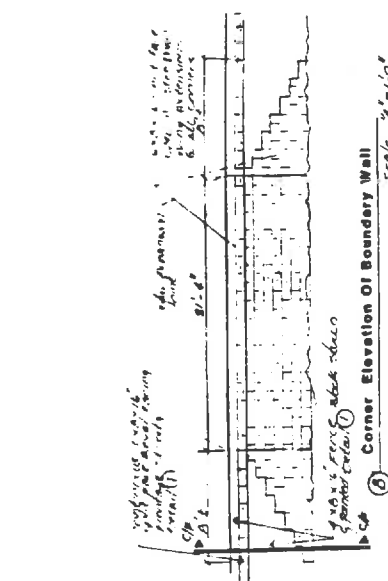
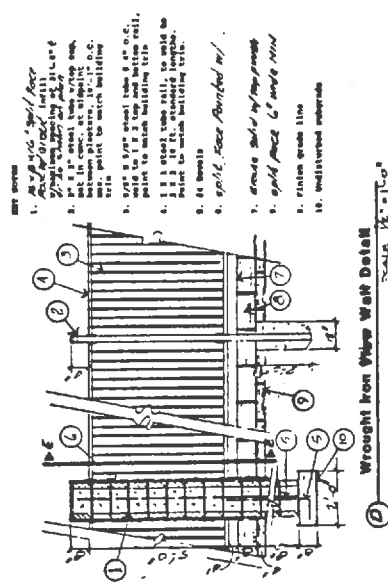
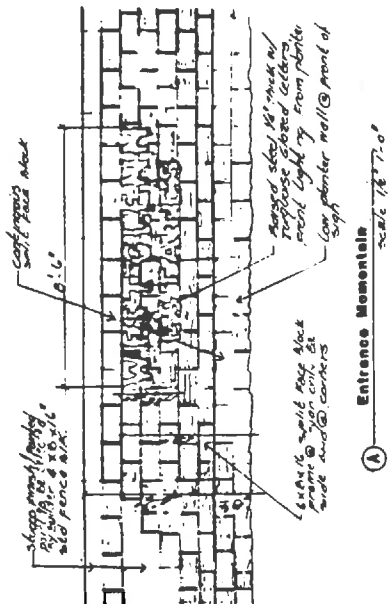
- A. Lot Area - There shall be a minimum lot area of 7,150 square feet. Each lot shall have a minimum width of sixty-five (65) feet*. The minimum lot depth shall be one hundred ten (110) feet.
- B. Lot Coverage - The main building and all accessory buildings or structures shall not occupy more than forty five (45) percent of the total lot area.
- C. Front Yard - The minimum front yard setback on even numbered lots shall be seventeen (17) feet. The minimum front yard setback on odd numbered lots shall be twenty (20) feet. The minimum setback on lot 22 shall be twenty (20) feet.
- D. Side Yards - Interior lots shall have two side yards, one with a minimum setback of ten (10) feet and the other with a minimum setback of five (5) feet. 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. On a corner lot, a minimum ten (10) foot side yard shall be maintained on the street side of the lot, extending to the rear of the lot.
- The minimum distance between buildings on adjacent lots shall be fifteen (15) feet.
- E. Rear Yard - The minimum rear yard setback shall be twenty (20) feet.
- F. Building Height - No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed a height of fifteen (15) feet. Lots 91-106 shall be limited to single story homes and shall not exceed a height of twenty-two (22).
- G. All other development standards, unless specifically identified above, shall be consistent with the provisions of the R1-8 Zoning District as identified in the Glendale Zoning Ordinance.

* All lot widths shall be measured twenty (20) feet from the front property line.

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**
*Do approved
bring stipulation*

EXHIBIT "D"

**FENCE AND SIGN DETAILS, PRELIMINARY LANDSCAPE PLAN,
PLANT LIST AND TYPICAL CABANA SECTION**




December 9, 1957

Fence And Sign Details

Sheet
1 Of 2



☐ Do you have a clear understanding of the project's goals and objectives?
☐ Do you have a clear understanding of the project's scope and boundaries?
☐ Do you have a clear understanding of the project's risks and challenges?



