GLENDALE 36

A PLANNED RESIDENTIAL DEVELOPMENT

CASE NO. ZON15-06

PRESENTED TO THE CITY OF GLENDALE

JUNE 24, 2015

APPLICANT/OWNER

DEL PUEBLO COMMUNITIES, LLC

7520 E. ANGUS DRIVE

SCOTTSDALE, ARIZONA 85251

CONTACT PERSON

PAT LANNAN

480-947-6200

PREPARED BY

COE & VAN LOO CONSULTANTS, INC.

4550 N. 12TH STREET

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602-285-4752

GLENDALE 36

A PLANNED RESIDENTIAL DEVELOPMENT

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GLENDALE 36

A PLANNED RESIDENTIAL DEVELOPMENT

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CVL CONSULTANTS
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602.264.6831

June 24, 2015

Glendale 36
Case No. ZON15-06
Project Narrative

1. Description of Development Proposal

This narrative is written with the intent of describing the pertinent information regarding the proposed rezoning of thirty-six acres bounded by North 63rd Avenue on the west, North 61st Avenue on the east, the Executive Palms single family residential subdivision on the south, and vacant agricultural land owned by Glendale Elementary School District #40 on the north. The Glendale 36 parcel is located in Township 3 North, Range 2 East, in Section 31 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The property is located in the Barrel District.

The parcels identified are on the Maricopa County Assessor's map as parcel 143-13-007 and 143-15-002. The two parcels are currently zoned as R-2 Mixed Residence. The applicant is proposing to rezone both parcels to R1-4 Single Residence using the Planned Residential Development (PRD) option. This project is to be completed in one phase.

The neighborhood streets will be part of the public right-of-way. A minimum of two off-street parking spaces per residential unit will be supplied with driveway and an attached garage or carport. Each space will be independently accessible. The proposed development will have 222 total units. The majority of the units will be 40' wide lots, with 17 lots at 45', in width, and 16 lots at 50' in width. Circulation around the site will be facilitated by 61st Avenue and 63rd Avenue with right-of-ways ranging from 33 feet to 40 feet. These two streets run north and south, and are classified as collectors.

2. Existing Conditions

The current zoning for the parcel is R-2, or Mixed Residence. This zoning is intended to create a transition from urban single residence districts to a mixture of residential land uses. Because the surrounding area is not an urban mixed-use area and the desired variety of residential options can be maintained with a R1-4 zoning, the applicant is requesting to rezone to R1-4 (see exhibits A and B). This will create a more cohesive neighborhood within this suburban area, while maintaining the General Plan land use, Medium-High Density Residential: 5.0-8.0 du/ac (see exhibit D).

The surrounding properties include:

Immediately to the north of the site is a vacant tract owned by the Glendale Elementary School District #40. The neighborhood north of Alice Avenue (north of the school district's land) has apartments and townhomes, both zoned R-4. The townhomes were built around 1973, with two units for sale ranging from $49,000 - $65,000 (according to Zillow.com).

Townhomes for sale

On the east border of the site is 61st Avenue. Young Women's Christian Association and A New Leaf family counseling center, an apartment complex (zoned R-4) and single-family residential (zoned R-4) are located on 61st Avenue. The single-family residential neighborhood is called the Owen Subdivision 2 and was platted in 1959. The homes there were built from 1960-1971 and the average lot size is approximately 7,800 sq. ft. No information was found on the apartments located at 8530 North 59th Avenue, except that they are zoned R-4. Teresa Estates is a subdivision of fourplexes zoned R-4. These parcels were platted in 1972 and built in 1973 (see exhibit C).

To the south of the subject property is vacant residential land (zoned R-4) and single-family residences (zoned R1-6). The vacant land surrounds on three sides another parcel which contains a single home; together these parcels are for sale for $225,000 (according to Zillow.com). The single-family residential subdivision is called Executive Palms and the lots are on average 5,500 sq. ft. The land was platted in 1994 and homes were built between 1996 and 1999.

Single home for sale with surrounding vacant parcel

The Resthaven Cemetery is to the west of the subject property. North of the cemetery is the Tarrington Ranch Park, and single-family residences (zoned R1-4) along the west side of 63rd Avenue. These single-family detached homes were built around 2006 and the average lot size is 3,600 sq. ft on average. The Tarrington Place neighborhood has one home for sale listed at $195,000 (according to Zillow.com).

