

May 1995

Prepared For:
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10/10/95
APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
BY CITY COUNCIL,
SUBJECT TO 5 STIPS.

A Project Narrative to Accompany General Plan Amendment (GP-94-09), and
Planned Area Development Plan (Z-94-33) of

FILE COPY

MISSION GROVES IV & V at Marshall Ranch

13001 North 59th Avenue

May 1995

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MISSION GROVES IV & V at Marshall Ranch
13001 North 59th Avenue

TABLE OF CONTENTS

General Plan Amendment	.	.	.	.	.	1
PAD Zoning Amendment	.	.	.	.	.	5
House Product Design Guidelines	.	.	.	.	.	9
Development Standards	.	.	.	.	.	13

EXHIBITS

Vicinity Map	.	.	.	.	.	3
PAD Plan	.	.	.	.	.	4
PAD Comparison Table	.	.	.	.	.	6
1987 PAD Plan	.	.	.	.	.	7
Preliminary Plat	.	.	.	.	.	15
Preliminary Landscape Plan	.	.	.	.	.	16
Conceptual Floor Plans and Elevations	.	.	.	.	.	19

EXPLANATORY STATEMENT
Appended to the General Plan Amendment Application (GP-94-09)
for the proposed subdivision entitled

MISSION GROVES IV & V AT MARSHALL RANCH

The subject property consists of Parcels "A, B, D, F and G" (i.e., the undeveloped remainder) of "Marshall Ranch", a master-planned residential development, located at the northeasterly corner of the intersection of 59th Avenue with Cactus Road, in the City of Glendale. The subject property contains a gross area of 62.90 acres, is agriculturally developed as an actively cultivated citrus grove, and is planned to be developed by Courtland Homes, Inc., as the fourth and fifth single-family detached residential subdivision plats within the "Marshall Ranch Master Planned Community", to be entitled "Mission Groves IV & V". The "Team Meeting" concerning these proposed subdivision units has been conducted with the project team of the City's Community Development Group, and in conformance with their recommendation, a PAD Zoning Amendment Application, a Preliminary Plat Application, and this General Plan Amendment Application are being submitted for the City's review and approval procedures.

The existing zoning of the subject property is P.A.D. (as is the entire "Marshall Ranch"). The approved P.A.D. Master-Plan of the "Marshall Ranch" shows that this portion of the project is permitted a sum of 286 dwelling-units, at individual development parcel densities ranging from 5.3 DU/Ac to 7.5 DU/Ac. The subject subdivision proposes to develop this portion of the "Marshall Ranch" with a total of 199 lots, which is a density of 3.16 DU/Ac. With the exception of Parcel "A" (which is discussed herein below), this area is shown upon the Glendale General Plan as having a permitted land-use of "Residential, 3.5 - 5 DU/Ac", and we assume that the subject proposed subdivision (i.e., to a density of 3.16 DU/Ac) is in substantial conformance with same, and that a General Plan Amendment is not required to permit the proposed development.

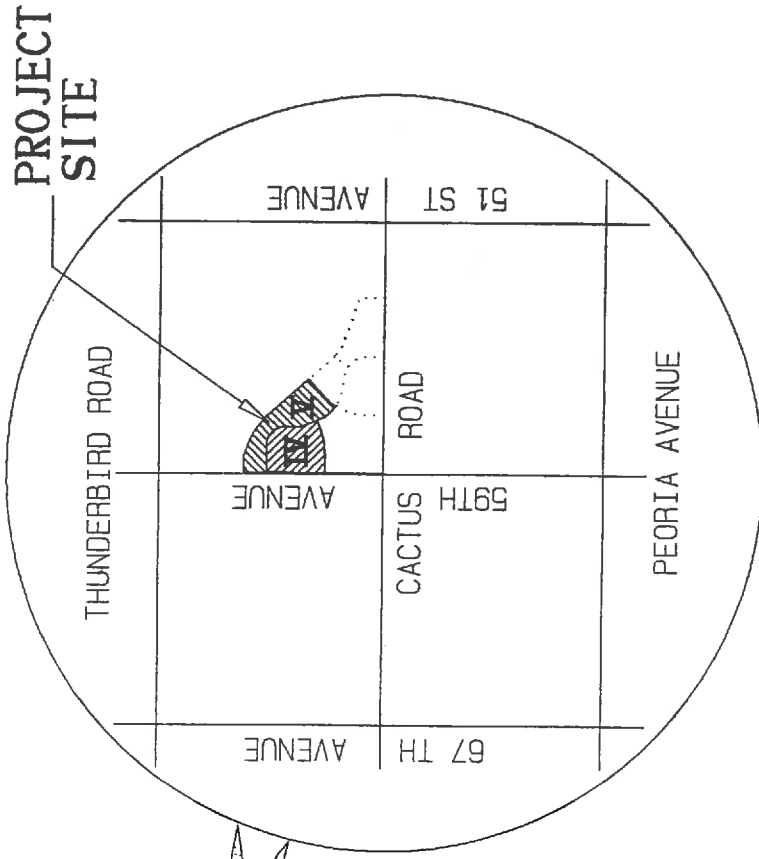
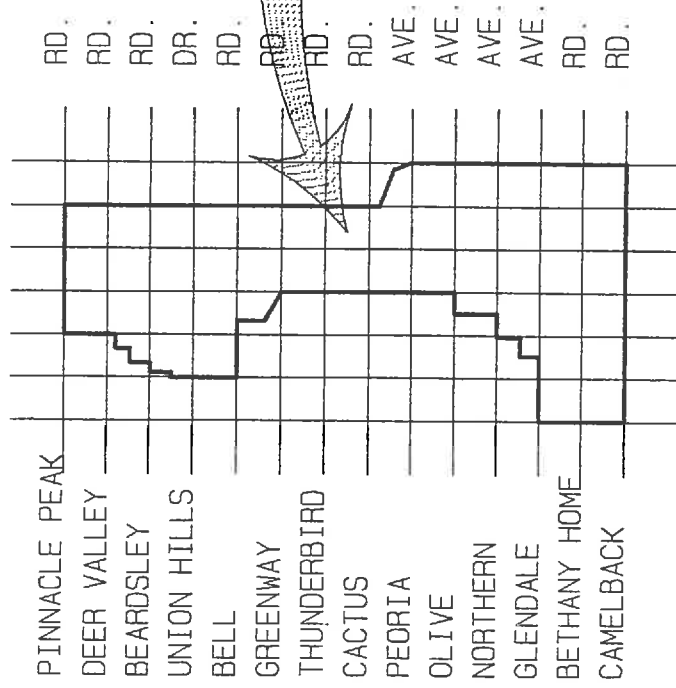
However, Parcel "A" is shown upon the P.A.D. Master-Plan of "Marshall Ranch" as having a land-use of "Service Residential", and that portion of the subject project is shown upon the Glendale General Plan as "Limited Office". That is the specific subject of this General Plan Amendment application, i.e., to eliminate the "Limited Office" use depicted upon the General Plan and to replace it with "Residential, 3.5 - 5 DU/Ac". Attached to this application is a copy of the proposed PAD Plan and Preliminary Plat proposed for "Mission Groves IV & V". These exhibits are intended to serve as the land-use map for this application.

