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Village Rose PRD Narrative

Introduction

Village Rose is a proposed R1-4 PRD (Z-02-13) request to develop 61 detached single-family homes on a 10.04-acre parcel located south and east of the southeast corner of 67th Avenue and Cactus Road (see Vicinity Map, Exhibit A). This is an "in-fill" parcel that has been passed over for retail development for the last 15 years even though the property was already zoned C-2 for commercial uses. The site remains undeveloped with frontages along 67th Avenue and Cactus Road. The parcel does not include the approximate two-acre parcel on the immediate corner of 67th Avenue and Cactus Road, although the applicant did attempt to buy it. Adjacent land uses include:

North: On the NEC of 67th Avenue and Cactus Road there is C-2 zoning developed with Cactus Crossing neighborhood shopping center and A-1 zoning east of the center developed with a single-family residence. On the NWC of 67th Avenue and Cactus Road there is C-2 zoning developed with a convenience market and gas station.

East: Contiguous property is zoned R-4 zoning but remains undeveloped. The City is reviewing plans for the development of an apartment complex.

South: The property south of Riviera Drive is zoned R-3 and developed with small lot detached single-family homes.

West: On the SWC of 67th Avenue and Cactus Road there is C-2 zoning developed with a Walgreen's store. The property west of 67th Avenue and south of the Walgreen's store is zoned RM-1 in Peoria and developed with small lot detached single-family homes.

The proposed site has existing roads located on three sides to the north, south and west. A future apartment complex is to be built to the east, and an adjacent undeveloped parcel may include commercial uses to the northwest. The properties across Cactus Road to the north and across 67th Avenue to the west are developed with retail commercial uses (see Aerial Photo, Exhibit B).

The applicant proposes a small lot detached single-family residential development project. Village Rose will be residential community with interior open spaces, pedestrian walkways and recreational amenities. The detached house products will be desirable by households that want small yards within the confines of a small neighborhood environment.

PRD Development Plan

The proposed R1-4 PRD is consistent with the Glendale General Plan designation of 5-8 dwelling units per acre for this site. The purpose of the Planned Residential Development overlay district (PRD) is to promote the development of single-family subdivisions according to an overall development plan. The district seeks to:

- Encourage imaginative and innovative planning of residential neighborhoods by providing flexibility in design.
- Encourage the provision of useable open space and recreation facilities.
- Encourage variation in lot size, width, setbacks, orientation, and house product design.
- Establish neighborhoods that have distinctive character and sense of place.
- Promote the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop.

The purpose of the R1-4 (Single-Residence district) is to provide for urban detached or attached single residence housing. The primary intent of this district is to encourage the establishment of functional and attractive single-family home development. The subdivision and housing product is to be designed with useable open space. The PRD overlay allows up to 8 units per acre, and allows amendments to the R1-4 development standards as long as the average lot size meets or exceeds 4,000 square feet.

The proposed R1-4 PRD for Village Rose meets the desired purpose of both the R1-4 and PRD zoning districts. It provides a single-family community on a challenging “infill” parcel that incorporates a creative neighborhood design with functional open space and centrally located recreation facilities. The lots exceed the required average lot size.

The Village Rose PRD amends the R1-4 development standards. The amended standards modify the minimum lot size, lot width, lot depth, side yard setbacks, front yard setbacks, and rear yard setbacks. In most cases the development standards are increased, however some standards reduced. The standards are amended to accommodate a unique lot, driveway, and garage orientation design. The following Development Standards table compares the R1-4 standards to the proposed R1-4 PRD standards. The proposed setbacks are better understood by reviewing an illustration that shows how the house products fit on the lots (see Typical Lot Layouts, Exhibit C).

Development Standards

	DISTRICT STANDARDS	PROPOSED STANDARDS
Minimum Net Lot Area	4,000 sf	3,825 sf
Minimum Lot Width	40'	45'
Minimum Lot Depth	80'	85'
Minimum Front Setback	15' to living area 20' to garage	10' to living area or side loaded garage 30' to front loaded garage
Minimum Rear Setback	15'	15'
Minimum Side Setback	0' and 10'	5' and 5'***
Minimum distance between buildings on adjacent lots	10'	10'
Minimum Street Side Yard Setback	10'	10'
Maximum Structure Height	30'	30'
Maximum % Lot Coverage	45 %	50 %

* Lot width is measured 20' from front property line.

** Bay windows and entertainment centers may project 2' into the side yard for a horizontal distance not to exceed 10', except where contiguous to a driveway.

*** Driveways include a reciprocal Use and Benefit Easement for access only.

Village Rose provides a central open space that fronts three internal streets. This open space design allows maximum visual access from the streets and surrounding residential lots. The lots that back to the open space have view fences. The central open space is .77-acres in size and includes a Ramada, picnic table, and tot-lot play area. Many of the lots have rear yards large enough for spas or possibly pools. Additional open space is provided adjacent to the entrances off Cactus Road and Riviera Drive. Landscape tracts are placed along the frontages of Cactus Road, 67th Avenue and Riviera Drive. The total open space includes 1.51-acres or 15.2 percent of the site. The average lot size is 4,094 square feet. The maximum lot size is 6,636.

House Products

The homes will include a minimum of three floor plans, that may include one and two-story designs. Each floor plan will offer three different elevations that are consistent with the City's design guidelines. All houses and lots are designed to allow the owner to store trashcans in an attached 2-car garage where the cans will be rolled to the curb for pickup like any other single-family neighborhood. Approximately one-half of the houses will have garages that are located near the rear of the lot, and the other one-half of the houses will have garages that are side loaded.

Two adjacent houses share a driveway entrance and then the driveways split to allow access to each garage. This is accomplished with a Use and Benefit Easement. The owner of the lot where the entrance to the driveways is located provides a Use and Benefit Easement to the lot next door that shares the driveway entrance. The lot next door is allowed use the driveway entrance for vehicle access to the house. The lot with the driveway is provided a Use and Benefit Easement in the driveway next door for turning a vehicle around. The Use and Benefit Easement is a recorded instrument and is part of the Deeds for each adjacent lot that shares a driveway entrance. The design of the driveways and garages significantly increases the visibility of living areas and at the same time significantly reduces the visibility of garages.

Each home shall include the following:

1. Stucco exterior with accents.
2. Covered rear patio integrated into the design of the home
3. Ground mounted AC unit.
4. Concrete tile roof.
5. Stucco accents and window treatments.
6. Two-car garage with standard coach lighting.
7. Stucco and painted return walls to match the residences. Integrated color CMU walls on rear and side yards.
8. Window frames and mullions finished with either baked enamel paint or anodized.
9. Roof vents painted to match tile roof color.
10. Sectional metal roll-up garage door with raised paneling.

11. Exterior light fixture at front entrance door.
12. Metal flashing, vents, pipes, electrical panels and other exposed metal painted to match the color of the house.
13. Boxed fireplace chimneys to avoid exposed metal flumes (If house products do not include fireplaces, this guideline applies if a fireplace is added).

