

FAIRVIEW CROSSING

*Southeast Corner of 67th Avenue & Olive Avenue
Glendale, Arizona*

A PLANNED RESIDENTIAL DEVELOPMENT and REZONING REQUEST FOR APPLICATION #Z-96-54

SUBMITTED TO:

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

APPLICANT:

Cason Tyler, L.L.C.
6802 East Sunnyvale Road
Paradise Valley, Arizona 85253
(602) 922-7170

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

February 1997

RECEIVED

APR 07 1997

Glendale Planning Dept.

FAIRVIEW CROSSING

TABLE OF CONTENTS

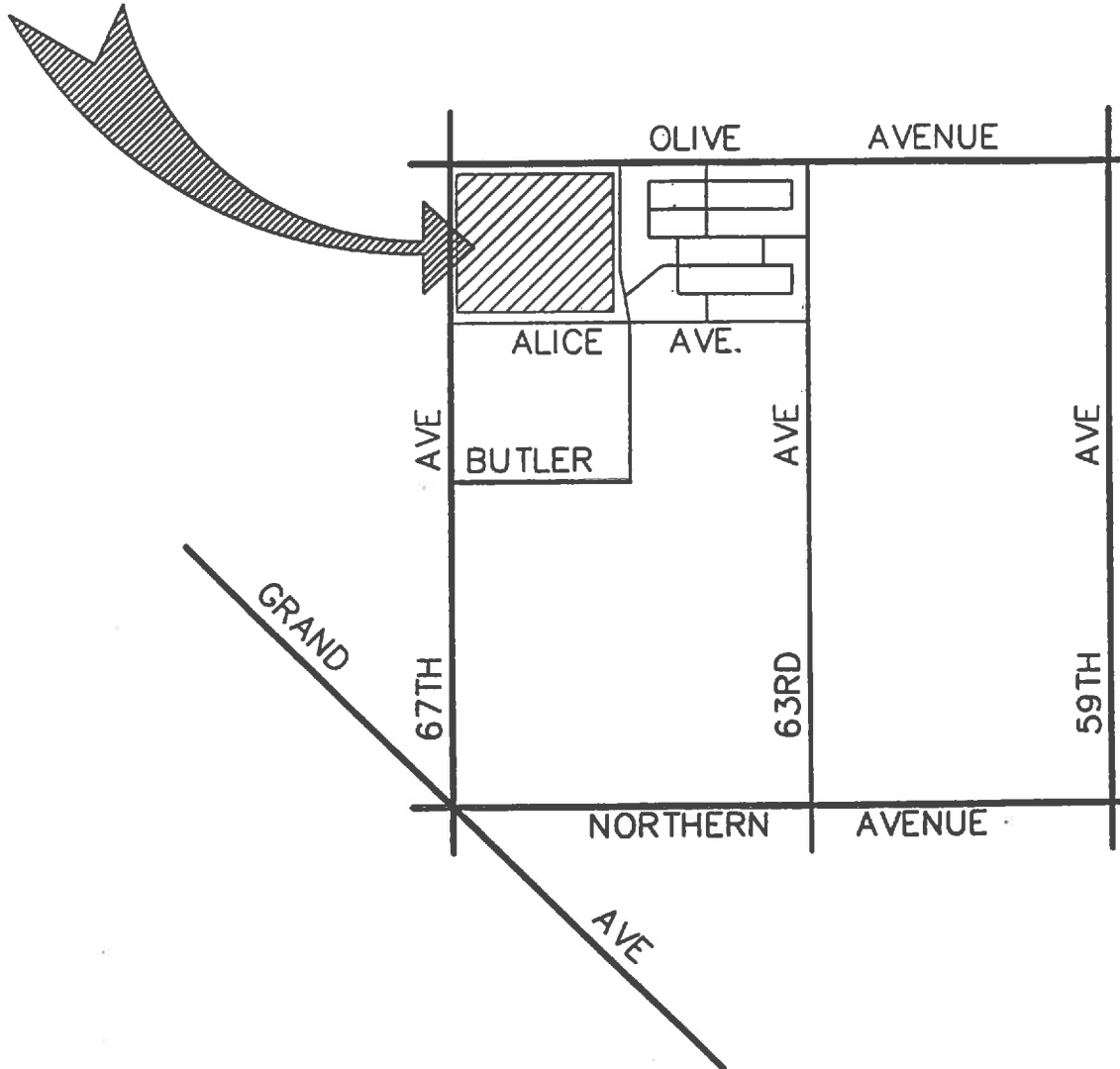
Vicinity Map	1
Narrative	2
Exhibits	
Preliminary Plat	4
Typical Lot Detail	5
Conceptual Landscape	6
Common Area Detail	7
Street Sections	7
Theme Wall Concept	8
Entry Feature Concept	8
Development Standards	9
Product Design Guidelines	10
Specific Lot Setback Exhibits	11
Commercial Corner Discussion	13
Legal Description	14

VICINITY MAP

N.T.S.



SITE



POST,
BUCKLEY,
SCHUH &
JERNIGAN
Pointe Business Plaza,
7227 N. 16th St., Suite 207
Phoenix, Arizona 85020
Telephone: 602/943-1003
Fax: 602/943-1003

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

PRELIMINARY PLAT FOR
FAIRVIEW CROSSING

VICINITY MAP

11/18/96
EXHIBIT

FAIRVIEW CROSSING

PLANNED RESIDENTIAL DEVELOPMENT GUIDE AND REZONING REQUEST FOR APPLICATION # Z-96-54

Fairview Crossing is a 30 acre site located at the southeast corner of 67th Avenue and Olive Avenue. This planned residential development guide is being submitted not only as a formal request to rezone the property from A-1 to R1-6 PRD, but also to illustrate the special design features we intend to utilize to make Fairview Crossing a quality neighborhood.

The objectives of the Fairview Crossing project are simple: to create a real "neighborhood," one which is designed to promote not only functional living but also interaction between residents, with careful planning and distinct architecture to insure its lasting quality, and one which is compatible with the surrounding development and which will be a lasting benefit to the City of Glendale.

The proposed development of Fairview Crossing meets the goals and standards of the City of Glendale as follows:

- A. **Consistent with General Plan:** The General Plan designates this property as Medium Density Residential (5-8 dwelling units per acre). Our proposed development plan, at 4.35 units per acre, is at the low end of this spectrum. Development within this General Plan category has focused on attached product, such as town homes, or other types of multi-family housing. This proposal, however, is for a single family detached residential subdivision and is fully consistent with the development objectives of the General Plan.
- B. **Compatible with Surrounding Development:** Fairview Crossing is surrounded by existing higher density residential development and/or commercially zoned land. The project is designed to be compatible with both existing and proposed development in the area. To the east is the Country Hollow subdivision and to the south is the Glencroft Retirement Community, both of which have a higher density than that proposed for Fairview Crossing. We have designed the subdivision to be a compatible neighbor with these existing projects by strategically locating the landscaped common area so that it is visible to residents of County Hollow and creates a pleasing visual statement for those residents of both projects using Alice Avenue to travel to and from their homes.