The proposed development of the subject property to a single-family residential land-use is consistent with the surrounding area, and with the prior subdivision plats within "Marshall Ranch", all of which were developed with dwelling-unit densities lower than permitted upon the P.A.D. Master-Plan for the overall project. The development of the subject subdivision plats will complete the construction of the infrastructure improvements for "Marshall Ranch", and will conclude the development of that overall project.

The requested amendment of the land-use classification for the subject property to "Residential, 3.5 - 5 DU/Ac" conforms with the existing adjoining residential development densities, and this G.P.A. request is therefore considered by the Applicant to be a "minor amendment". The effect of the approval of this G.P.A. Application will not change the residential character of the land-use in this area, but will instead assure that the land-use that will adjoin the existing developed area within the "Marshall Ranch" shall be a low-density residential use, which complies with the wishes of both the applicant and the existing "Marshall Ranch" homeowners.

Summary:

The approval of the subject applications (i.e., the Zone-Change, Preliminary Plat and G.P.A. Applications, in total) will permit the development of the subject property to a density that is lower (by 87 dwelling-units) than is permitted by its existing zoning and by the approved master-plan for "Marshall Ranch", and will permit the development of the subject property to the land-use desired by the applicant. For those reasons, we respectfully request your favorable consideration of this General Plan Amendment Application.



VICINITY MAP

NOT TO SCALE

PROJECT NARRATIVE
Appended to the PAD Zoning Amendment (Z-94-33)
for the proposed subdivision entitled

MISSION GROVES IV & V AT MARSHALL RANCH

Explanatory Statement:

The subject property consists of Parcels "A, B, D, F and G" (i.e., the undeveloped remainder) of "Marshall Ranch", a master-planned residential development, located at the northeasterly corner of the intersection of 59th Avenue with Cactus Road, in the City of Glendale. The subject property contains a gross area of 62.90 acres, is agriculturally developed as an actively cultivated citrus grove, and is planned to be developed by Courtland Homes, as the fourth and fifth single-family detached residential subdivision units within "Marshall Ranch", to be entitled "Mission Groves IV & V". The "Team Meeting" concerning these proposed subdivision units has been conducted with the staff of the City's Community Development Group, and in conformance with their recommendation, a General Plan Amendment Application, this P.A.D. Zoning Amendment Application, and Preliminary Plat Application are being submitted for the City's review and approval procedures.

Existing and Proposed Zoning:

The existing zoning of the subject property is P.A.D. (as is the entire "Marshall Ranch" project). The approved P.A.D. Master-Plan of the "Marshall Ranch" shows that this portion of the project is permitted a sum of 286 dwelling-units, at individual development parcel densities ranging from 5.3 DU/Ac to 7.5 DU/Ac. Mission Groves IV & V is proposed to be developed with a total of 199 lots (a density of 3.16 DU/Ac), together with "Tracts" for community recreation, perimeter and interior landscaping, and for drainage retention.

The approved land-use for the subject property, shown upon the "Marshall Ranch" master-plan, is as follows: Parcel "A", Service Residential; Parcel "B", Park; Parcel "D", Single-Family Residential, 7.5 DU/Ac; Parcel "F", Single-Family Residential, 5.34 DU/Ac, and; Parcel "G", Single-Family Residential, 5.3 DU/Ac. The purpose of this P.A.D. Zoning Amendment Application is to change the land-use for the subject "Parcels A, B, D, F & G of Marshall Ranch" to Single-Family Residential, 3.16 DU/Ac. The major portion of this area is shown upon the Glendale General Plan as "Residential, 3.5 - 5 DU/Ac". The table at page 6 summarizes the differences between the existing PAD and this proposal.