Project Design

Village Rose has two (2) entrances. One entrance is off of Cactus Road and a second entrance is off of Riviera Drive (see Exhibit D). The Cactus Road entrance has a landscape median, landscape tracts on each side with decorative pavers. The entrance off of Riviera Drive has decorative pavers and is aligned with an existing open space located in the subdivision across the street. Residents in the subdivision south of Riviera Drive requested this alignment.

Village Rose is designed with a cul-de-sac and an internal street that loops around the common open space in the center of the project. Lots along the perimeter back to the three perimeter streets and the apartment site to the west. The lots adjacent to the arterials and the commercial parcel will include 8-foot walls along with landscape tracts. The lots along 67th Avenue are 10-feet deeper than the required R1-4 standards in addition to an 8-foot theme wall and a 10-foot wide landscape tract outside the right-of-way. The lots along Cactus Road are 5 to 7-feet deeper than the required R1-4 standards in addition to an 8-foot theme wall and landscape tracts that vary in width from 19.5 to 32.5-feet outside the right-of-way. Lots adjacent to Riviera Drive are 10-feet deeper than the required R1-4 standard and include a 6-foot theme wall and a 10-foot wide landscape tract outside the right-of-way.

The total open space accounts for 15.2 percent of the site or 1.51 acres. The central open space is .77 acres in size and includes a tot-lot, Ramada, BBQ, picnic table and benches. Pedestrian sidewalks connect to the recreation uses from the surrounding local streets. A portion of the central open space is used for storm water retention, however none of the retention includes the recreation area (see Conceptual Landscape Plan, Exhibit E).

Planned Development Guidelines

Village Rose is developing under the PRD overlay-zoning district but is not subject to review through the Planned Development Guidelines as part of the Single Family Residential Design Guidelines. These Single-Family Design Guidelines do not include the R1-4 zoning district. Village Rose has however tried to meet the intent of as many of the

guidelines as practical considering the constraints of this infill 10.04-acre site. The guidelines that cannot be met are only be possible on much larger lots.

The Village Rose site is constrained as an infill parcel that includes: frontage along two arterial streets; frontage on a collector street developed with a medium density single-family subdivision on the south side of the collector; adjacent to R-4 zoning with a planned high density apartment complex to the east; only 10.04-acres in size; the site is zoned for commercial development; and the site is adjacent to a zoned commercial parcel located on the corner of two arterial streets.

The site's constraints create the need for a project that can be compatible with single-family subdivisions, apartments, commercial uses, and be able to absorb costs for mandated improvements. In the end the project still needs to generate enough value to offset the on-site and off-site costs to develop the property. The market has shown that the site is not viable for commercial development but is viable for single-family detached lots.

Village Rose through its design has tried to accomplish all of the engineering, land use and design expectations required to make this project acceptable to the surrounding community and still be developable. In doing so, it presents a high quality infill-development that cannot meet all of the single-family design guidelines set by the City. The project financially cannot be developed if it is required to meet all of the Planned Development Guidelines. Due to the constraints of this site, it is proposed that some of the design guidelines be modified to allow the development of this "infill" residential project.

Although the guidelines do not apply to R1-4 zoning, the following is the list of the Single-Family Design Guidelines for PRD projects along with a brief explanation on how each guideline is implemented or not implemented:

OPEN SPACE AMENITIES

Guidelines	Comments
1. Provide retention areas that meander through the subdivision as a green belt instead of a single rectangular basin	Village Rose provides an open space retention in the middle of the project. The project is not large enough to create a green belt design.
2. Provide landscaped open spaces visible from arterial street view as well as from residential street view	Landscape open spaces are provided along Cactus Road, 67th Avenue, and Riviera Drive and a median is provided at the main entrance. A landscape tract is provided at the corner of 67 th and Riviera
3. Provide useable common open space that is centrally located, and improved with recreational facilities	Village Rose includes a centrally located .77-acre recreation area. The recreation area provides a tot-lot, Ramada, BBQ, picnic table and benches
4. Provide an internal pathway system	Village Rose includes pedestrian access to the open spaces in the middle of the project. The limited size of the project precludes a trail system.
5. Provide amenities such as golf courses, and lakes	The limited size of this project precludes either a golf course or a lake.

STREETS

Guidelines	Comments
1. Provide an enhanced curvilinear street system	Village Rose provides a loop street with one a cul-de-sac. It is too small for curvilinear streets.
2. Provide minimum 6' wide landscape tracts at the end of blocks	Some of the end lots are adjacent to landscape tracts. Corner lot s are 5-feet wider than interior lots.
3. Open streets and cul-de-sacs to common open space	The central open space is open to three adjacent streets.
4. Provide local streets with detached sidewalks and street trees	Village Rose has lots with limited depth. The detached sidewalk would interfere with the length of driveways needed to back of sidewalk on the side loaded garages. The lots are not deep enough to push the houses further back off the street.
5. Provide landscape islands with prominent landscaping in cul-de-sacs	Village Rose includes a landscape island in the middle of the cul-de-sac.
6. Provide enhanced traffic calming devised when needed	Village Rose streets do not contribute to the city's overall street circulation system. The street design and small project scale preclude the need for traffic calming.
7. Provide collector streets with landscaped medians detached sidewalks and enhanced landscaping to create a boulevard effect	Village Rose has no collector streets to implement this guideline.

PERIMETER IMPROVEMENTS

Guidelines	Comments
1. Provide enhanced entrances from arterial and collector streets	Village Rose provides two enhanced entrances that include a landscape median, landscape tracts on both sides, signage at the Cactus Road entrance, and decorative pavers at both entrances.
2. Provide enhanced perimeter theme walls along arterial and collector streets	Village Rose provides an enhanced decorative perimeter theme wall along the arterial streets and along Riviera Drive.
3. Provide distinctive horizontal and vertical relief in perimeter walls adjacent to streets	The decorative theme wall is staggered 3-feet along 67 th and Riviera.
4. Provide a landscape tract between the street right-of-way and the perimeter wall	Village Rose provides landscape tracts between the right-of-way and the perimeter wall along Cactus Road, 67 th Avenue and Riviera Drive.

LOT LAYOUT AND SETBACKS

Guidelines	Comments
1. Vary the width of lots that are side by side by 5' or more	This small lot size and project cannot accomplish this guideline, however the lots are 5-feet wider than the R1-4 standard.
2. Stagger front yard setbacks by 3' or more on adjoining lots and provide a range of 6' or more on the same block	The house products create a stagger with the variations in the locations of living areas recessed garages and side loaded garages on adjacent lots.
3. Provide variation in the width of side yards and the separation between houses	The side yards will visually vary as viewed from the street due to the differing locations of the recessed and side loaded garages on adjacent lots.
4. Provide minimum 15' side yards for two-story	This guideline cannot be accomplished with these lot

houses	sizes. This exceeds the minimum R1-4 standard by 15'.
5. Provide a minimum 30' rear yard setback for two-story houses	The R1-4 standard is 15'. The district is not designed to accommodate rear lots that are normal in SR-17.
6. Widen corner lots by 10' or more than the interior lots on the same block	Six corner lots are adjacent to landscape tracts. Corner lots are 5' wider than interior lots.
7. Orient the house at an angle within the building envelope on corner lots	The proposed house products and lot sizes cannot accomplish this guideline.
8. Stagger rear setbacks where a row of lots backs to an arterial or collector street	Rear setbacks are staggered by 3-feet along 67 th and Riviera. Lots are staggered along Cactus.
9. Vary the depth of perimeter lots to provide for variation in perimeter wall alignments	The depths of the perimeter lots are 5 to 15 feet deeper than internal lots.
10. Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a multi-parcel development	This is not a multi-parcel development.