Home for sale in the Tarrington Place Neighborhood

The relevant destinations in the vicinity include:

Resthaven Cemetery: 6450 W Northern Ave, Glendale, AZ 85301
Tarrington Ranch Park: 6350 W Butler Drive, Glendale, AZ 85301
A New Leaf outpatient counseling center: 8581 N 61st Ave #A, Glendale, AZ 85302
YWCA: 8561 N 61st Ave, Glendale, AZ 85302
Covenant International Church: 8807 N 61st Ave, Glendale, AZ 85302
The Church of Jesus Christ of Latter-day Saints: 8840 N 61st Ave, Glendale, AZ 85302
Glendale Community College: 6000 W Olive Ave, Glendale, AZ 85302
Banner Thunderbird Medical Center: 5555 W Thunderbird Rd, Glendale, AZ 85306
Glendale Fire Department Station 157: 9658 N 59th Ave, Glendale, AZ 85302

Glendale Police and Fire Station: 6835 N 57th Drive, Glendale, AZ 85301
Circle K gas station: 5848 W Olive Ave, Glendale, AZ 85302
7 Eleven gas station: 6720 W Olive Ave, Peoria, AZ 85345
Butler Park: 57th Avenue and Alice Ave, Glendale, Arizona 85302
Chase Bank: 5849 W Northern Ave, Glendale, AZ 85301
Walmart Supercenter: 5605 W Northern Ave, Glendale, AZ 85301
Fry's Food Store: 5116 W Olive Ave, Glendale, AZ 85302
Walmart Neighborhood Market (proposed): 5137 W Olive Ave, Glendale, AZ 85302
US Post Office: 5955 W Peoria Ave, Glendale, AZ 85302
Glendale Success Academy: 7301 N 58th Ave, Glendale, AZ 85301
Landmark Middle School: 5730 W Myrtle Ave, Glendale, AZ 85301
Glendale American Elementary School: 8530 N 55th Ave, Glendale, AZ 85302
North Pointe Preparatory High School: 10215 N 43rd Ave, Phoenix, AZ 85051
Apollo High School: 8045 N 47th Ave, Glendale, AZ 85302
Glendale High School: 6216 W Glendale Ave, Glendale, AZ 85301

3. Conditions, Covenants, and Restrictions

Conditions, covenants, and restrictions for this project will be submitted with final documents.

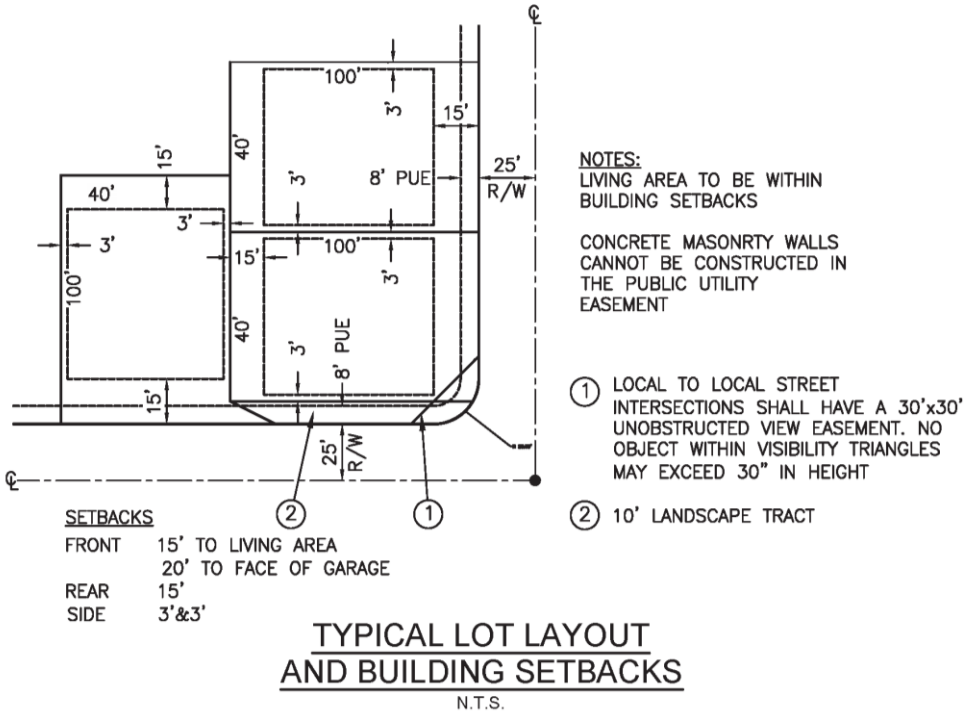
4. House Product Design

The house product has not been selected for this development at this time. The proposed housing product could be a mixture of single story, two story, and possibly three story product with a single or dual tandem garage. The product will be 34 feet in width and no more than 30 feet in height. With the setbacks there is approximately a 2,000 square-foot area available for the housing product on the 40' x 100' lots; a 2,250 square-foot home on the 45' x 100' lots; and a 2,500 square-foot home on the 50' x 100' lots.

In reviewing housing product for these lot sizes the final product could be a mixture of single story, two story, and possibly three story product. A few of the product options could be a single story two bedroom bungalow with a one car garage and a covered front porch or a two-story four bedroom home with a single car garage and a covered porch. All homes will include a covered patio with box columns and a roof that is integrated into the design of the home. If the patio roof of the product is flat a tile roof or a parapet will be included.

Architectural diversity guidelines are achieved from the use of front yard porches, alternating roof lines and ridge lines, and varying earth tone colors of the roof tiles and the paint pallet. There will be a minimum of 3 color pallets and roof tile options. Exterior finish shall consist of stucco, masonry, brick, or stone veneer and popouts will be provided on all windows. All mechanical equipment will be ground mounted. There will also be a minimum of two builder installed front yard landscaping packages options to be installed within 30 days of closing.