TABLE I
COMAPARISON ORIGINAL PAD* PARAMETERS
VS.
PROPOSED AT BUILD OUT

<u>Parcels</u>	<u>Original</u>	<u>Build Out</u>
A	12 ac. Service Residential	IV
F	15.91 ac. SF/85 d.u./5.34 d.u./ac.	96 d.u./3.18 d.u./ac 30.21 ac
B	2.95 ac. Park	V
D	13.32 ac. SF/100 d.u./7.5 d.u./ac.	103 d.u.
G	19.0 ac. SF/101 d.u./53 d.u./ac.	3.15 d.u./ac 32.69 ac
C	12 ac. School	12.12 ac. School
E	11.98 ac. SF/72 d.u./6.0 d.u./ac.	"M.G. II @ M.R."
H	14.74 ac. SF/70 d.u./4.75 d.u./ac.	76 d.u./26.91 ac 2.82 d.u./ac
I	25.66 ac. SF/87 d.u./3.39 d.u./ac.	"Estates @ M.R." 82 d.u./25.63 ac 3.20 d.u./ac
J	42.47 ac. SF/134 d.u./3.16 d.u./ac.	"M.G. III @ M.R." 118 d.u./42.46 ac 2.78 d.u./ac
Totals	<hr/> 649 d.u.	<hr/> 475 d.u.

* Originals proposed in PAD booklet prepared by Linderoth Associates for A-M Community Developers.

1987 P.A.D. PLAN



LEGEND

PARCEL	USE	ACRES	NO. UNITS	DENSITY
A	SERVICE RES.	12.0 AC.		
B	PARK	2.98 AC.		
C	SCHOOL	12.0 AC.		
D	SINGLE FAMILY	13.32 AC.	100 D.U.	7.5 D.U./AC.
E	SINGLE FAMILY	11.98 AC.	72 D.U.	6.0 D.U./AC.
F	SINGLE FAMILY	16.91 AC.	85 D.U.	5.34 D.U./AC.
G	SINGLE FAMILY	19.0 AC.	101 D.U.	5.3 D.U./AC.
H	SINGLE FAMILY	14.74 AC.	70 D.U.	4.75 D.U./AC.
I	SINGLE FAMILY	25.66 AC.	87 D.U.	3.39 D.U./AC.
J	SINGLE FAMILY	42.47 AC.	134 D.U.	3.16 D.U./AC.
TOTAL		170.9 AC.	849 D.U.	
	GROSS DENSITY			3.82 D.U./AC.
	GROSS RESIDENTIAL DENSITY (LESS S.R.)			4.11 D.U./AC.
	GROSS RESIDENTIAL DENSITY (LESS S.R., PARK, & SCHOOL)			4.53 D.U./AC.



Primary Infrastructure:

Cactus Road and 59th Avenue, adjoining the "Marshall Ranch" project, have already been fully improved as parts of Improvement District No. 56. In addition, the "Phases 1, 2 & 3" portions of the "Infrastructure Improvements" for the overall Marshall Ranch project have been constructed as a part of the prior development of the first three subdivision units within same, and/or as a part of the prior development of the Marshall Ranch Elementary School site located within the overall project. Those completed Infrastructure Improvements include: Marshall Ranch Drive extending easterly from Larkspur Drive to Cactus Road; 57th Avenue extending from Cactus Road to Marshall Ranch Drive, and Larkspur Drive extending from 59th Avenue to Marshall Ranch Drive. The balance of the Infrastructure Improvements must be constructed as a part of the development of the subject subdivision units. Therefore, at the conclusion of the development of the subject subdivision units, all of the Infrastructure Improvements for "Marshall Ranch" will have been constructed, and all of the parcels within the overall project will have been developed.

Enhanced paving will be provided in Marshall Ranch Drive and at individual subdivision entries off of that street and Larkspur Drive. Paving blocks shall be per City of Glendale's Standard Detail G-328.

The S.R.P.'s Arizona Canal adjoins the north boundary of the "Marshall Ranch" project, and the "Thunderbird Paseo" public recreational area is sited along the north side of the Canal. The City desires that pedestrian access be provided to that park from areas south of the Canal, and the stipulations to the Marshall Ranch Master Plan (approved by the City Council in 1987) therefore require that its Infrastructure Improvements include a "Pedestrian/Bike Path" extending along the west line of the Marshall Ranch Elementary School site, from Marshall Ranch Drive to the Canal, together with a "Pedestrian Bridge" crossing the Canal. At an indefinite point of time in the future, the City will construct those two facilities. However, since those two facilities are the cost responsibility of the Developer, and since the City wishes to assure that the said cost responsibility will be met by the Developer, it has been agreed by the Developer and the City that the estimated construction cost of same must be deposited (or "escrowed") with the City. Those funds have been deposited with the City by the Developer, as a part of the processing for the development of the

prior (third) subdivision unit within the "Marshall Ranch" project (Mission Groves III).

The subject portion of the "Marshall Ranch" is bisected by an existing Salt River Project irrigation delivery ditch. The elimination of that ditch are a part of this development's requirements. Well site #30 north of Unit V is some nine feet higher than the surrounding area (as is the canal road along the Northern line of V). Homebuyers will obviously be aware of this condition by inspection.

Citrus Orchards:

The first two subdivision units developed within the Marshall Ranch both attempted to save as many existing citrus trees as possible within the yard areas of their lots. That effort imposed unanticipated difficulties upon those subdivision units, since the existing locations of the trees were on a "gridded" grove pattern that did not lend itself to the development layout pattern. The irregular locations of the "saved" trees, the interruptions to the irrigation of same, and the trauma of the subdivision construction activities, resulted in the subsequent death of many (over half) of the "saved" trees. Therefore, for the purpose of featuring the inclusion of many citrus trees on the lots, but at the same time to avoid the problems encountered in the prior units, and for the purpose of attempting to assure that a larger number of citrus trees survive the subdivision improvement activity, it is not planned to "save" the existing trees that are sited within the area of the subject subdivision lots, but to instead plant new large-size citrus trees as a part of the landscaping improvements for same. This design feature will help carry out the "theme" of Marshall Ranch which was established as an orchard. This is the procedure that is being utilized in the third subdivision unit, also. A minimum of two (2) trees will be installed in the front-yard area of each lot, as a part of the landscaping improvements for the subject subdivision units, and the genus of same will be identical (or similar) to the trees existing in the Marshall Ranch Orchard, and they shall be 24" ball and burlapped plants. Efforts will be made to save groupings of the existing Citrus trees in perimeter areas, in Tract A (the community recreation area) and adjacent to collector wherever possible.