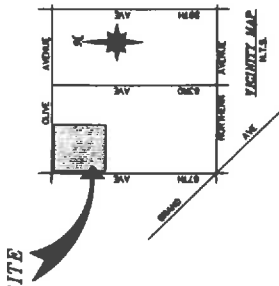
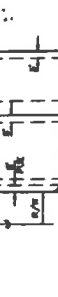
To the north across Olive Avenue is the Royal Shadows Mobile Home Park and some commercial property. To the west is vacant commercial property and vacant residential land of the same General Plan designation (5-8 units per acre). To the southeast is vacant land zoned R-2, and the "Executive Palms" subdivision by Executive Homes (50' x 110' lots). On the immediate corner of 67th Avenue and Olive Avenue is an approximately two acre

property zoned C-2 which is planned for commercial development. Clearly, Fairview Crossing will be compatible with these higher intensity uses which surround the property.

- C. **Proposal meets City Subdivision Design Expectations:** Fairview Crossing meets these guidelines in a number of ways. Housing product will be constructed of modern materials of lasting quality and will include stucco exteriors, tile roofs, ground mounted mechanical equipment, covered patios, concrete block lot fencing with stucco returns, and varied exterior elevations and color schemes. Lots vary in width, depth and size, with the average lot size being 6,380 square feet. Front yard setbacks will be staggered to create a more pleasing street scene. And the overall street pattern has been carefully designed to minimize high speed "through" traffic and creates no new connections to 67th Avenue or Olive Avenue.
- D. **Quality Living Environment for Desired Lifestyles:** This project will result in a quality living environment for a number of different lifestyles. Singles, couples and young families who do not want or need a large number of bedrooms will be attracted to the project by its housing product and proximity to services. Fairview Crossing will also attract seniors who no longer want or need large homes and the upkeep they require. The design and character of this neighborhood will accommodate the needs of these diverse types of residents.
- E. **Project Amenities are Appropriate:** The proposed amenities of the project will benefit both the residents and the City. Decorative theme walls are proposed for the perimeter of the project, and will be increased to a height of eight feet along the border of the commercial property to serve as additional buffer. A large 2.3 acre common area / retention area has been strategically located at the southwest corner of the site to be easily accessible by residents, serve as a buffer from 67th Avenue, and create a visually pleasing statement from both 67th Avenue and Alice Avenue. The turf area within the common space will be maximized to provide residents with a passive recreation amenity. Dramatic primary and secondary entry statements will define the project and give residents a sense of arrival. All perimeter rights-of-way will be landscaped, and in addition to the required rights-of-way we have added a 5 foot wide landscape tract along 67th Avenue and Olive Avenue to serve as extra buffer. A homeowner's association will own and maintain the common area and landscaping along 65th Avenue, 67th Avenue and Alice Avenue, with the City maintaining landscaping along Olive Avenue.
- F. **Housing Product Consistent with Character of Development:** In this Planned Residential Development Guide we have stipulated criteria for housing product which will insure its compatibility with the intended character of the development, including a minimum house size of 1,150 square feet.

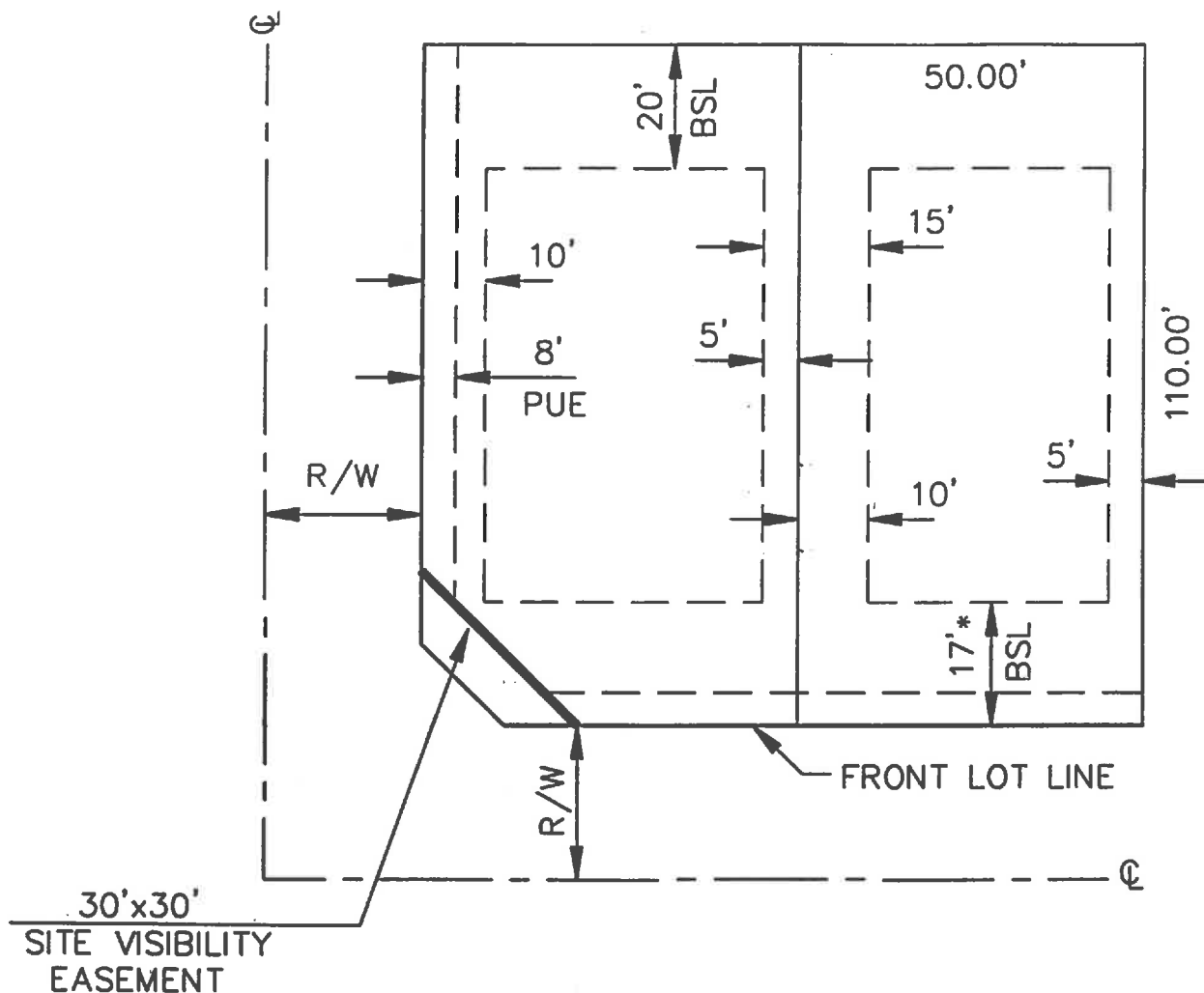
Fairview Crossing is a thoughtfully planned development which will be a benefit for its residents and the City, is compatible with surrounding development, and meets the goals and standards of the City. We respectfully request this development be approved as proposed.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

[illegible][illegible][illegible]

CHRYSLER
(RETRON) TRACT 'A' 161,408.83 ea. PL. = 2.33 AC





TYPICAL LOT SETBACKS

N.T.S.