5. Typical Standards and Lot Layout



Typical Lot Layout

In accordance with R1-4 zoning standards, the typical lot layout for Glendale 36 with have a front setback of 15-20 feet, rear setback of 15 feet, and a street side setback of 10 feet. Local to local street intersections will have a 30-foot by 30-foot unobstructed view easement. Glendale 36 will comply with the maximum structure height of 30 feet. The development proposes a side setback of 3 feet and 3 feet instead of the standard side setback of 5 feet and 5 feet. Maximum lot coverage of fifty percent (50%) instead of the standard forty-five percent (45%) is also proposed for Glendale 36.

6. Public or Commonly Owned Open Space and Facilities

The property owner is responsible for maintaining landscaping in all public right-of-way adjacent to the project.

7. Landscape Concept & Perimeter Theme Wall

The landscape design for Glendale 36 will have modified desert landscaping around the property with turf and deciduous shade trees in the open play areas. Open space on the southeast of the property will include a trail system and benches. An amenity area will provide a shaded tot lot, shade ramada, open play area, benches, B.B.Q. grill, and picnic

tables. Open space on the northeast of the property will include a trail system and bench to accommodate children walking to school.

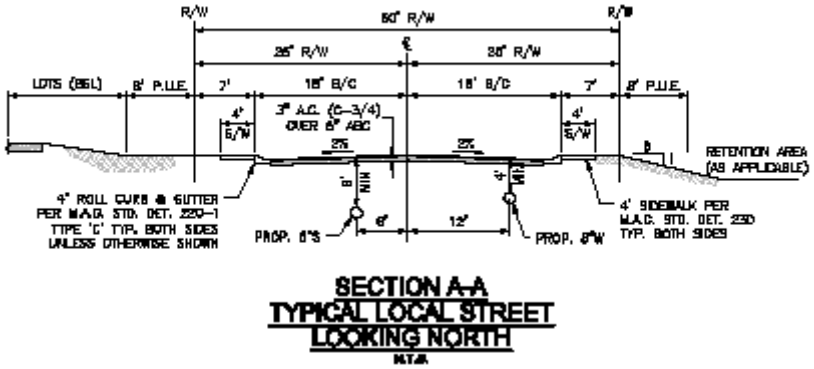
Theme walls will be made of split-faced block to mimic the look of the surrounding neighborhood without the maintenance concerns associated with stucco. View fencing will be placed along the back of lots surrounding the amenity area. The entry monument will be located at the intersection of Butler Drive and 63rd Avenue. The monument will be sandblasted onto earth tone tile/stone facing east toward 63rd Avenue (see Exhibit E for details). Exhibit F shows the conceptual mailbox design. The homeowners association will own and maintain the perimeter theme wall and entry features.

8. Screening, Buffers, and Transitions

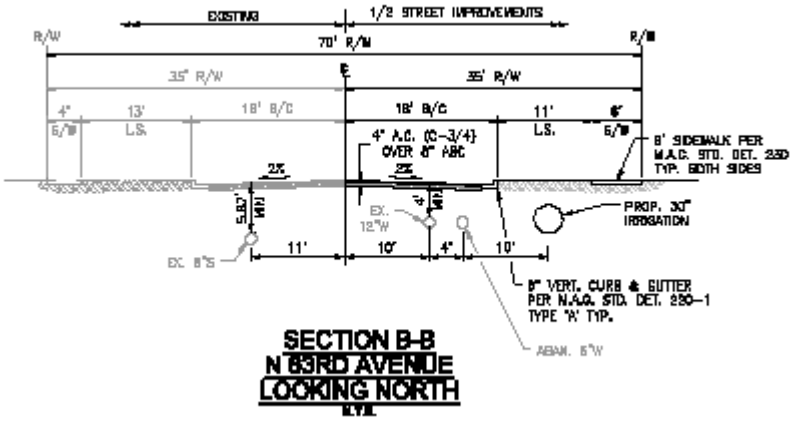
All mechanical equipment, electrical meter, and similar utility devices shall be screened from public view with appropriate plantings, where possible and permitted by the respective utility providers. Walls used for this purpose will be a minimum of six feet in height.

A minimum ten-foot wide landscape buffer is designed around the property. The landscaping for this buffer will be modified desert landscaping with street trees and desert shrubs. On the east side of the property there will be an open play area kiddy corner from Tarrington Ranch Park that will act as a buffer to 63rd Avenue.