House Product Design Guidelines:

The subject subdivision units are being produced by the Developer for their own use. It is intended that the architectural features of those homes shall be compatible with and similar to the homes that have been constructed within the first three development units of the "Marshall Ranch". Attached to this application are conceptual floor plans and elevations of housing products that the Developer anticipates will be similar to those that are to be built and sold

within the subject subdivision units. They will typically feature:

- a.) tile roofs;
- b.) ground-mounted air conditioning units;
- c.) stucco exteriors;
- d.) two-car and possible three-car garages;
- e.) optional fireplaces
- f.) patio covers are a standard feature;
- g.) all patio covers will include stucco columns and a tile roof of parapet wall;
- h.) window popouts will be provided on all windows regardless of location.

Exterior colors will be similar to those within the first three development units. All return walls between dwelling units, on corner lots and adjacent to open space shall be stuccoed and painted to match the existing theme wall along Marshall Ranch Drive. Also attached to this application are exhibits of the landscaping improvements that are planned to be constructed as a part of the improvements for the subject subdivision units.

The aesthetic character and the architectural features of the homes that have been constructed by the Developer within the first three units of the "Marshall Ranch" are superior, and have in the past been met with the praise of the City's staff, and existing residents. The marketing of same has been very successful. It is the Developer's intention to continue that tradition with respect to the housing products that are to be built with the subject two subdivision units.

Drainage/Retention:

Storm water retention per City of Glendale criteria shall be provided in several tracts throughout the site. Retention for IV will be concentrated in the interior of the site (adjacent to the community recreation area) and along 59th Avenue. Retention for V will be more localized with a basin at the south end (adjacent to the school and pedestrian access to the Paseo), along Marshall Ranch Drive and along 59th Avenue.

Community Recreation Area:

A relatively large (2.2 acre) open space area has been designed into the interior of IV to provide an area for local recreation. Roughly half of the area will be used for retention. The area will include:

- Ramada
- Picnic Table
- Tot Lot.

Construction Phasing:

Each unit may have its own "model complex phase". In any event, the completion of Marshall Ranch Drive from 59th Avenue through all of Marshall Ranch shall be completed in the first construction phase.

Project Theme:

The Marshall Ranch theme will be continued through Units IV and V using the same theme wall and continuing the existing landscape pallet. Major entry features, mirroring the existing ones at 55th Avenue and Cactus shall be constructed at 59th Avenue on both sides of Marshall Ranch Drive. The large landscape setback (50 feet) will be continued along 59th Avenue. The minimum perimeter wall along this area will be offset to break up the otherwise long straight wall. The several landscaped retention areas will provide open space dispersed through out the site. Landscape tracts at minor entries along Marshall Ranch Drive will provide additional softening to the landscape.

In addition, it is the intent of this development to be annexed into the Marshall Ranch Community Association, thereby insuring continuity of maintenance.

Summary:

The existing zoning of "Parcels A, B, D, F & G of Marshall Ranch: permits a development yield of 87 lots more than are being proposed for the subject subdivision. Its proposed land-use of

single-family residential, with a density of 3.30 DU/Ac, closely matches the land-use of the adjoining neighborhood. The prior three subdivision units developed within the Marshall Ranch have been successful, the homes within same are architecturally attractive, the aesthetic features within same are superior, and they have been assets to the community. It is intended that the subject subdivision units will continue that tradition, that the design of the homes will be the same quality as the prior housing products, (although somewhat smaller) and that **MISSION GROVES IV & V** will be a successful project. For all of these reasons, we respectfully request your favorable consideration of this P.A.D. Zoning Amendment Application.

MISSION GROVES IV
Development Standards
Z-94-33

- a.) Lot Area - There shall be not less than 6,300 square feet of lot area per each lot. The lot shall be not less than fifty-five (55') in width or less than one hundred fifteen feet (115') in depth.
- b.) Lot Coverage - The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five percent (45%) of the total lot area.
- c.) Front Yard - There shall be a front yard having a depth not less than eighteen feet (18'). The front setback shall vary from eighteen feet (18') to twenty-one (21') from lot to lot.
- d.) Side Yards -
 - 1.) On interior lots, there shall be two side yards, one of which shall be not less than ten feet (10') in width, and the other not less than five feet (5') in width.
 - 2.) On a corner lot, a ten foot (10') side yard shall be maintained on the street side of the lot for the entire depth of the lot.
 - 3.) Bay window and/or fireplace may encroach two and a half feet (2.5') into the ten foot (10') side yard only.
- e.) Rear Yards - There shall be a rear yard having a depth not less than twenty feet (20').
- f.) Building Height - No building shall exceed a height of two (2) stories of thirty feet (30').
- g.) Accessory buildings shall not exceed fifteen feet (15'). Accessory buildings shall conform to all R1-7 standards including setback requirements.