10



WEST GLENN ESTATES
Glendale, Arizona

**WESTERN
LANDSCAPE
ARCHITECTS, INC.**
2216 W. Anderson Dr.
Phoenix, AZ 85023
602/863-0536

PRELIMINARY LANDSCAPE PLAN FOR WEST GLENN ESTATES

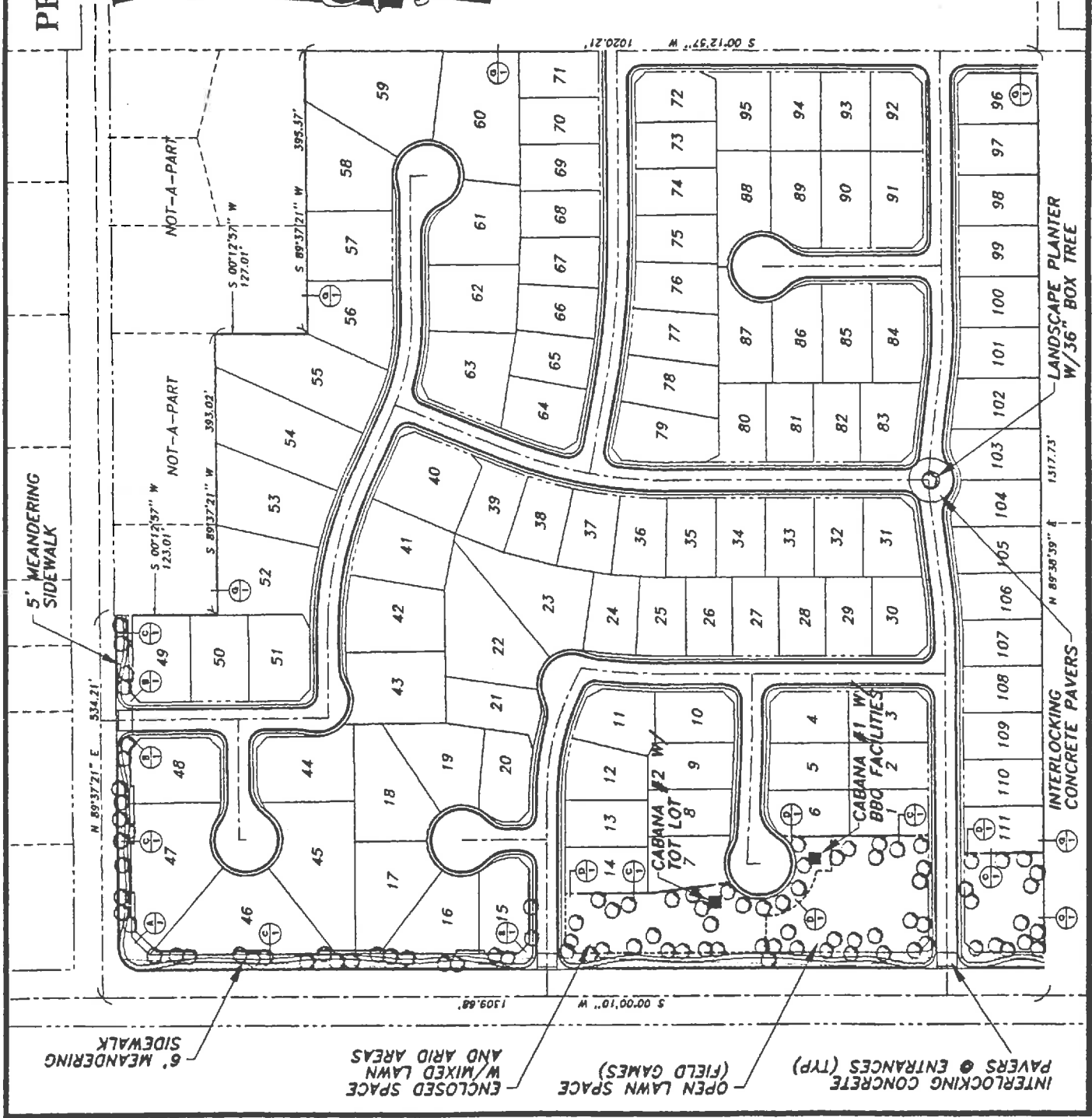
NOTE: Final Plant Location and Types
To Be Determined in Final Design