FRONT.....17'* SIDE....5' & 10'
REAR20' STREET SIDE....10'

* FRONT SETBACKS TO VARY 17'-20'
MAX. LOT COVERAGE 50%



POST,
BUCKLEY,
SCHUH &
JERNIGAN

Pointe Business Plaza,
7227 N. 15th St., Suite 207
Phoenix, Arizona 85020
Telephone: 602/943-1003
Fax: 602/943-1003

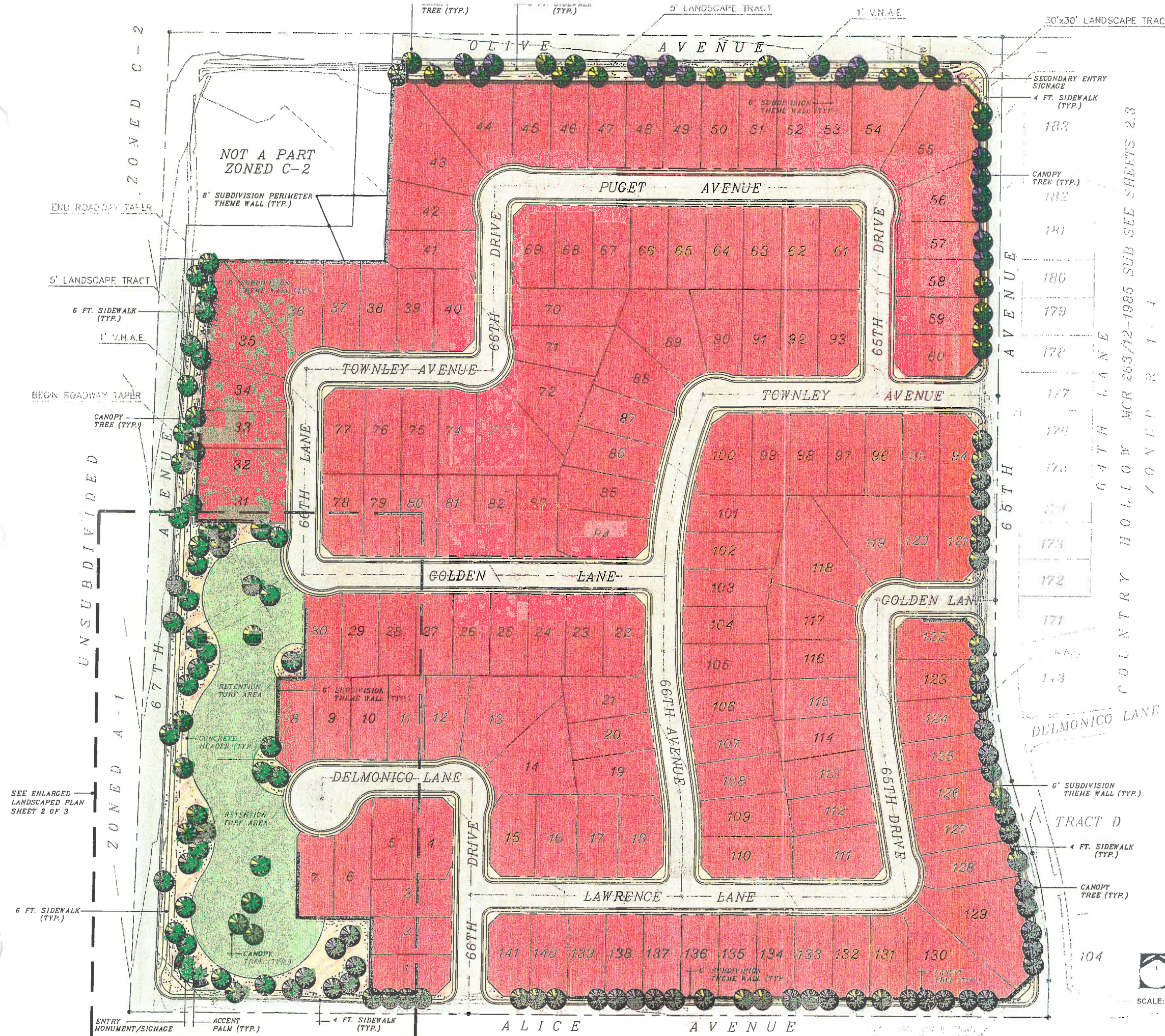
ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

PRELIMINARY PLAT FOR
FAIRVIEW CROSSING

LOT DETAIL

1/6/97

EXHIBIT



Plant Schedule	
TREES	
ACACIA ANEURA	MULGA
ACACIA SALICINA	WEeping WATTLE
ACACIA SMALLII	SWEET ACACIA
ACACIA STENOPHYLLA	SHOESTRING ACACIA
CERCIDIUM PRAECOX	SONDRAN PALO VERDE
OLIVE (A. TESOTA)	IRONWOOD
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
PROSOPIS CHILENSIS	THORNLESS CHILEAN MESQUITE
ACCENT PALM	
PHOENIX DACTYLIFERA	DATE PALM
SHRUB	
BAILEYA MULTIRADIATA	DESERT MARIGOLD
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
CALLIANDRA SPP.	FAIRY DUSTER
CASSIA PHYLLODENIA	SILVER CASSIA
DALEA FRUTESCENS	BLACK DALEA
ENCELIA FARINOSA	BRITTLE BUSH
HAPLOPAUS LARICIFOLIS	TURPENTINE BUSH
JUSTICIA CALIFORNICA	CHUPAROSA
LARREA TRIDENTATA	CREOSOTE
LEUCOPHYLLUM SPP.	SAGE
MUHLENBERGIA SPP.	DEER GRASS SPP.
RUPELLIA SPP.	RUPELLIA
SALVIA SPP.	SALVIA
ACCENT SHRUBS	
AGAVE SPP.	AGAVE
CARNEGIA GIGANTEA	SAGUARO
CEREUS PERUVIANUS	PERUVIAN TREE CACTUS
DASYLIRODION WHEELERI	DESERT SPOON
FEROCACTUS SPP.	BARREL CACTUS
FOUQUIERIA SPLENDENS	OCOTILLO
HESPERALOE PARVIFLORA	RED YUCCA
PENSTEMON SPP.	PENSTEMON
OPUNTIA SPP.	PRICKLY PEAR
GROUND COVER	
ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA
BACCHARIS CENTENIAL	DWARF DESERT BROOM
CONVOLVULUS CNEORIUM	BUSH MORNING GLORY
CYNODON DACTYLON 'MIDIRON'	MIDIRON HYBRID BERMUDA
DALEA GREGGII	PROSTRATE INDIGO BUSH
LANTANA M. 'SPREADING SUNSHINE'	TRAILING YELLOW LANTANA
OENOTHERA SPP.	PRIMROSE
RUPELLIA BRITTONIANA 'KATIE'	DWARF RUPELLIA
VERBENA SPP.	VERBENA
MATERIAL	
CONCRETE HEADER	BY CREATE-A-CURB
DECOMPOSED GRANITE	1/2" SCREENED "MADISON GOLD"
WEATHERED GRANITE BOULDERS	2-4" DIA. SURFACE SELECT