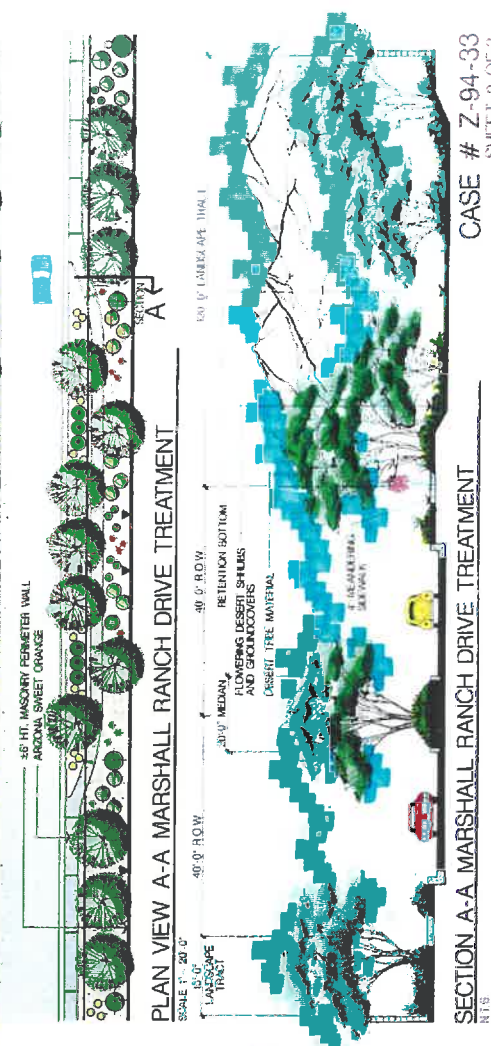
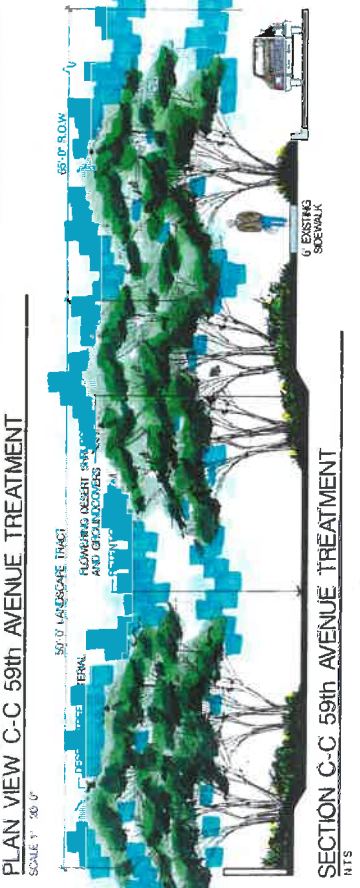
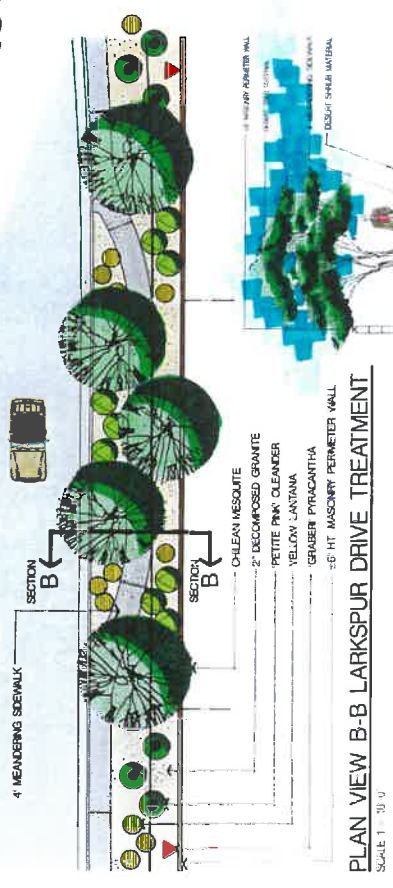
MISSION GROVES V
Development Standards
Z-94-33

- a.) **Lot Area** - There shall be not less than 7,400 square feet of lot area per each lot. The lot shall be not less than sixty-five (65') in width or less than one hundred fifteen feet (115') in depth.
- b.) **Lot Coverage** - The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five percent (45%) of the total lot area.
- c.) **Front Yard** - There shall be a front yard having a depth not less than eighteen feet (18'). The front setback shall vary from eighteen feet (18') to twenty-one (21') from lot to lot.
- d.) **Side Yards** -
 - 1.) On interior lots, there shall be two side yards, one of which shall be not less than ten feet (10') in width, and the other not less than five feet (5') in width.
 - 2.) On a corner lot, a ten foot (10') side yard shall be maintained on the street side of the lot for the entire depth of the lot.
 - 3.) Bay window and/or fireplace may encroach two and a half feet (2.5') into the ten foot (10') side yard only.
- e.) **Rear Yards** - There shall be a rear yard having a depth not less than twenty feet (20').
- f.) **Building Height** - No building shall exceed a height of two (2) stories of thirty feet (30').
- g.) **Accessory buildings** shall not exceed fifteen feet (15'). Accessory buildings shall conform to all R1-7 standards including setback requirements.