HOUSE PRODUCTS

GUIDELINES	COMMENTS
1 Provide distinctive architectural details on front elevations	The houses will meet city guidelines. The details will include more living area and less garage doors on the front elevations.
2. Provide significant architectural differences in the choice of elevations offered for each floor plan	There will be four different floor plans with three different elevations for each floor plan in a possible combination of one and two-story house products.
3. Locate houses with different front elevations on adjoining lots	No two houses with the same elevation will be on adjoining lots.
4. Provide distinctive architectural detailing on the rear elevation of houses backing onto arterial and collector streets and common areas	The houses provide variety in rear elevations. The rear lots adjacent to arterials are enhanced with a decorative theme wall and landscaping/detached sidewalk between the theme wall and the street curb.
5. Locate houses with different rear elevations on adjoining lots backing onto arterial and collector streets and common areas	Village Rose will provide different elevations on adjacent lots.
6. Provide a variety of roof forms and ridge lines on houses backing onto arterial and collector streets and common areas	The house products will comply with the city's design guidelines.
7. De-emphasize garage fronts as the most prominent feature on front elevations	The garages are de-emphasized by staggering side loaded and recessed garages with shared driveway entrances.
8. Provide covered rear patios which match the architecture of the house	All house products have integrated covered rear patios that match the architecture of the house.
9. Incorporate a variety of durable exterior materials and finishes	All houses are designed with stucco or equivalent exteriors with metal sectional garage doors, baked enamel or anodized window frames, window accents, and tile roofs.
10 Provide a variety of roof colors and textures	The roof tile colors will vary to comply with the city design guidelines.
11 Provide a variety of front yard landscaping packages	The developer will provide front yard landscaping or provide landscape packages to owners.

- ***“The minimum front yard setback from the property line is 20-feet when a detached sidewalk is provided.”*** No detached sidewalks. This guideline does not apply.
- ***“Provide variation in the width of side yards and in the separation between houses on 25 percent of the lots.”*** 28 percent (17 of the 61) of the lots have side yards that are on wider lots or adjacent to open space tracts at the end of blocks.
- ***“Group wider side yards together on some adjoining lots to provide a separation of 20-feet or more between houses.”*** The R1-4 standard is 10-feet. This guideline does not apply to R1-4 zoning.
- ***“The minimum separation between houses on adjoining lots is 15-feet.”*** The minimum separation in R1-4 standards is 10-feet. This guideline does not apply to R1-4 zoning.
- ***“The minimum side yard is 5-feet.”*** The Village Rose project is consistent with this design guideline.
- ***“Wider corner lots by 10-feet or more than interior lots on the same block.”*** The corner lots in Village Rose are 5-feet wider than the interior lots and some corner lots have additional landscape tracts adjacent to them.
- ***“Stagger the rear yard setback where row of lots back to an arterial or collector street.”*** The rear lot lines are staggered by 3-feet along 67th Avenue and Riviera Drive. The rear lot lines are staggered by 15-feet along Cactus Road.
- ***“The minimum rear yard setback is 20-feet.”*** The rear lot setbacks in R1-4 are 15-feet. This guideline does not apply to R1-4 zoning.
- ***“Limit the number of lots in a row backing onto an arterial or collector street and common areas to six or less.”*** Village Rose is a small project that has one area along 67th Avenue that has 7 lots backing to an arterial.
- ***“Provide minimum 6-foot wide landscape tracts at the end of blocks.”*** Some lots at the end of blocks are 5-feet wider. Some corners lots have landscape tracts.
- ***“In the perimeter wall design use upgraded materials such as painted stucco over concrete block, stone, or enhanced materials. Plain concrete block, split faced block, or single scored blocked are not acceptable.”*** Village Rose provides a stucco wall with a two-tone paint pattern, stucco columns with pre-cast concrete accents and pre-cast concrete caps.

12 Provide enhanced decorative return walls on individual lots	Stucco and painted return walls that match the houses will be provided when needed along interior lots. Stucco and painted walls will be provided on corner lots and view walls will be adjacent to common open spaces.
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In addition to the 38 design guidelines listed in the previous tables, the Single-Family Design Guidelines also include discussions on a variety of design criteria used to help evaluate PRD proposals. As mentioned previously, Village Rose is proposed in R1-4 which is not part of the design guidelines. Village Rose does not meet all of the 38 design guidelines listed in the tables, likewise it does not meet all of the additional design criteria identified in the text of the Guidelines. The following is a listing of the criteria identified in the text of the Guidelines along with an explanation of how Village Rose either meets or does not meet the additional criteria. The additional design guidelines in the text are *italicized*:

- ***“Not more than 20% of the total number of lots in any PRD shall have a lot area less than the minimum required by the underlying zoning district.”*** Village Rose exceeds the required average lot size of 4,000 square feet identified in the base-zoning district. This guideline does not apply to R1-4.
- ***“The reduced lot area on individual lots shall be transferred on a 1:1-ratio to useable common open space that is not inundated by storm water.”*** Village Rose does not have a reduced lot area to be transferred so this guideline does not apply. The average lot area for the 61-lots exceeds the R1-4 standard. The central open space is over 33,500 square feet. The useable open space will not be inundated by storm water.
- ***“The average lot area for all lots in a parcel of land or within any phase of a multi-phased development, shall be at least 500 square feet greater than the minimum lot area required by the underlying zoning district.”*** This is not a multi-phase development. The guideline does not apply. This guideline does not apply to the R1-4 district.
- ***“The minimum front yard setback from the property line is 15-feet to living areas and 20-feet for front loaded garages. This provides a minimum of 20-feet from the sidewalk to the face of the garage.”*** The proposal allows living areas and side loaded garages to be 10-feet from the front property, and the front loaded garage to be 15-feet from the property line. Due to the reduce width of the street this creates a 15-foot front yard to the back of sidewalk for the living area and side loaded garages and a 20-foot front yard from the face of front loaded garages to the sidewalks. This allows more rear yard space.

- ***In the perimeter wall design provide distinctive horizontal and vertical relief on perimeter walls adjacent to streets. Use curves, staggers, alternating materials, decorative pilasters, angled alignments, or brakes to provide horizontal relief. The variations should occur regularly and in a comfortable pattern.*** The perimeter wall for Village Rose along Cactus Road is 30 to 55-feet off of the curb line with a 6-foot detached sidewalk and landscaping on both sides of the sidewalk. The perimeter wall along 67th Avenue is 30 to 33-feet off of the curb line with a 6-foot detached sidewalk and landscaping on both sides of the sidewalk. The walls are staggered and provide angled elements for visual aesthetics.