Fairview Crossing

prepared for:
Cason Tyler, L.L.C.
6802 E. Sunnyvale Road
Paradise Valley, Arizona 85253
ph. 602. 922 7170

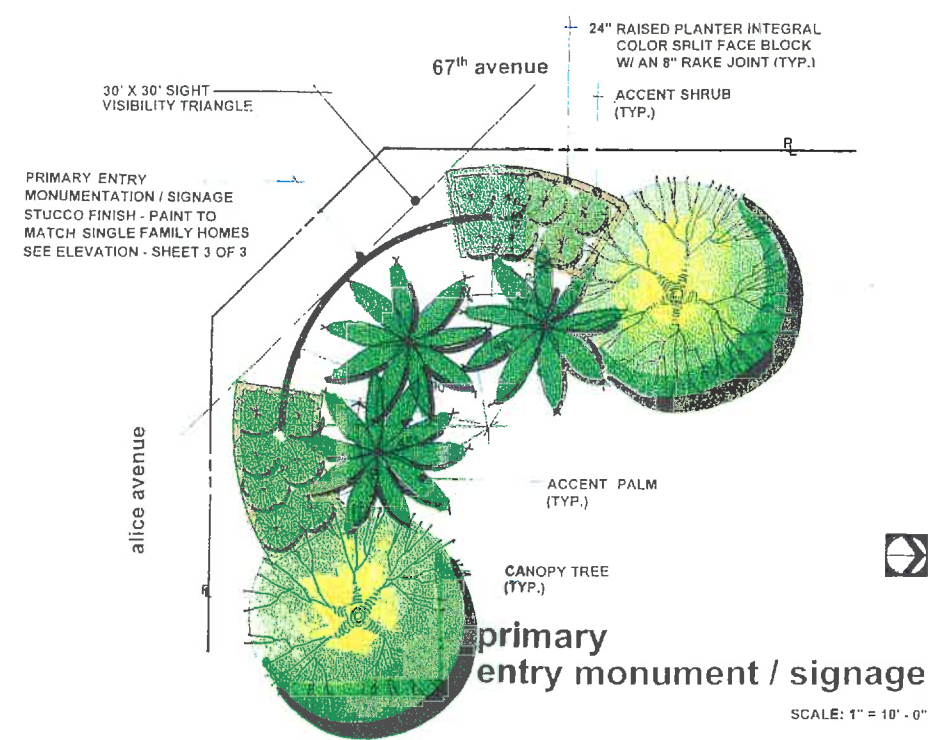


Fairview Crossing

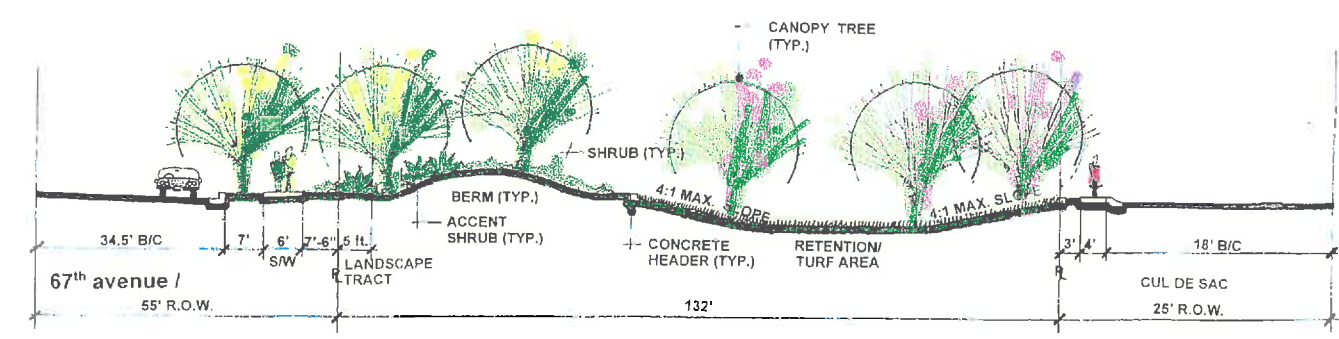
prepared for:
Cason Tyler, L.L.C.
6802 E. Sunnyvale Road
Paradise Valley, Arizona 85253
ph. 602. 922. 7170



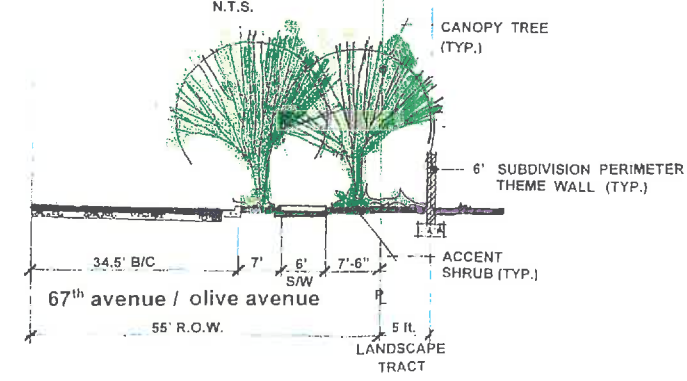
plan view - retention / open space



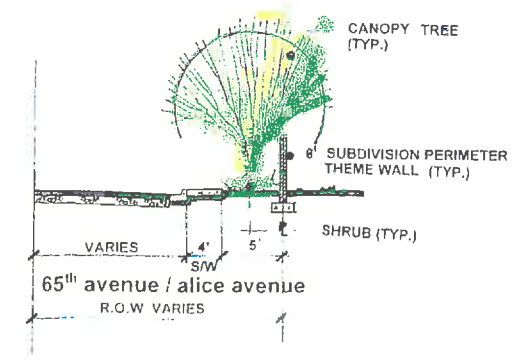
primary entry monument / signage



section 'a - a'



section 'b - b'



section 'c - c'