Mission Groves IV and V at Marshall Ranch

PLANNED AREA DEVELOPMENT PLAN FOR
PREPARED FOR: COURTLAND HOMES
LOCATED IN GLENDALE, ARIZONA

DESIGN PLUS VLS
1000 N. GLENDALE AVENUE
GLENDALE, ARIZONA 85301
TEL: 623.438.1100
FAX: 623.438.1101
WWW.DESIGNPLUSVLS.COM
MAY 9, 2006

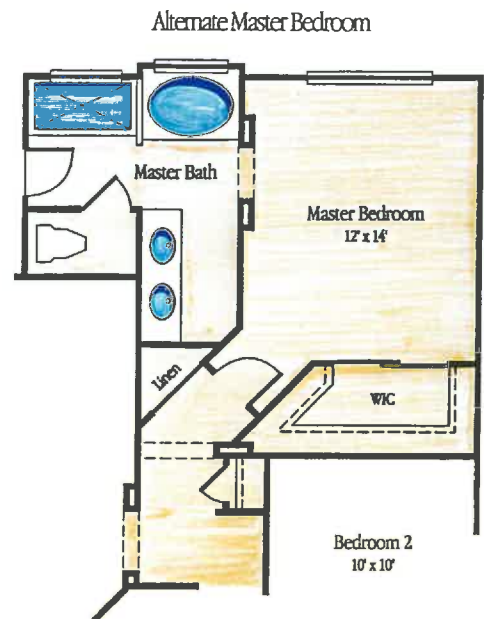
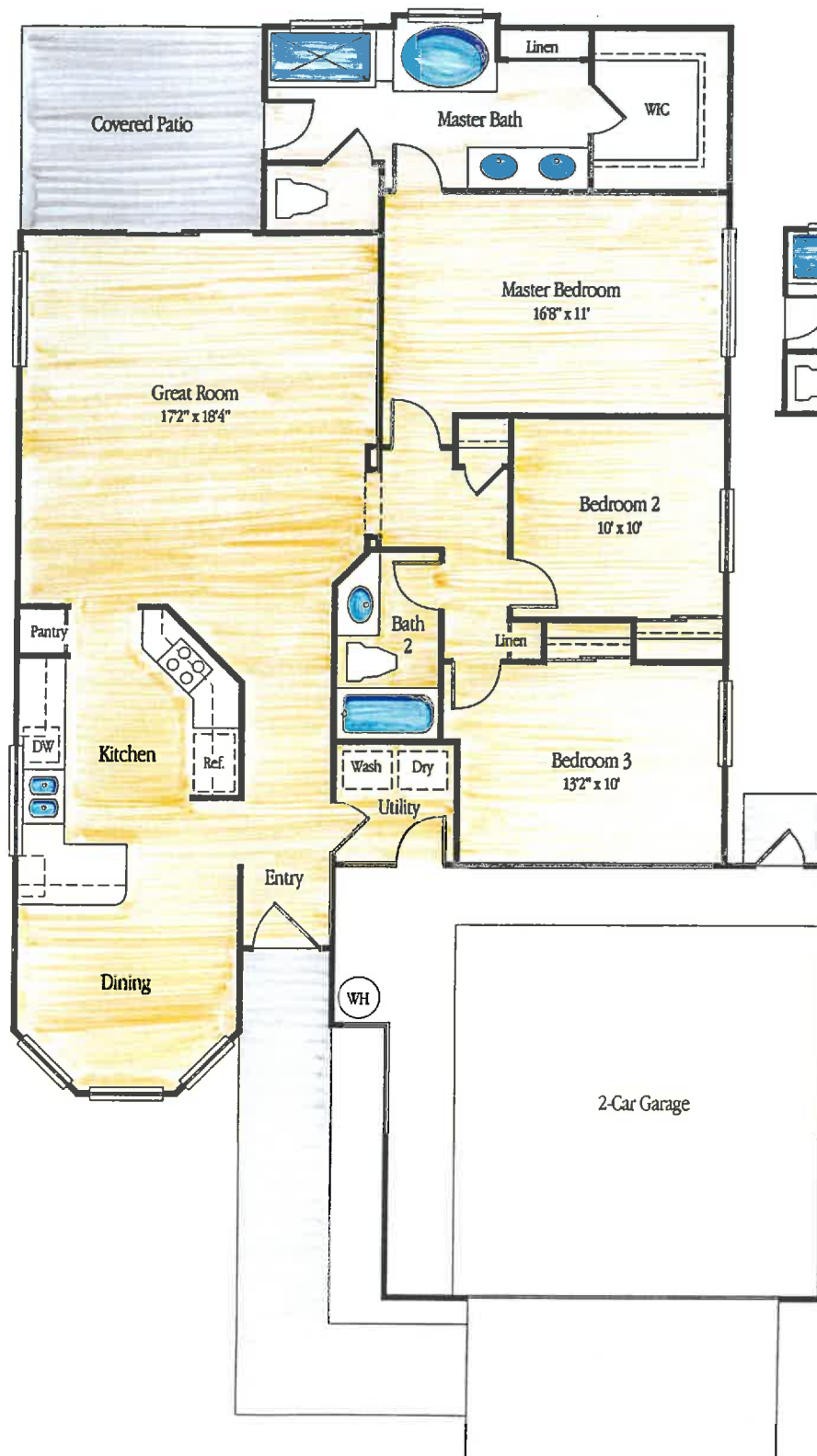