Landscape, Entry Features, and Perimeter Walls

The landscape concept of Village Rose utilizes a plant palette indigenous to the area and complementary to the proposed architectural theme (see Landscape Plan, Exhibit E). Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in open space areas. Streetscape standards along 67th Avenue and Cactus Road will be designed as an integral part of the landscape theme and will include plant materials compatible with the City's street landscape program.

Theme perimeter walls and internal fences will be constructed for the entirety of the project. An eight-foot solid masonry decorative theme wall is proposed along Cactus Road, 67th Avenue and adjacent to the commercial parcel. The perimeter theme wall will include painted stucco, repeating stucco columns with precast concrete caps. The internal view fence will have a 4-foot painted stucco base, a two-foot wrought iron top, repeating stucco columns with pre-cast concrete caps. A wall-mounted subdivision identification sign with will be provided at the Cactus Road entrance (see Exhibit E).

Landscape Maintenance Responsibilities

A homeowners association will own the common open spaces within the project, and the landscaped tracts along Cactus Road and 67th Avenue. The subdivision plat Covenant Conditions and Restrictions (CC&R) for Village Rose will identify that the Village Rose Homeowners Association (HOA) will own all common areas, landscaping within all open space tracts, retention areas, pedestrian pathways, pedestrian walkway lights, decorative perimeter walls, entry features, and recreation amenities. The HOA will maintain landscaping adjacent to the project within the City arterial street rights-of-way. The CC&Rs will restrict the use of the single-family lots to the uses permitted by the City of Glendale Zoning Ordinance and the Village Rose PRD narrative as approved by the

Glendale City Council. The City of Glendale will have no maintenance responsibilities for on-site or adjacent off-site landscaping, walls, entry features or landscaping.

Grading and Drainage Concept

The site slopes gently from northeast to southwest. The site is designed with retention areas as part of a landscaped open space. The site is designed to accommodate a two-hour one hundred-year storm event. A drainage report is provided under separate cover.

Public Improvements and Project Phasing

This project will finish off-street improvements for Cactus Road, 67th Avenue, and Riviera Drive including curb, gutter, sidewalk, streetlights, and perimeter landscaping (where needed). The internal local streets include 32-feet of paving back-of-curb to back-of-curb with 4-foot attached sidewalks on each side. The streets are public within a 50-foot wide public right-of-way.

All utilities and irrigation facilities will be under ground in accordance with the City of Glendale Ordinance.

Village Rose will be developed in one phase. A model home complex, if needed on-site, will be located off of the Cactus Road entrance.

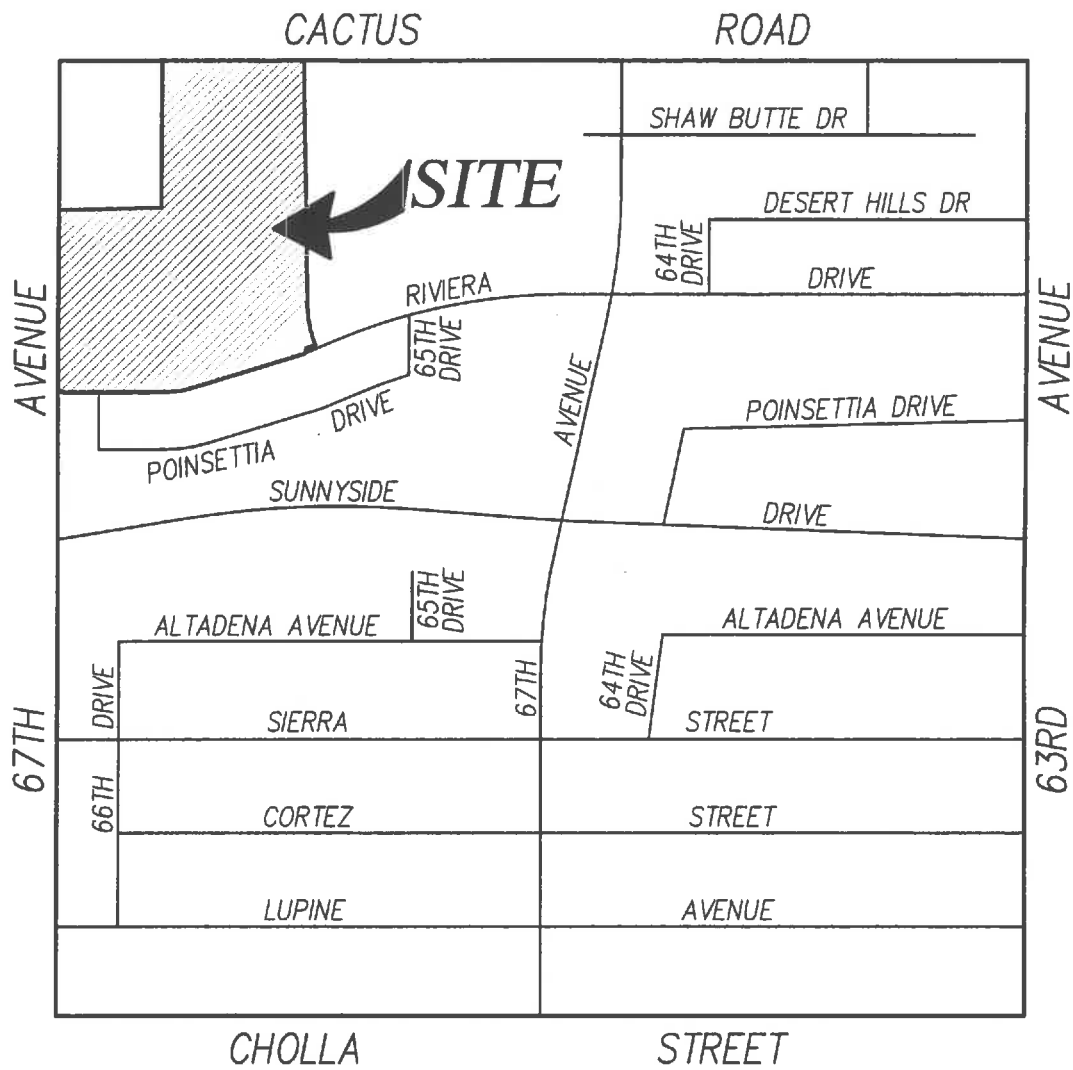
PRD Required Findings

The proposed R1-4 PRD is consistent with the required findings identified in Section 6.205 of the Glendale Zoning Ordinance:

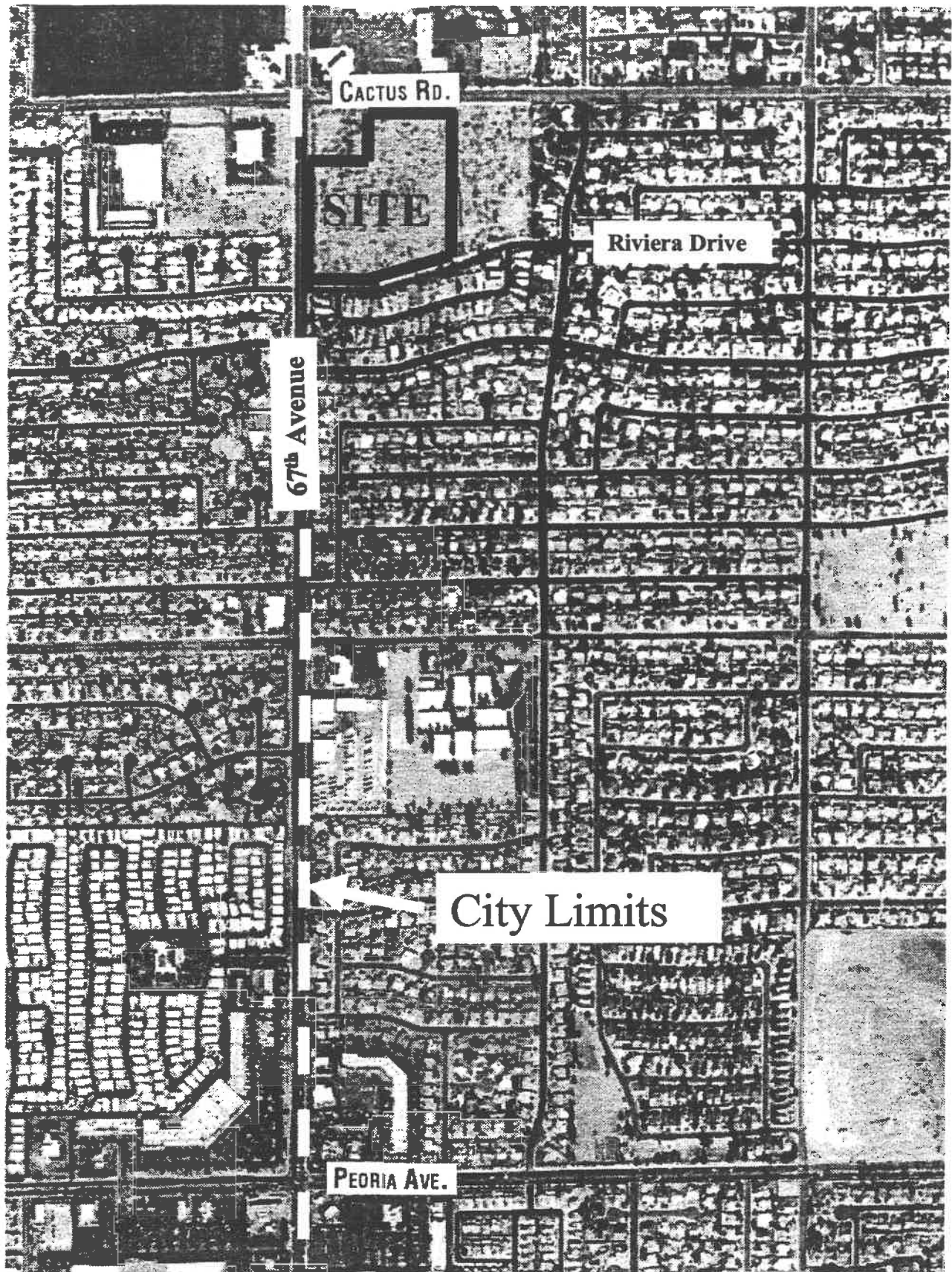
- A. The PRD is consistent with the General Plan. The proposed single-family density of 5.87 dwelling units per acre falls in the middle of the General Plan designation of 5-8 dwelling units per acre, and below the allowed maximum PRD density of 8 dwelling units per acre.
- B. The R1-4 PRD is consistent the existing R-4 zoned parcel and future apartments to the east, the existing R-3 zoned residential subdivision to the south, and the adjacent C-2 parcel to the northwest. The site is located near the intersection of two arterial streets. The site plan incorporates a single-family community with perimeter landscape tracts, walls, open spaces, and lot orientation to protect the privacy of existing homes on adjacent properties.

- C. The PRD meets the intent of the guidelines to encourage innovation, quality and diversity in the City's housing stock. The PRD meets all of the house product design criteria for architecture. It meets all of the landscape and open space guidelines. This is an "infill" site adjacent to older residential developments that do not incorporate most of the City's new subdivision design guidelines. The site has significant engineering costs to: complete off-site improvements for two arterial and one collector street. The applicant has made every effort to meet every design guideline possible within the context of the site.
- D. The PRD presents a residential community that offers a high quality of living for persons desiring a single-family detached home with little or no outdoor maintenance. The house products are geared to households without children, although children will be accommodated. This is a community with recreation amenities, close to central Glendale, with a quality of life for persons seeking this lifestyle. As households in Glendale grow older, it is anticipated that more persons will be seeking single-family homes with a maintenance free lifestyle in a gated community.
- E. The PRD offers internal open space, and a tot-lot. The amenities match the yard sizes, number of lots, and the type of house products identified in the plan. The amenities complement the lifestyle planned for this development.
- F. The house products with recessed or side-loaded garages, integrated streetscapes, HOA maintained open spaces, and HOA maintained landscape tracts are specifically designed to create the desired character of a small single-family community.