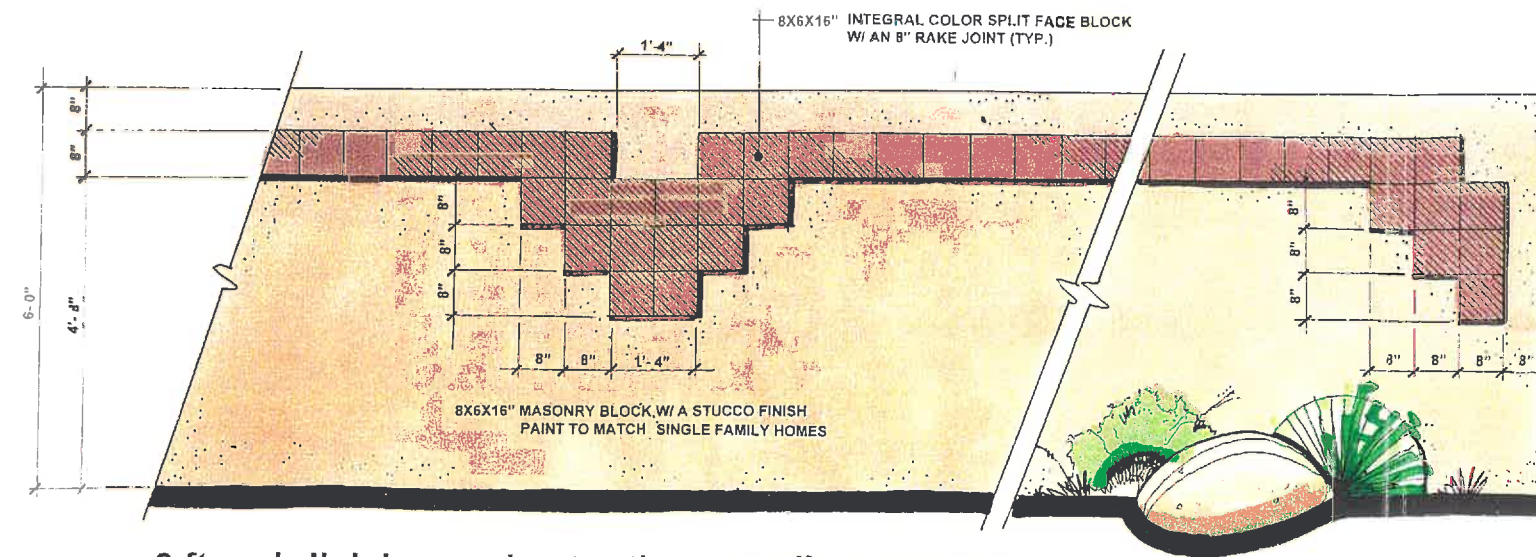


Grayhorn
Landscape Architecture
P.O. Box 140
Phoenix, AZ 85001-0140
602-757-1094

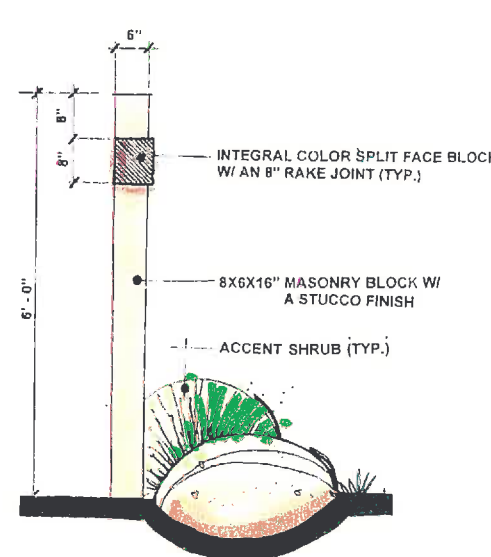
plan view & sections

Fairview Crossing

prepared for:
Cason Tyler, L.L.C.
6802 E. Sunnyvale Road
Paradise Valley, Arizona 85253
ph. 602 922 7170



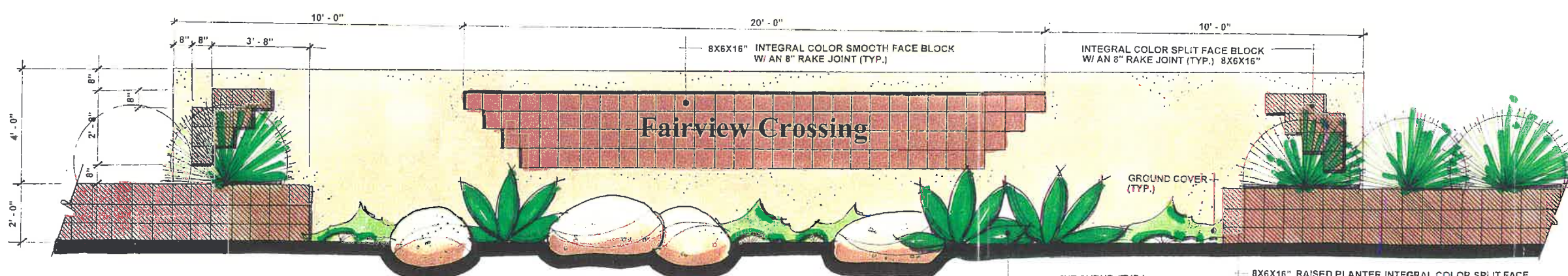
6 ft. subdivision perimeter theme wall - elevation



section

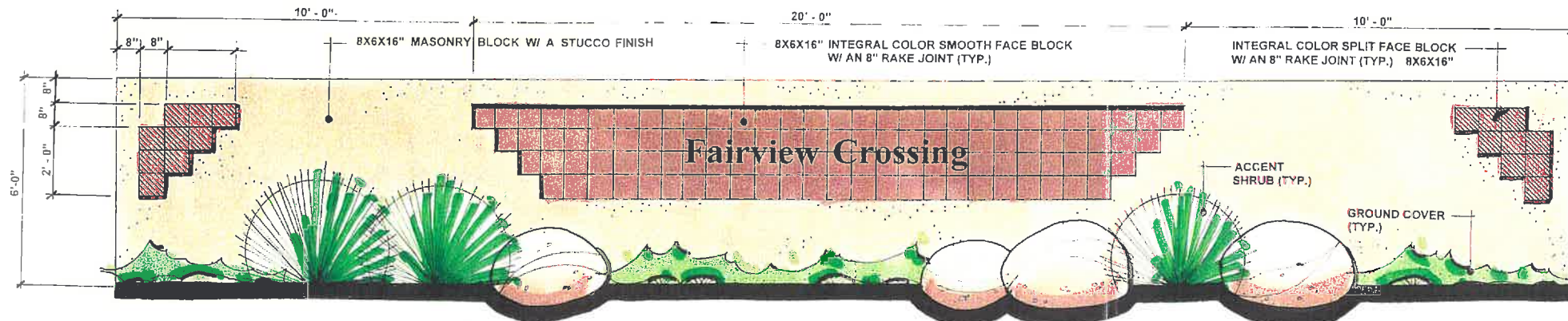
SCALE: 1/4" = 1' - 0"

SCALE: 1/4" = 1' - 0"