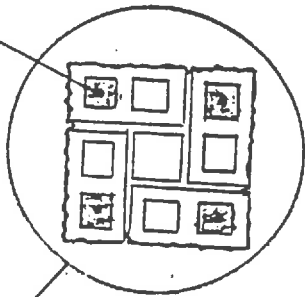
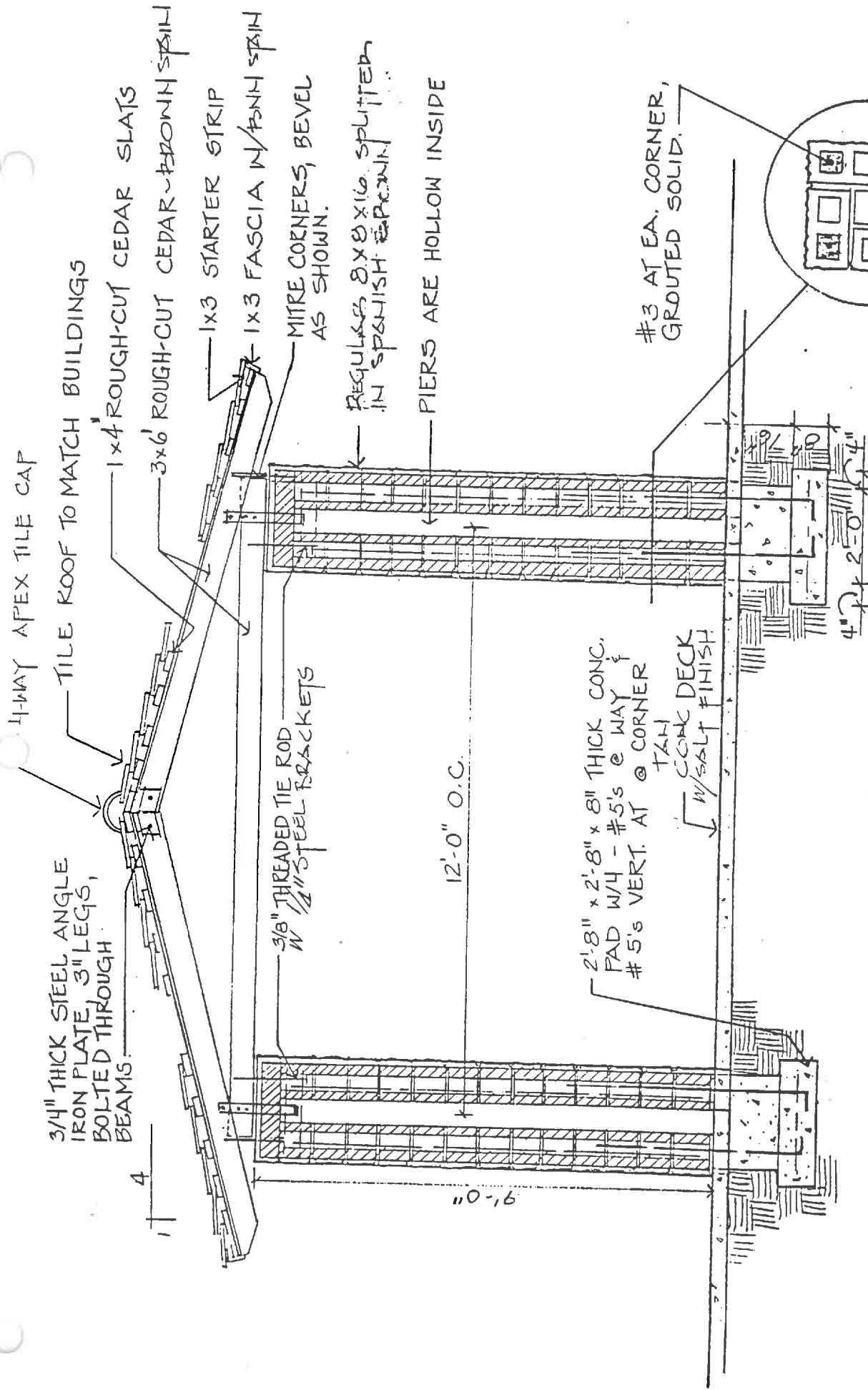
LEGEND