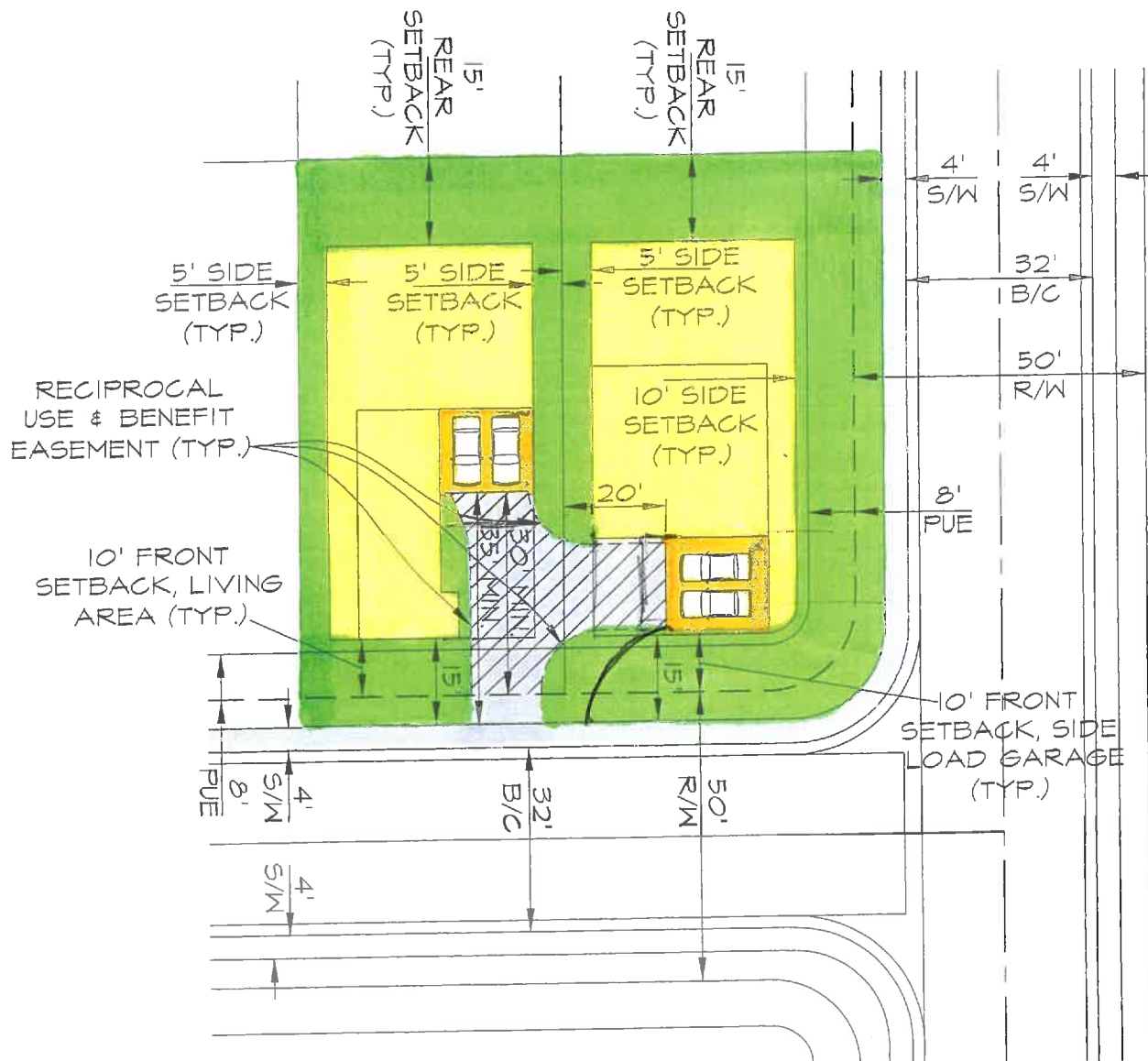
The proposed R1-4 PRD request for Village Rose does meet the purpose, intent and required findings of the PRD overlay zoning district.



VICINITY MAP
N.T.S.



AERIAL PHOTO

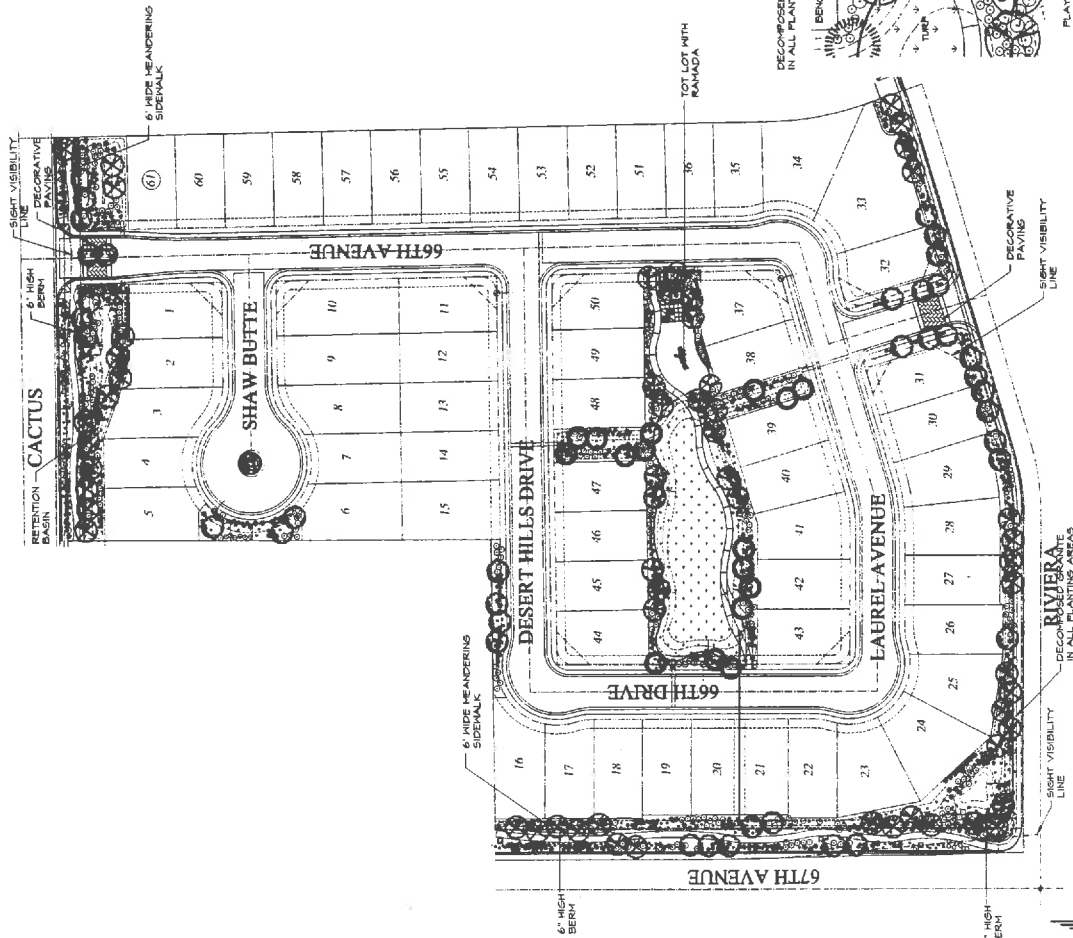


TYPICAL LOT LAYOUTS

VILLAGE ROSE

Glendale, Arizona

GROSS SITE AREA	457,485 S.F. (10.04 AC)
NET SITE AREA	451,451 S.F. (10.42 AC)
BUILDING COVERAGE	N/A
OPEN SPACE REQUIRED:	64,714 S.F.
OPEN SPACE PROVIDED:	71,281 S.F.
RIGHT-OF-WAY LANDSCAPING	15,084 S.F. (11.58%)
SITE LANDSCAPING AREA:	49,425 S.F. (64.70%)
TURF AREA:	12,212 S.F. (5.26%)
TOTAL LANDSCAPING:	71,281 S.F.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	MILKWOOD ACACIA	24" BOX
	DALBERGIA SISSEO	SISSOO TREE	24" BOX
	PINUS ELДАРICA	MONKEL PINE	24" BOX
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	24" BOX
SHRUBS			
	CAESALPINIA SP.	BIRD OF PARADISE	6 GAL
	CALLIANDRA CALIFORNICA	BALL JARNEY DUSTER	6 GAL
	FICUS SP.	DAKOTA FIG	6 GAL
	GLEDITSIA SP.	DALLA WAXE	6 GAL
	NERIUM OLEANDER	POISON SHRUB	6 GAL
	TEQUILA BRITTONIANA	BARBO BELLA	6 GAL
	TELON BELLS		6 GAL
ACCENTS			
	AGAVE SP.	AGAVE	6 GAL
	YUCCA SP.	YUCCA	6 GAL
	MIMOSA SP.	DEER GRASS	6 GAL
VINES			
	AMPELOPSIS SP.	GRAPES	6 GAL
	RHUS GLABRA	QUEEN HIBERNIA	6 GAL
	ARGEMONE SP.	ROCKWORTH	6 GAL
	PASSIFLORA SP.	LACT BARK'S ROSE	6 GAL
GROUNDCOVER			
	SALVIA PATRIFOLIA	DESSERT MARGOLD	18 GAL
	DIANTHUS SP.	DIANTHUS	18 GAL
	GERANIUM SP.	GERANIUM	18 GAL
	PETUNIA SP.	PETUNIA	18 GAL
	VERBENA SP.	VERBENA	18 GAL
	RUDBECKIA SP.	KATIE BELLA	18 GAL
	INERT GROUNDCOVER		18 GAL
DECOMPOSED GRANITE		JESSE RED	3/4"
TURF		BERNARD ORN IN SEASON	3/4"
CONCRETE HEADERS		X-GRASS	4"