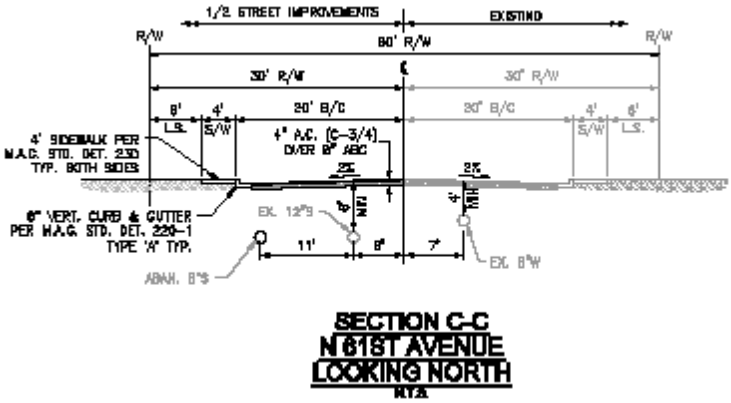
9. Proposed Cross Sections



Typical Local Street Looking North



North 63rd Avenue Looking North



North 61st Avenue Looking North

The new sidewalks will taper to match the existing 7-foot wide sidewalks to the north on 61st Avenue and 63rd Avenue. Curb, gutter, sidewalk, and LED street lights will be provided along all roadways.

10. Drainage

The site will be designed to meet the City of Glendale drainage requirements as stated in the Storm Water Policies and Standards. In addition, certain aspects of the design are in accordance with the Flood Control District of Maricopa County (FCDMC), Drainage Design Manuals for Maricopa County, Arizona, Volume I, Hydrology, Volume II, Hydraulics, and Drainage Policies and Standards Manual for Maricopa County, Arizona. The site contains light vegetation and trees and it is mainly a farmland and slopes in the range of 0.3% to 0.5 % to the west.

Offsite flow heading south on N 63d Ave crosses W Alice Avenue located north of the site and continues south towards an existing scupper on the north bound, routing storm water to an existing retention basin adjacent to the north west corner of the site. Runoff along N 63rd Ave and adjacent to the site will be captured as required by scuppers and routed to the proposed retention system located south west of the site. North of the site is farmland and flow travels west towards an existing basin. South of the site, runoff travels south to south west and away from the site. Flow heading south on N 61st Ave is intercepted north of the site by an existing scupper routing storm water to an existing retention basin adjacent to the north east corner of the site. Runoff along N 61st Ave and adjacent to the site will be captured by scuppers and routed to the proposed detention system located south east of the site.

The on-site drainage concept provides retention basins to retain post-developed versus pre-developed on-site runoff from the 100-year, 2-hour storm, as required by the City of Glendale and Flood Control District of Maricopa County. Hydrologic design for the site will be based on the City of Glendale Hydrologic Design Criteria. The local street within the site will be designed such that the 10-year flow is contained within the street curbs. The 50-year flow is contained within the right-of-way. The local street will be designed to convey runoff to the retention basin located within the site. Where capacity of the street is exceeded, catch basins and storm drains will be used to convey the flow from the streets into the retention basin. Finished floor elevations will be set at a minimum of 14 inches above the top of adjacent low curb or outfall and a minimum of 6 inches above the top of adjacent high curb. In addition, the finished floors will be 14 inches above the outfall or 0.5 foot above the maximum 100-year water surface elevation, whichever is greater.

11. Water and Sewer

Per Quarter Section Maps obtained from the City of Glendale on August 27, 2014 there is an existing 12-inch water main and an 8-inch sewer main on 63rd Avenue extending the length of the proposed development. Also, there is an existing 8-inch water main and an 8-inch sewer main on 61st Avenue extending the length of the proposed development as well. As part of our engineering design process we will obtain water pressure tests on each line to determine the suitability for development and cross connection of these water mains which are both in Zone-I. In addition, we will coordinate with the City to determine the reserve capacity of the sanitary sewer systems and direct flow to each main accordingly. It is presumed that there is sufficient treatment works capacity for the proposed development.

12. R1-4 Development Standards

Min.Net Lot Area	Min. Width	Min. Depth	Minimum Setback[2]				Max. Structure Height[1]	Max. % Lot Coverage
			Front	Rear	Side	Street Side		
4,000’	40’	80’	15’-20’	15’	0’ to 10’	10’	30’	45%

1 Two story maximum, refer to Section 7.300 for accessory buildings
2 Minimum 10 feet separation between buildings on adjacent lots

13. Proposed Development Standards

Min.Net Lot Area	Min. Width	Min. Depth	Minimum Setback				Max. Structure Height	Max. % Lot Coverage
			Front	Rear	Side	Street Side		
4,000	40’	80’	15’-20’	15’	3’ & 3’	10’	30’	50%

14. Conclusion

The development team believes that this request represents an appropriate and favorable planning of the site and will bring a unique product to the City of Glendale.

We look forward to working with staff in the processing of this project.