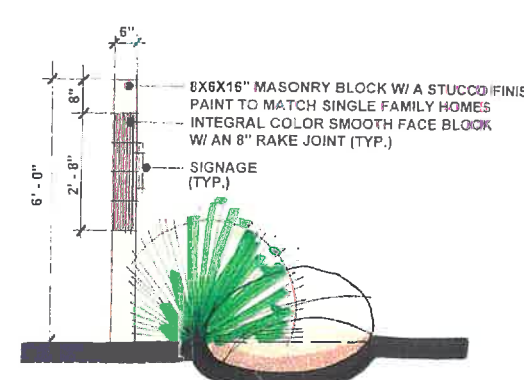
primary subdivision entry monumentation / signage - elevation

SCALE: 1/4" = 1' - 0"



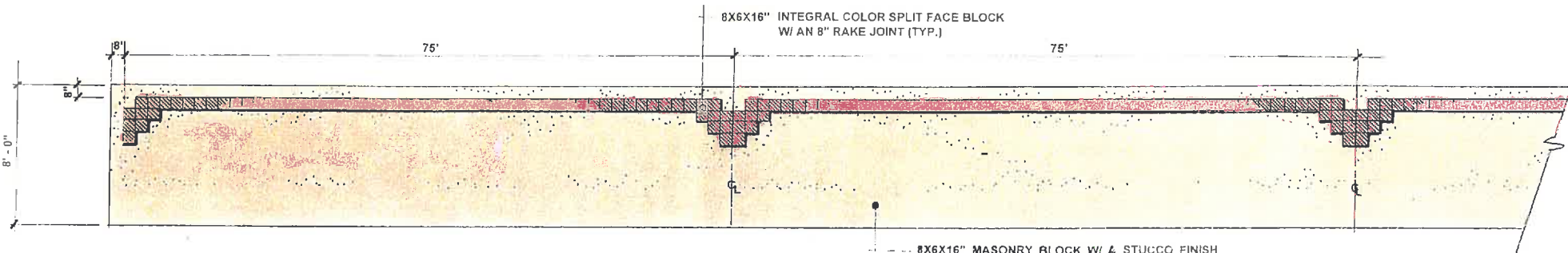
secondary subdivision entry monumentation / signage - elevation

SCALE: 1/4" = 1' - 0"



section

SCALE: 1/4" = 1' - 0"



8 ft. subdivision perimeter theme wall - elevation

SCALE: 1/4" = 1' - 0"



Planning
Landscape Architecture
P.O. Box 21141
Phoenix, AZ 85061-1141
602.759.1034

theme wall &
sign exhibit
3 of 3

DATE: NOVEMBER 20, 2008

FAIRVIEW CROSSING

DEVELOPMENT STANDARDS - SINGLE FAMILY RESIDENTIAL

- LOT AREA:** There shall be not less than 5,500 square feet of lot area per residence. The minimum lot shall be 50 feet in width and 110 feet in depth (except for Lots 88, 89, 129 & 130, which shall be as noted on the plat).
- LOT COVERAGE:** The main building and all accessory buildings or structures on a lot shall not occupy more than fifty percent (50%) of the total lot area.
- SETBACKS:**
- Front Yard:** All even numbered lots shall have a minimum front setback of seventeen (17) feet and all odd numbered lots shall have a minimum front setback of twenty (20) feet. All residences shall have a minimum driveway length of twenty (20) feet as measured from the back of sidewalk. Minimum front setbacks for Lots 88, 89, 129 & 130 shall be as noted on the attached exhibits.
- Side Yards:** On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width, and the other no less than five (5) feet in width. On corner lots, the ten (10) foot side yard shall be placed on the street side of the lot. The minimum distance between homes on adjacent lots shall be fifteen (15) feet.
- Rear Yard:** There shall be a rear yard having a depth of not less than twenty (20) feet.
- Encroachments:** Unenclosed covered patios may encroach two (2) feet into the rear yard setback. Bay window options may encroach two (2) feet into the ten (10) foot side yard only. Fireplaces may encroach two (2) feet into any required setback. Ground mounted mechanical equipment may be located within side yard setbacks.
- HEIGHT:** No building shall exceed a height of two (2) stories or thirty (30) feet.
- ACCESSORY BUILDINGS:** Accessory buildings shall not exceed fifteen (15) feet in height. Unless otherwise permitted, any accessory building must maintain a minimum of ten (10) feet from the principal building or any other accessory structure.

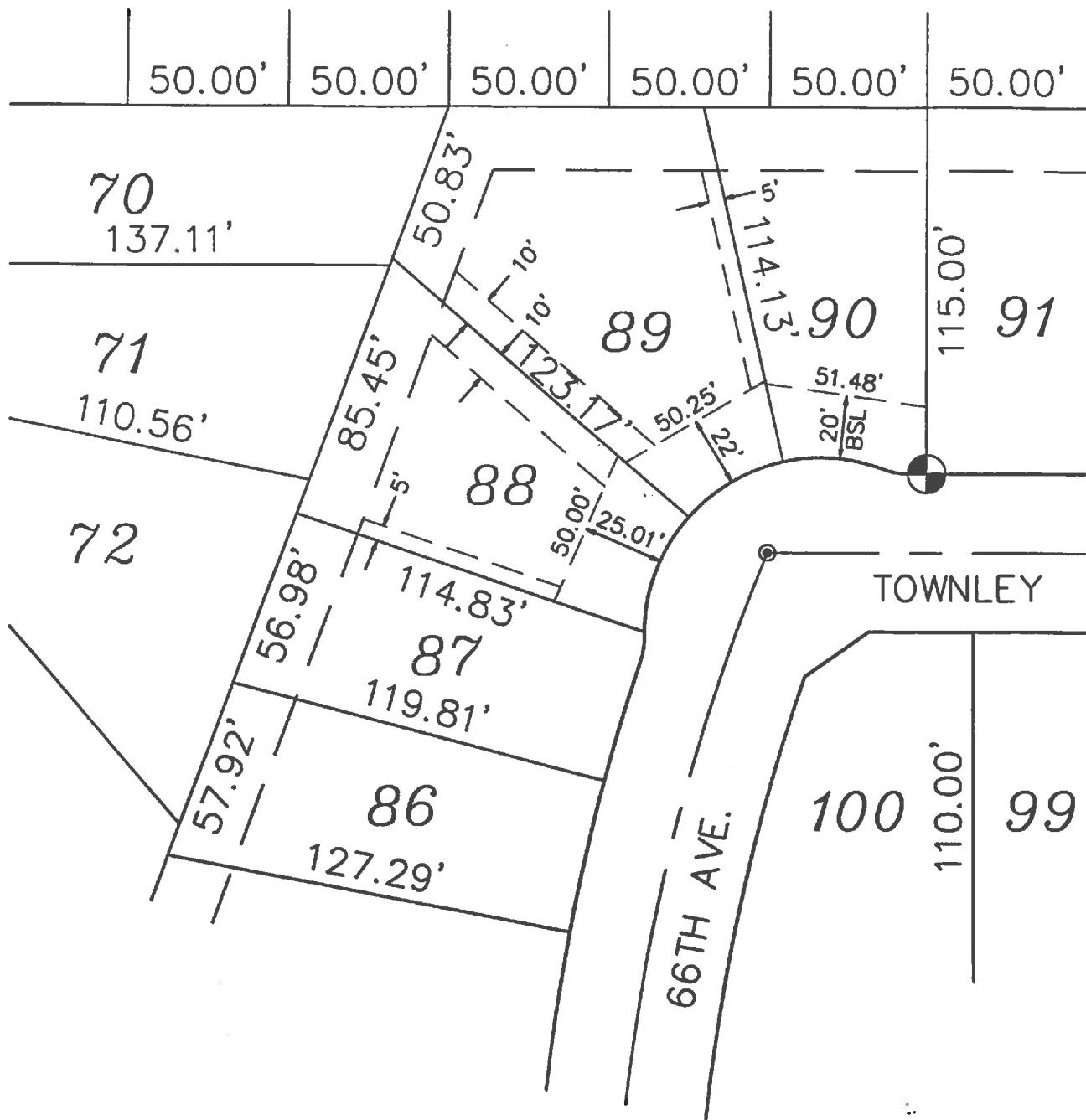
**ALL PROVISIONS OF THE GLENDALE ZONING ORDINANCE SHALL APPLY
UNLESS SPECIFICALLY AMENDED ABOVE**