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF GLENDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF GLENDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 5/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

NOT TO SCALE

NOTE: ALL LANDSCAPING MAINTENANCE WILL BE DONE BY THE HOMEOWNER'S ASSOCIATION.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF GLENDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF GLENDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

CREATING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

PINNACLE PRELIMINARY LANDSCAPE PLAN

VILLAGE ROSE

PREPARED FOR: MIKE ZIPPRICH

4949 E. Camelback Rd.
Suite 200 • Phoenix, AZ 85040
602-998-2222 • FAX 602-998-2222
• 100 hrs. classes
APRIL 2, 2003
100% AVERAGE 14, 2003

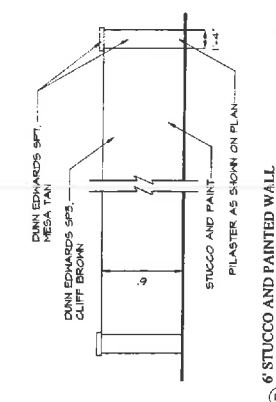
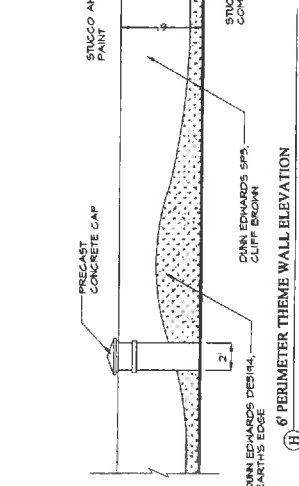
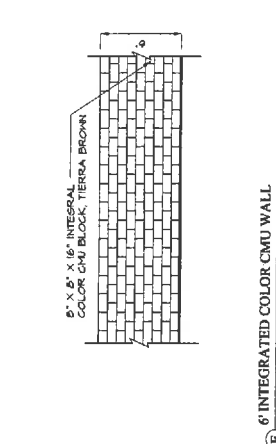
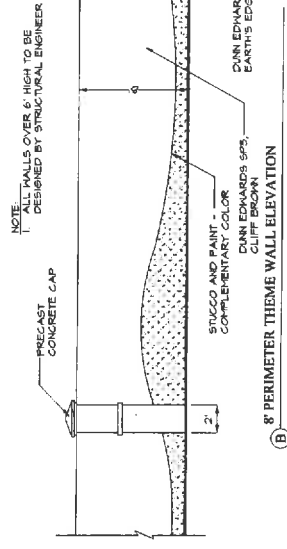
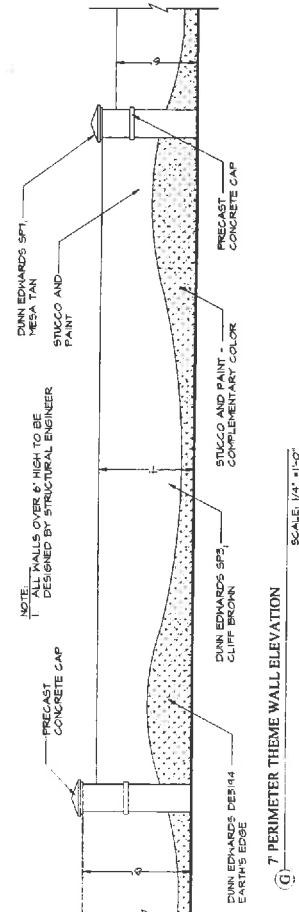
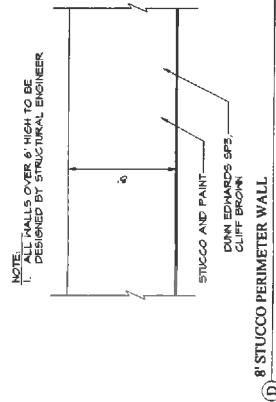
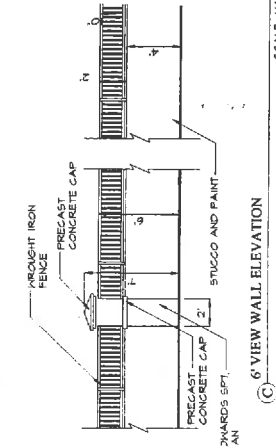
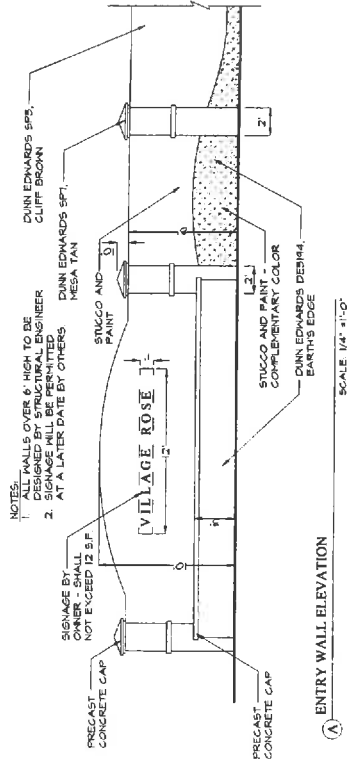
--- TOT LOT LAYOUT PLAN

SCALE: 1" = 10'-0"



SCALE: 1" = 50'-0"