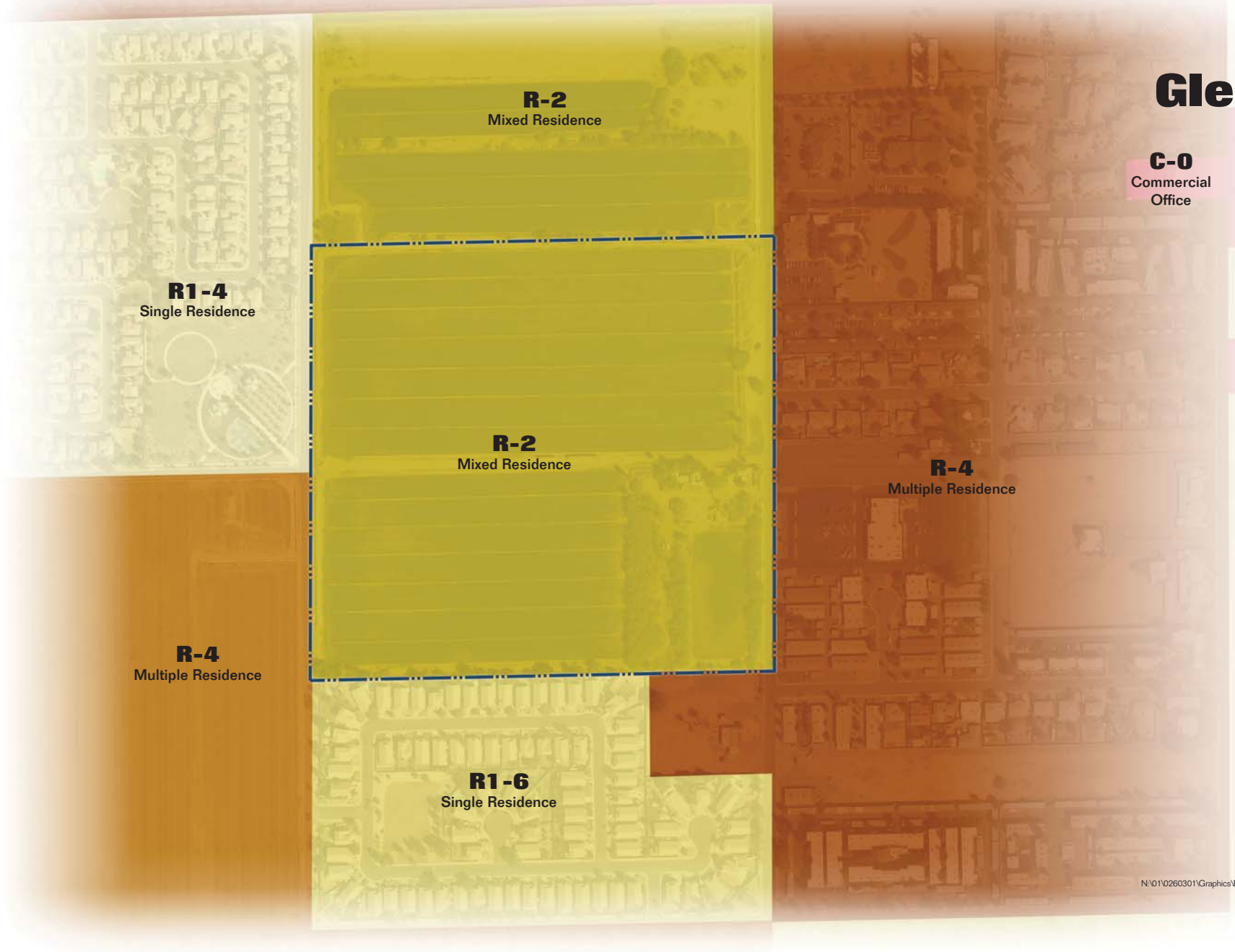
EXHIBITS

EXHIBIT A

Existing Zoning

Glendale 36

Existing Zoning



12 May 2015
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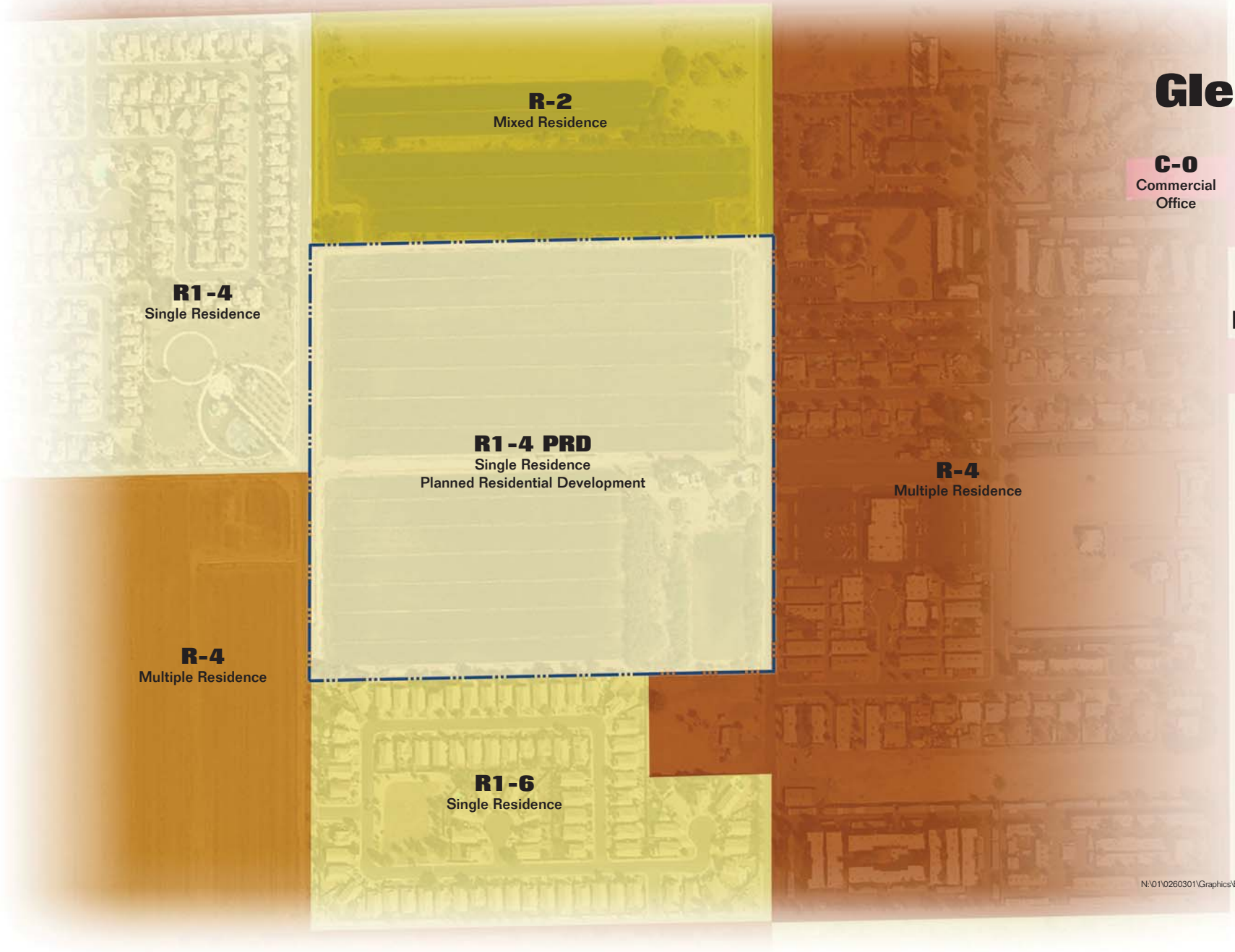
EXHIBIT B

Proposed Zoning

Glendale 36

Proposed Zoning



12 May 2015
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EXHIBIT C

Aerial Map

Glendale 36

Aerial Map

15 December 2014
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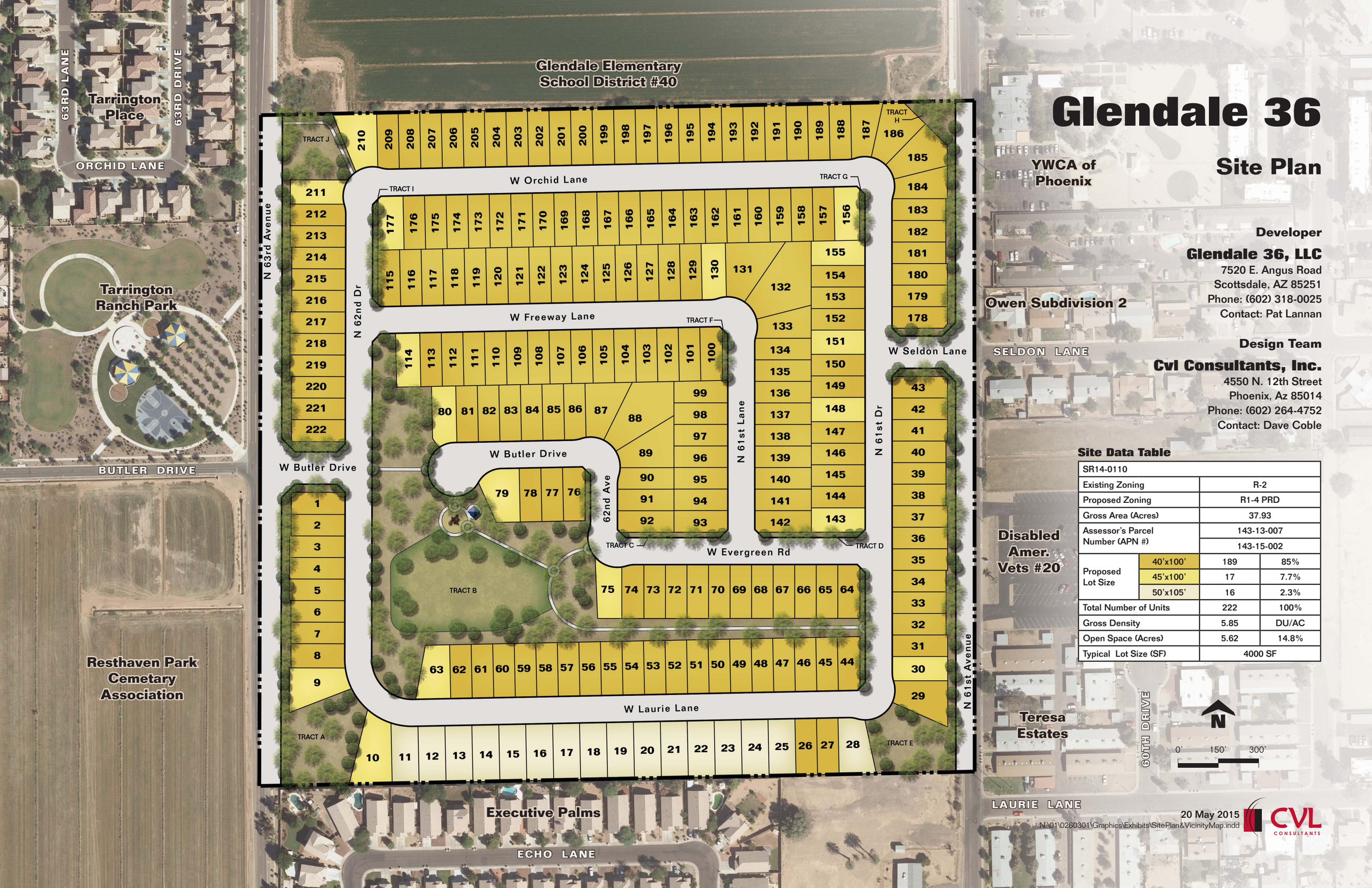
EXHIBIT D

Site Plan

Glendale 36

Site Plan



Developer

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7520 E. Angus Road