FAIRVIEW CROSSING

PRODUCT DESIGN GUIDELINES

In order to maintain the quality and character of Fairview Crossing, we will specify the following minimum design guidelines for the housing product.

- Full Stucco Exteriors
- Tile Roofs
- Ground Mounted Mechanical Equipment
- Standard Patios and Patio Covers
- Concrete Block Lot Fencing
- Stucco Fence Returns
- Two Car Garages with Sectional Roll-up Garage Doors
- Dual Pane Windows
- Minimum Two Elevations per House Plan
- Minimum Two Coordinated Exterior Color Schemes per House Plan
- Minimum House Size of 1,150 square feet



SETBACK EXHIBIT - LOTS 88 & 89



**POST,
BUCKLEY,
SCHUH &
JERNIGAN**

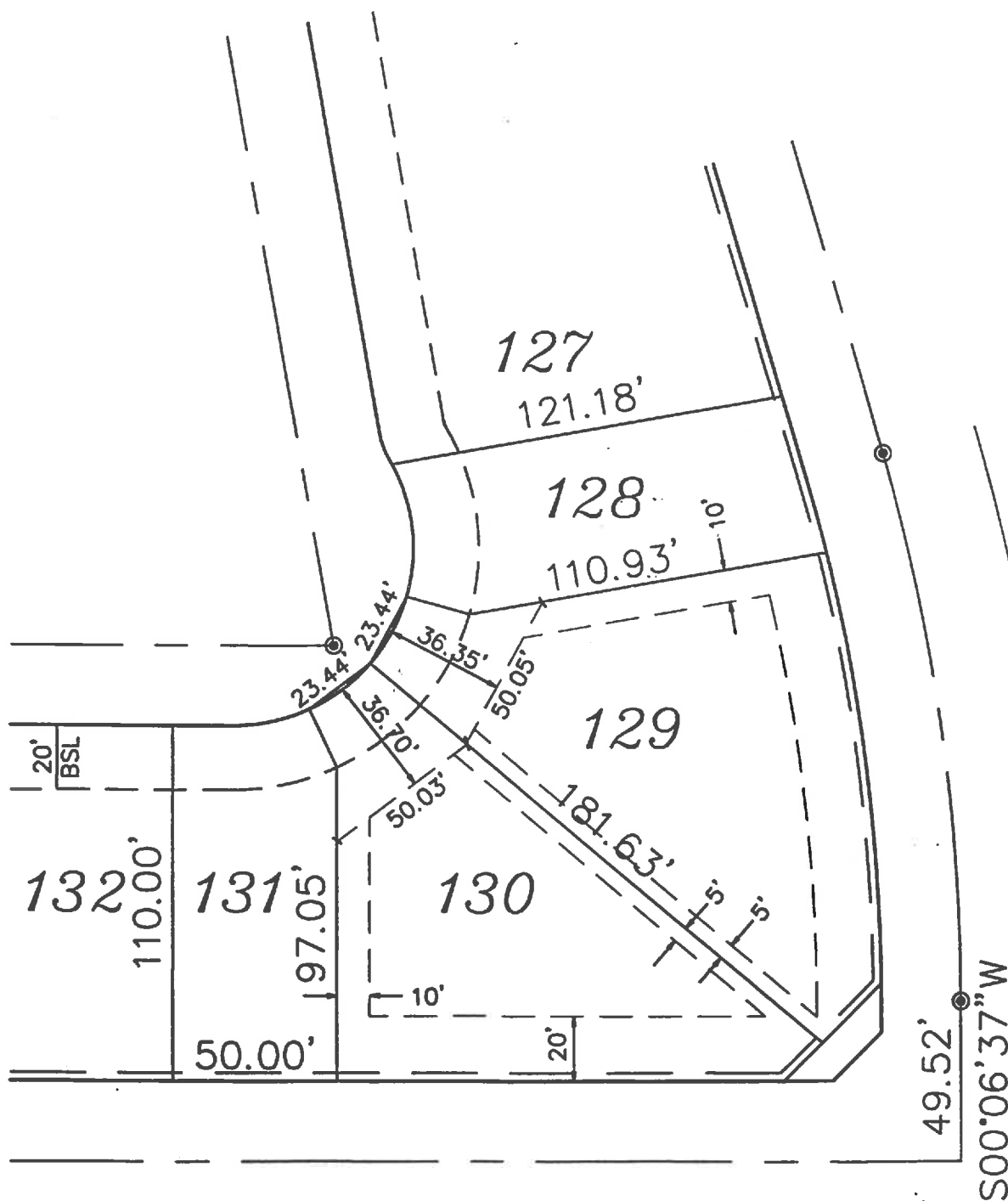
Pointe Business Plaza,
7227 N. 16th St., Suite 207
Tucson, Arizona 85720
Telephone: 602/943-1003
Fax: 602/943-1003

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

**SET-BACK DISTANCES
FOR LOTS 88 & 89**

FAIRVIEW CROSSING

**02/05/97
FIGURE 3-3**



SETBACK EXHIBIT - LOTS 129 & 130



**POST,
BUCKLEY,
SCHUH &
JERNIGAN**

Pointe Business Plaza,
7227 N. 16th St., Suite 207
Phoenix, Arizona, 85020
Telephone: 602/943-1003
Fax: 602/943-1003

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

**LOT DETAIL
FOR FLAG LOTS**

FAIRVIEW CROSSING

02/05/97

FIGURE 1-2

FAIRVIEW CROSSING

COMMERCIAL CORNER

The approximately 1.5 acre area at the immediate southeast corner of 67th Avenue and Olive Avenue is planned as a future commercial corner and is shown on the Preliminary Plat for Fairview Crossing as "*Not A Part.*" Approximately one acre of this parcel is owned by Ditta, L.P., with the remainder being owned by the owners of the Fairview Crossing property.