PLANNED AREA DEVELOPMENT PLAN FOR Mission Groves IV and V at Marshall Ranch

PREPARED FOR: COURTLAND HOMES
LOCATED IN GLENDALE, ARIZONA

DISK IN A MINUTE
1000 N. MARSHALL AVE.
GLENDALE, ARIZONA 85141
MAY 9, 1995





Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 1514

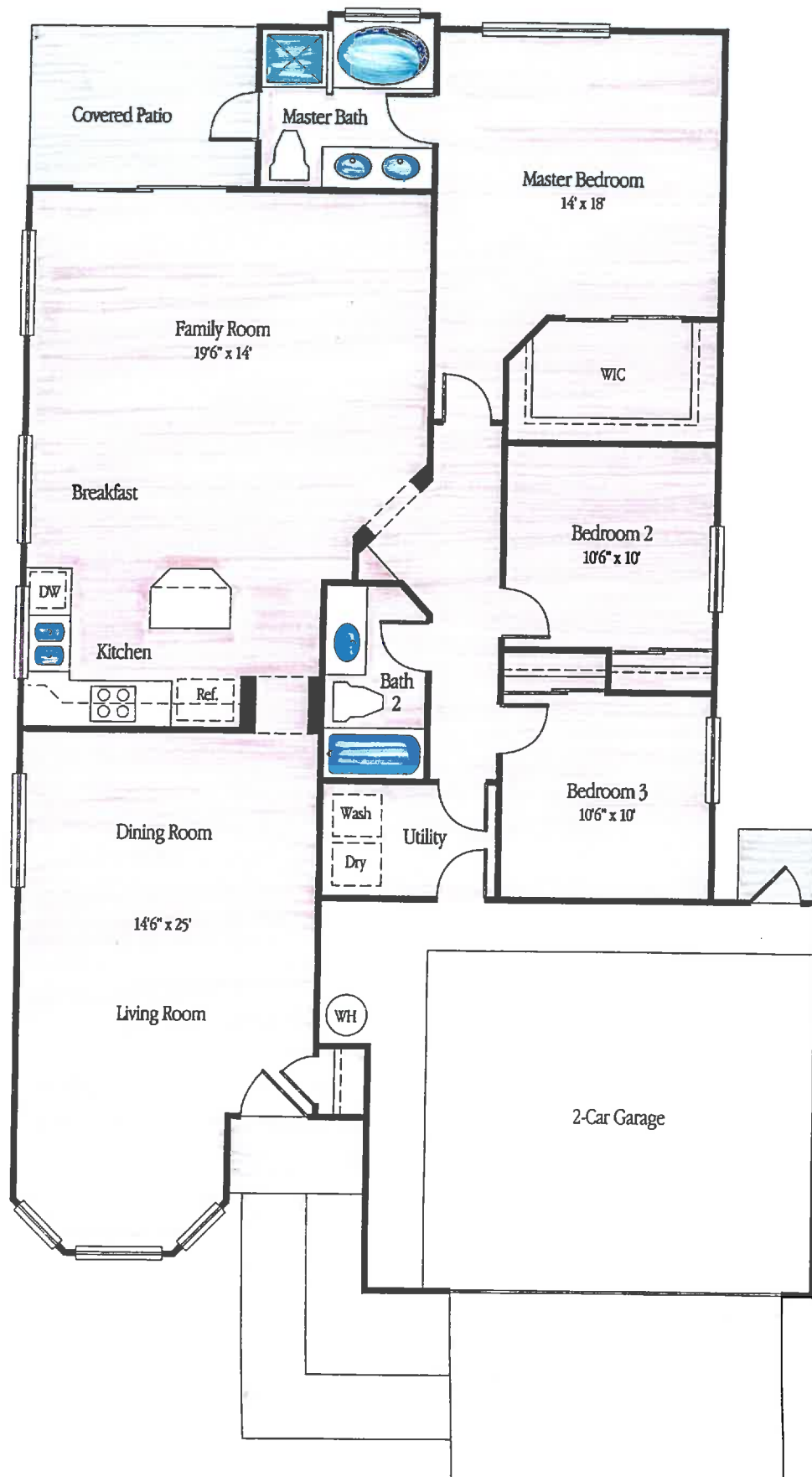


Courtland Homes Plan# 1514 A



Courtland Homes Plan# 1514 B

Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 1514



Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 1686

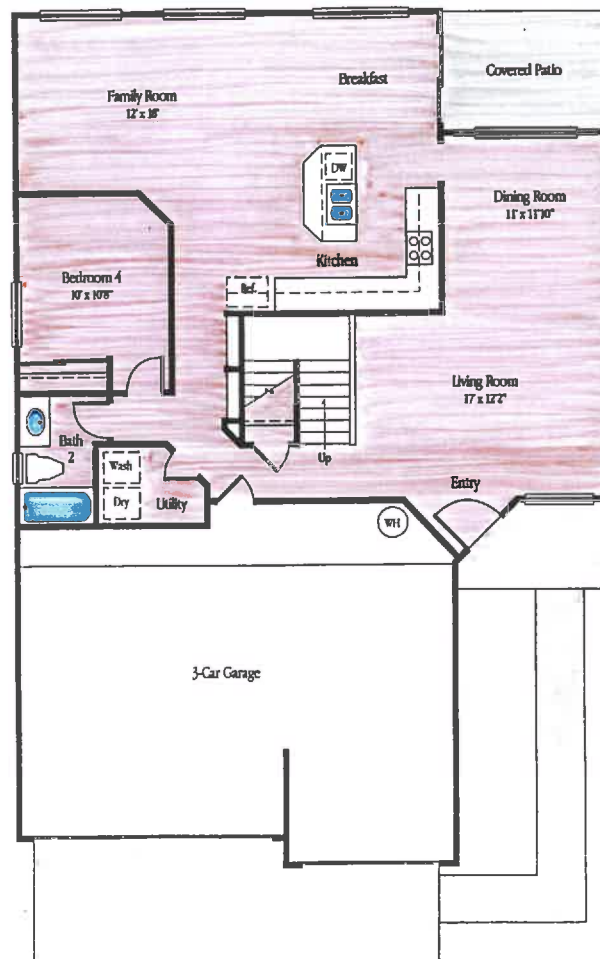
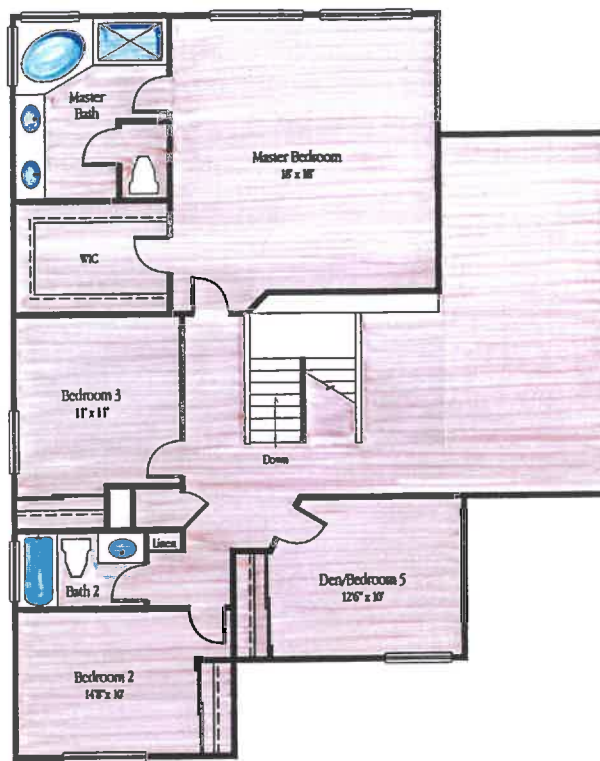