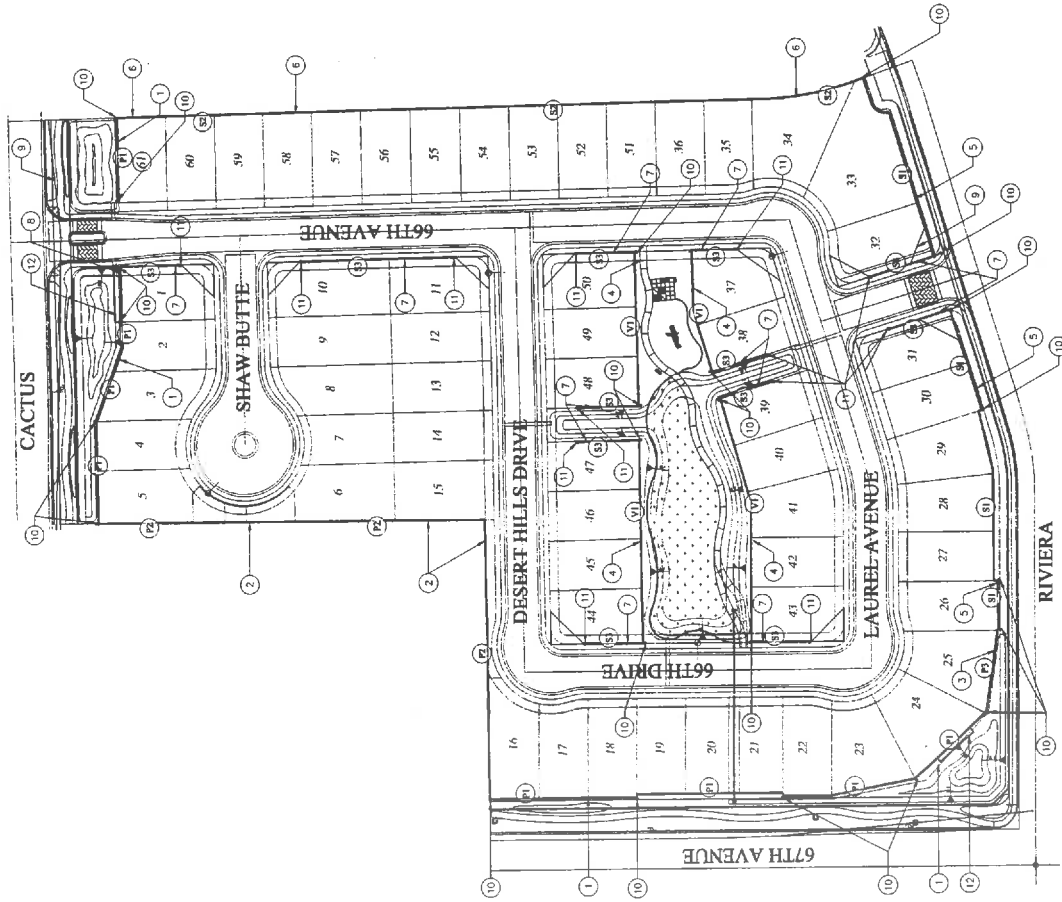
L-2 OF L-4



PINNACLE DESIGN, INC.
 PRELIMINARY LANDSCAPE PLAN
VILLAGE ROSE

PREPARED FOR: MIKE ZIPPRICH





WALL KEY NOTES

- 1 PERIMETER THEME WALL
- 2 STUCCO PERIMETER WALL
- 3 PERIMETER THEME WALL
- 4 VENEER WALL
- 5 PERIMETER THEME WALL
- 6 INTEGRATED COLOR CMU WALL
- 7 STUCCO AND PAINTED WALL
- 8 ENTRY MONUMENT SIGN
- 9 SIGHT VISIBILITY LINE
- 10 2" WIDE DECORATIVE PILASTER
- 11 18" WIDE PILASTER
- 12 5' HIGH PLANTER WALL

NOTE:
1. ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS OTHERWISE NOTED. SELECT PAINT COLOR TO SELECT PAINT COLOR. ALL WALLS OVER 6' HIGH TO BE DESIGNED BY STRUCTURAL ENGINEER.

PINNACLE
DESIGN, INC.

PRELIMINARY WALL SITE PLAN

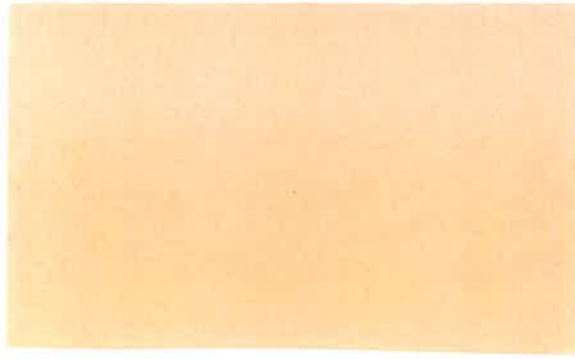
VILLAGE ROSE

PREPARED FOR: MIKE ZIPPRICH



SCALE: 1" = 50'-0"

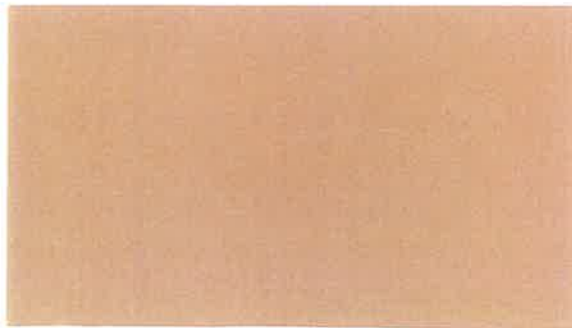
L-3 OF L-4



DUNN EDWARDS SP 3 - CLIFF BROWN



DUNN EDWARDS DE 3194 - EARTH'S EDGE



DUNN EDWARDS SP 7 - MESA TAN

CONCEPTUAL WALL COLORS

VILLAGE ROSE

Glendale, Arizona

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N88°58'12"E ALONG THE NORTH LINE OF SAID SECTION 19 A DISTANCE OF 685.00 FEET; THENCE S01°02'05"E A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE S01°02'05"E A DISTANCE OF 653.48 FEET; THENCE SOUTHERLY A DISTANCE OF 87.37 FEET ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 273.94 FEET, A CENTRAL ANGLE OF 18°16'24", A CHORD BEARING S10°06'51"E AND A CHORD DISTANCE OF 87.00 FEET; THENCE S19°44'51"E A DISTANCE OF 17.67 FEET; THENCE S70°57'30"W A DISTANCE OF 25.38 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 19.29 FEET ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 92°04'50", A CHORD BEARING S26°39'15"W AND A CHORD DISTANCE OF 17.28 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 19.96 FEET ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1475.00 FEET, A CENTRAL ANGLE OF 00°46'31", A CHORD BEARING S73°08'09"W AND A CHORD DISTANCE OF 19.96 FEET; THENCE S73°00'38"W A DISTANCE OF 288.47 FEET; THENCE WESTERLY A DISTANCE OF 51.82 FEET ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 16°58'03", A CHORD BEARING OF S81°35'32"W AND A CHORD DISTANCE OF 51.63 FEET; THENCE S89°56'59"W A DISTANCE OF 273.85 FEET; THENCE NORTHERLY A DISTANCE OF 19.38 FEET ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 92°30'38", A CHORD BEARING N45°05'36"W AND A CHORD DISTANCE OF 17.34 FEET; THENCE N00°00'20"E A DISTANCE OF 464.10 FEET; THENCE N88°57'55"E A DISTANCE OF 263.85 FEET; THENCE N00°00'19"E A DISTANCE OF 389.54 FEET; THENCE N88°58'12"E A DISTANCE OF 367.05 FEET TO THE POINT OF BEGINNING;

CONTAINING 10.04 ACRES.