The size of the Ditta property, when measured from the centerlines of 67th Avenue and Olive Avenue, is 255 feet by 255 feet. In the City of Glendale zoning case Z-90-12, City Council rezoned the property from C-3 to C-2. In addition, the City requested, and the property owners at that time agreed, to increase the size of the C-2 zoning parcel an additional 45 feet beyond the south and east borders of the Ditta parcel. The net result of this action is there is now a strip of land extending approximately 45 feet beyond the south and east boundaries of the Ditta property which has C-2 zoning.

The 45 foot wide strip is currently under contract to be sold to Ditta, L.P. for their use in the future development of the commercial corner and therefore has not been included in the development plans for Fairview Crossing.

EXHIBIT "A"

(Legal Description)

PARCEL NO. 1:

The Northeast quarter of the Northwest quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT any portion lying within the following described property:

That part of the North half of the Northwest quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

FROM the Northwest corner of the said North half of the Northwest quarter of Section 31, measure thence North 88 degrees 12 minutes 10 seconds East, along the North line of the said North half of the said North half of the Northwest quarter of Section 31, a distance of 1115.70 feet to the POINT OF BEGINNING;

thence continuing North 88 degrees 12 minutes 10 seconds East 1320.03 feet to the Northeast corner of the said North half of the Northwest quarter of Section 31;

thence South 00 degrees 22 minutes 05 seconds East 1309.92 feet to the Southeast corner of the said North half of the Northwest quarter of Section 31;

thence South 88 degrees 13 minutes 48 seconds West along the South line of the said North half of the Northwest quarter of Section 31, a distance of 1209.78 feet;

thence North 01 degree 46 minutes 12 seconds West perpendicular to the said South line a distance of 50.00 feet to the beginning of a curve to the left having a radius point bearing South 88 degrees 13 minutes 48 seconds West 600.00 feet;

thence Northwesterly 172.78 feet along the arc of this curve through 16 degrees 29 minutes 58 seconds of central angle;

thence North 18 degrees 16 minutes 10 seconds West 100.00 feet to the beginning of a curve to the right having a radius point bearing North 71 degrees 43 minutes 50 seconds East 600.00 feet;

thence Northwesterly 172.50 feet along the arc of this curve through 16 degrees 28 minutes 20 seconds of central angle;

thence North 01 degree 47 minutes 50 seconds West on a line which is perpendicular to the North line of the said North half of the Northwest quarter of Section 31, a distance of 822.49 feet to the POINT OF BEGINNING; and

EXCEPTING AND RESERVING unto Santa Fe Railway Company, all minerals contained in the West 50 feet of the within described property, including, without limiting the generality thereof, oil, gas and other hydrocarbon substances as well as metallic or other solid minerals, as reserved in instrument recorded July 17, 1973 in Docket 10226, Page 247.

PARCEL NO. 2:

Lot 1, sometimes designated as fractional Northwest quarter of the Northwest quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian;

EXCEPT the North 40 feet; and

EXCEPTING THEREFROM the following described parcel:

That part of the Northwest quarter of Section 31, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point which bears South 89 degrees 55 minutes 00 seconds East 33 feet and South 1 degree 35 minutes 00 seconds West 40.02 feet from the Northwest corner of said Northwest quarter of Section 31;

thence South 89 degrees 55 minutes 00 seconds East 222.00 feet along the South right of way line of Olive Avenue which is parallel to and 40.00 feet South of the North line of said Northwest quarter of Section 31;

thence South 1 degree 35 minutes 00 seconds West 215.00 feet;

thence North 89 degrees 55 minutes 00 seconds West 222.00 feet;

thence North 1 degree 35 minutes 00 seconds East 215.00 feet along the East right of way line of 67th Avenue which is parallel to and 33 feet East of the West line of said Northwest quarter of Section 31 to the POINT OF BEGINNING.



June 17, 1997

Mr. Perry Mathis
Cason Tyler L.L.C.
6802 East Sunnyvale Road
Paradise Valley, Arizona 85253

Dear Perry:

RE: Planning Commission Approval of P-96-26 (Fairview Crossing)

At the regularly scheduled meeting of March 6, 1997, the Glendale Planning Commission approved the preliminary plat for "Fairview Crossing" located at 6607 West Olive Avenue. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval is May 7, 1997 (15 days after zoning approval). The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of the proposed R1-6 PRD Development Plan (Z-96-54). The 15-day preliminary plat approval period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the City Council approves Z-96-54.
2. Subdivision infrastructure improvement plans, landscape, perimeter wall, entry features, and signage plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
3. An 8' wall will be required adjacent to the planned commercial site on the corner of 67th and Olive Avenues.

As the preliminary plat approval is effective, you and your consultants may submit improvement plans for this 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 have any questions regarding this submittal or information on plan review schedules and permits fees.

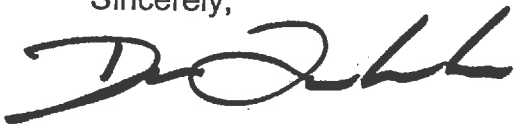
The submittal of the final plat application, \$500 final plat filing fee, final plat lot matrix, and six copies of the final plat should be included with your improvement plan submittal.

June 17, 1997
Mathis / P-96-26
Page 2

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. It is appropriate to submit two copies of the model home complex plan at the time of house product submittal.

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

Sincerely,



Dan P. Fairbanks
Senior Planner
Community Development Group

DPF/dc

Enclosures: Final Plat Application
Model Home Complex Guidelines

cc: Mary Wetenkamp, Senior Development Services Representative
John Gitzen, Development Services Representatives

pl740.87



April 23, 1997

Perry Mathis
Cason Tyler, L.L.C.
6802 East Sunnyvale Road
Paradise Valley, Arizona 85253

RE: Fairview Crossing (Z-96-54): 6607 West Olive Avenue

Dear Perry:

On April 22, 1997, the City Council of the City of Glendale voted to approve R1-6 PRD zoning request Z-96-54 (Fairview Crossing). This rezoning was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD Plan for "Fairview Crossing," dated December 1996.
2. A maximum of 141 lots shall be permitted.
3. The R1-6 development standards shall be amended as shown in the narrative report "Fairview Crossing," dated February 1997.
4. Fifty-five (55) feet of half-width right-of-way on Olive Avenue and 55' of half-width right-of-way on 67th Avenue with a taper to 65' as shown on the proposed development plan shall be dedicated within 180 days of City Council approval.
5. Construction of all street improvements for 67th Avenue and Olive Avenue along the property frontage. This includes additional pavement, curb, gutter, sidewalks, and all other improvements required by the City's Design Guidelines for infrastructure construction.
6. An 8' wall will be required adjacent to the planned commercial site on the corner of 67th and Olive Avenues.

These stipulations are part of the permanent file for this case, and are available for public review.

April 23, 1997

Z-96-54

Perry Mathis

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 stylized, cursive script.

Dan Fairbanks
Senior Planner

DF/dc