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Phone: (602) 318-0025
Contact: Pat Lannan

Design Team

Cvl Consultants, Inc.
4550 N. 12th Street
Phoenix, Az 85014
Phone: (602) 264-4752
Contact: Dave Coble

Site Data Table

SR14-0110			
Existing Zoning		R-2	
Proposed Zoning		R1-4 PRD	
Gross Area (Acres)		37.93	
Assessor's Parcel Number (APN #)		143-13-007	
		143-15-002	
Proposed Lot Size	40'x100'	189	85%
	45'x100'	17	7.7%
	50'x105'	16	2.3%
Total Number of Units		222	100%
Gross Density		5.85	DU/AC
Open Space (Acres)		5.62	14.8%
Typical Lot Size (SF)		4000 SF	

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EXHIBIT E

Entry Feature and
Conceptual Perimeter Theme Wall

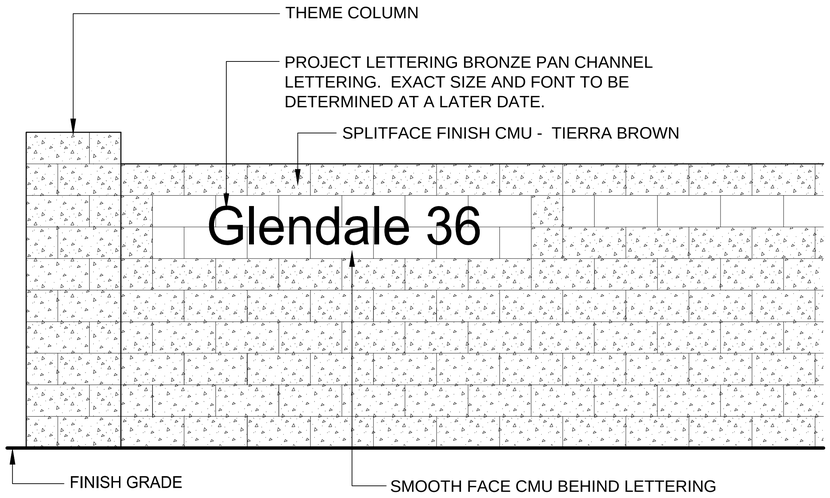
GLENDALE 36

GLENDALE, AZ

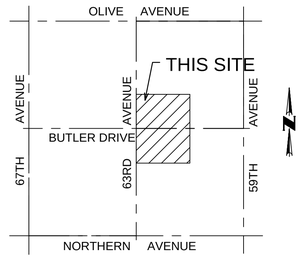
A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
GLENDALE 36, LLC
7520 E. ANGUS ROAD
SCOTTSDALE, AZ 85251
PHONE: (602) 318-0025
CONTACT: PAT LANNAN

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-4752
CONTACT: DAVE COBLE



PROJECT IDENTIFICATION



VICINITY MAP
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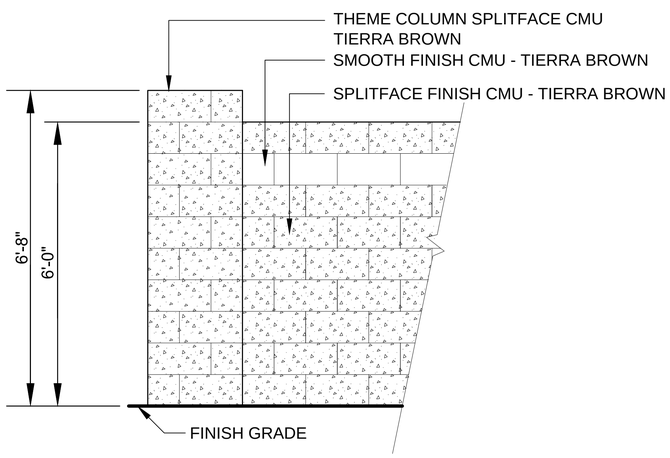
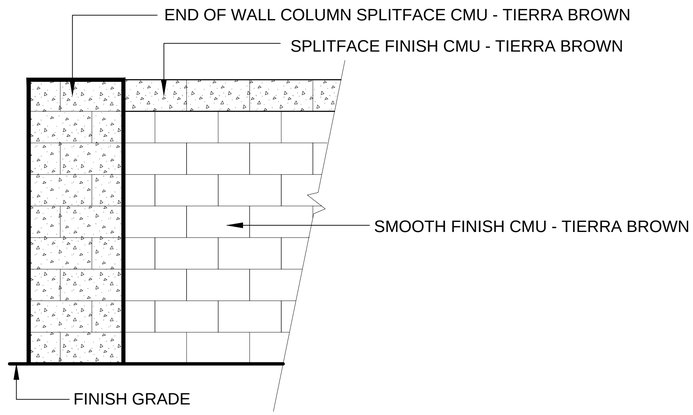