- PROPOSED LANDSCAPING
- PROPOSED CABANA LOCATION
- PROPOSED BLOCK FENCE
- PROPOSED VIEW WALL
- ⌞ VISIBILITY SIGHT LINE AREAS
PER C.O.C. STD. DTL G-448
- ⊕ DETAIL NUMBER
1 SHEET NUMBER

A-N WEST INC.
Consulting Engineers

**WESTERN
LANDSCAPE
ARCHITECTS, INC.**





Typical Cabana Section

SCALE: 3/8" = 1'-0"



July 22, 1998

Mr. Jon Froke
Beus, Gilbert and Devitt
3200 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Subject: Z-97-19 (West Glenn Estates): 7421 North 83rd Avenue

Dear Jon:

On April 28, 1998, the City Council of the City of Glendale voted to approve your R1-8 PRD application for West Glenn Estates. This rezoning was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD plan and narrative for "West Glenn Estates" dated March, 1998.
2. The R1-8 development standards shall be amended as shown in the PRD narrative and plan for "West Glenn Estates", dated March, 1998, with the following clarifications:
 - a. The minimum lot width shall be 70 feet for the single family area 2 (small lot area).
3. A maximum of 101 lots shall be permitted. Twenty-one (21) lots shall be located in residential area #1 and eighty (80) lots shall be in residential area #2.
4. The property owner shall dedicate 60 feet of half-street right-of-way on 83rd Avenue within 180 days of zoning approval.
5. The property owner shall dedicate additional half-street right-of-way on Orangewood Avenue as required by Maricopa County.
6. All half-street improvements on 83rd Avenue and 81st Avenue adjacent to the site shall be completed with the development of the property. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction.
7. The applicant shall install all required half-street improvements on Orangewood Avenue, as determined by the Maricopa County Engineer, at the time of project construction.

July 22, 1998
Mr. Jon Froke
Page 2

8. The recorded Covenants, Conditions and Restrictions (CC&Rs) shall contain a notice of the existence and the approximate distance and location of the nearby dairy, chicken and pig farm.

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,

A handwritten signature in black ink, appearing to read 'Dan Fairbanks', with a large, stylized circular flourish at the beginning.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/nr



January 23, 1998

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

Dear Mr. Froke:

Subject: Planning Commission Approval of P-97-05 (West Glen Estates)

At the regularly scheduled meeting of January 22, 1998, the Glendale Planning Commission approved the preliminary plat for "West Glen Estates" located at 7421 N. 83rd Avenue. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval will be 15 days after zoning approval. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of the proposed R1-8 PRD zoning (Z-97-19). The 15 day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the Council approves Z-97-19.
2. 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. Improvement plans shall include tiling the existing irrigation ditch on the south side of Orangewood Avenue.
3. The lot layout, number of lots, lot widths, lot depths, and lot sizes shown on the final plot shall reflect all stipulations of the PRD approval.

At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for the 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

Mr. Jon Froke
January 23, 1998
Page two

have any 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 process.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fairbanks', with a stylized, cursive script.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/lg

Enclosure: Final Plat Application

cc: Mary Wetenkamp, Plans Review Coordinator
John Gitzen, Development Services Representative