6' THEME WALL

SUBDIVISION WALL SHALL BE USED ON ALL INTERIOR WALLS ADJACENT TO OPEN SPACE TRACTS



END OF WALL COLUMN

SHEET INDEX

SHEET 01 - EXHIBIT E: CONCEPTUAL PERIMETER THEME WALL AND ENTRY FEATURE

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4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvlci.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

EXHIBIT E

CONCEPTUAL PERIMETER THEME WALL AND ENTRY FEATURE

NTS

5/08/15
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EXHIBIT F

Conceptual Mailbox

GLENDALE 36

GLENDALE, AZ

A PORTION OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
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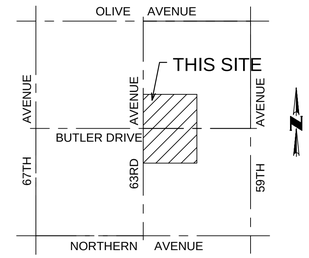
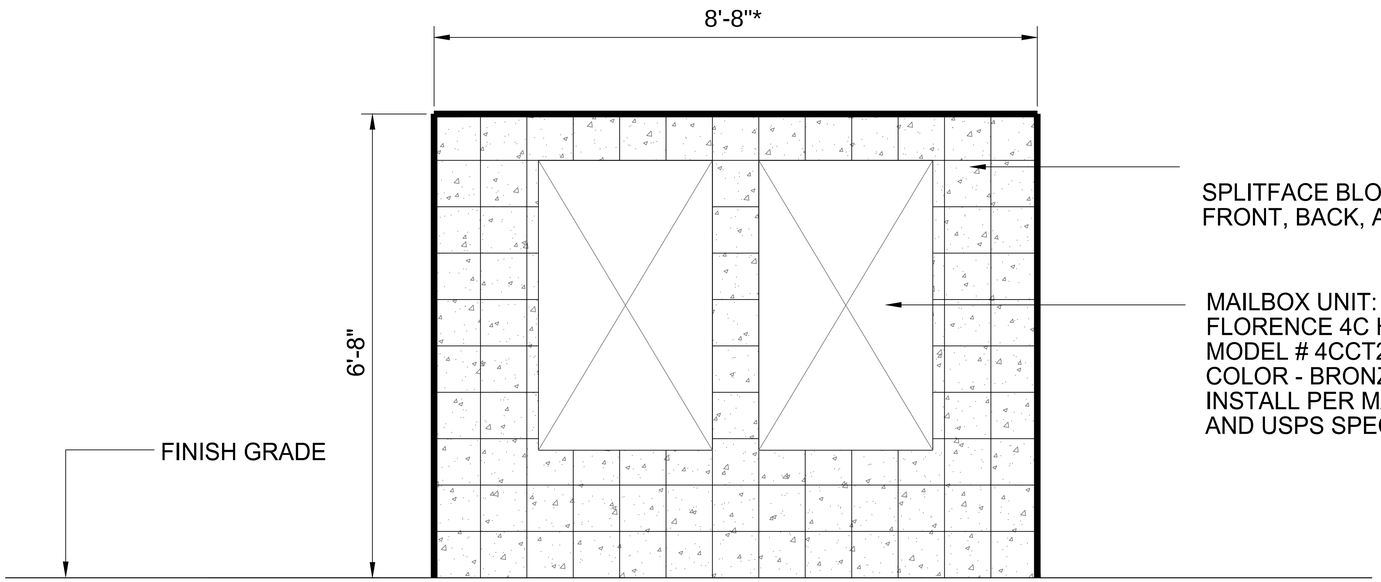


VICINITY MAP
(NOT-TO-SCALE)



* THIS DIMENSION MAY VARY DEPENDING ON THE NUMBER OF CBU UNITS REQUIRED BY THE U.S. POSTAL SERVICE.

THE EXACT NUMBER AND LOCATION OF THESE MAILBOX ENCLOSURES SHALL BE DETERMINED BE THE U.S. POSTAL SERVICE.

MAIL BOX ENCLOSURE

SHEET INDEX

SHEET 01 - EXHIBIT F: CONCEPTUAL MAILBOX

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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

EXHIBIT F
CONCEPTUAL MAILBOX

NTS

5/08/15
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