Courtland Homes Plan# 1686 A



Courtland Homes Plan# 1686 B

Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 1686



Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 2470

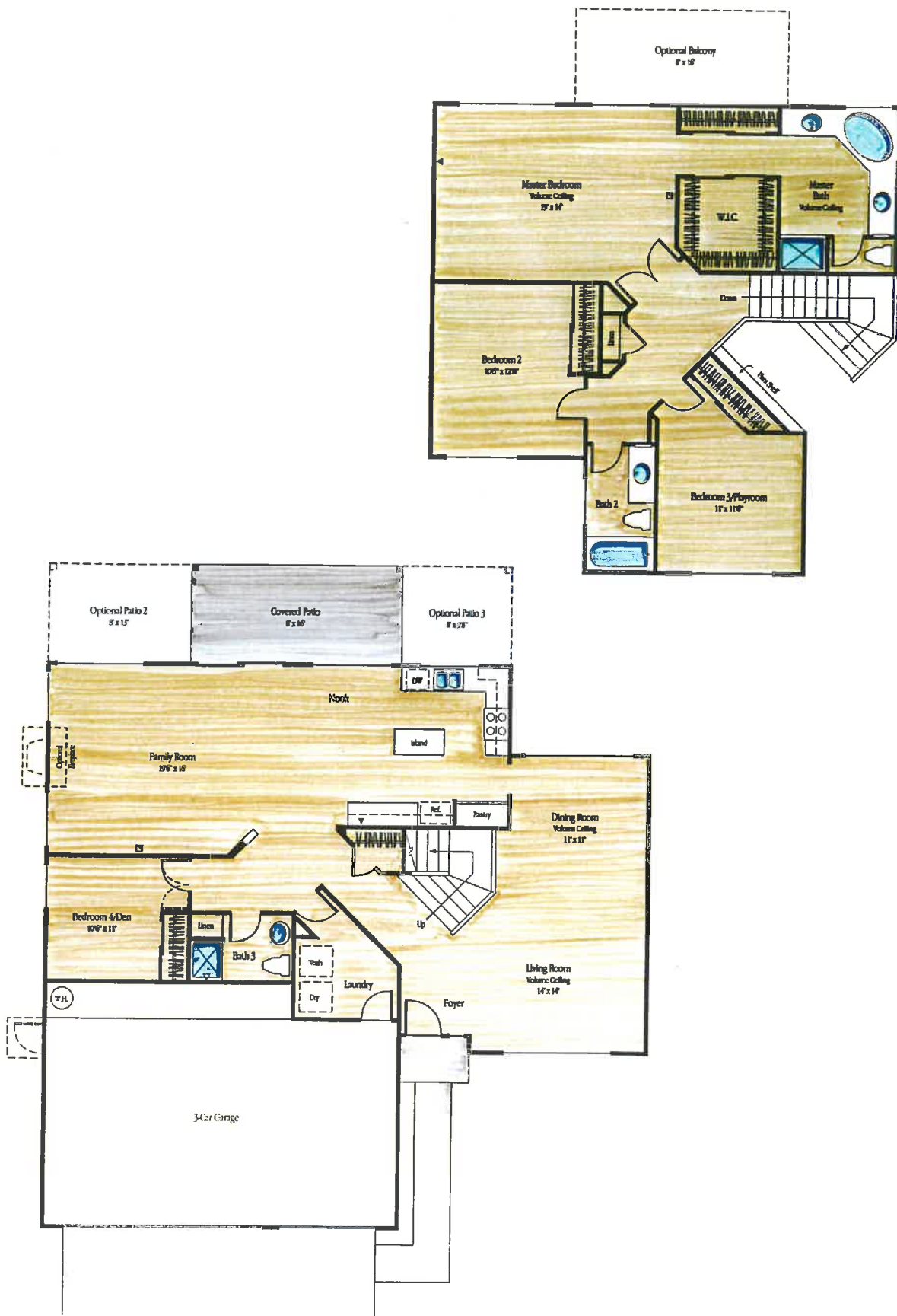


Courtland Homes Plan# 2470 A



Courtland Homes Plan# 2470 B

Mission Groves IV
at Marshall Ranch
COURTLAND HOMES PLAN 2470



Mission Groves V
at Marshall Ranch
COURTLAND HOMES PLAN 2524



Courtland Homes Plan #2524A

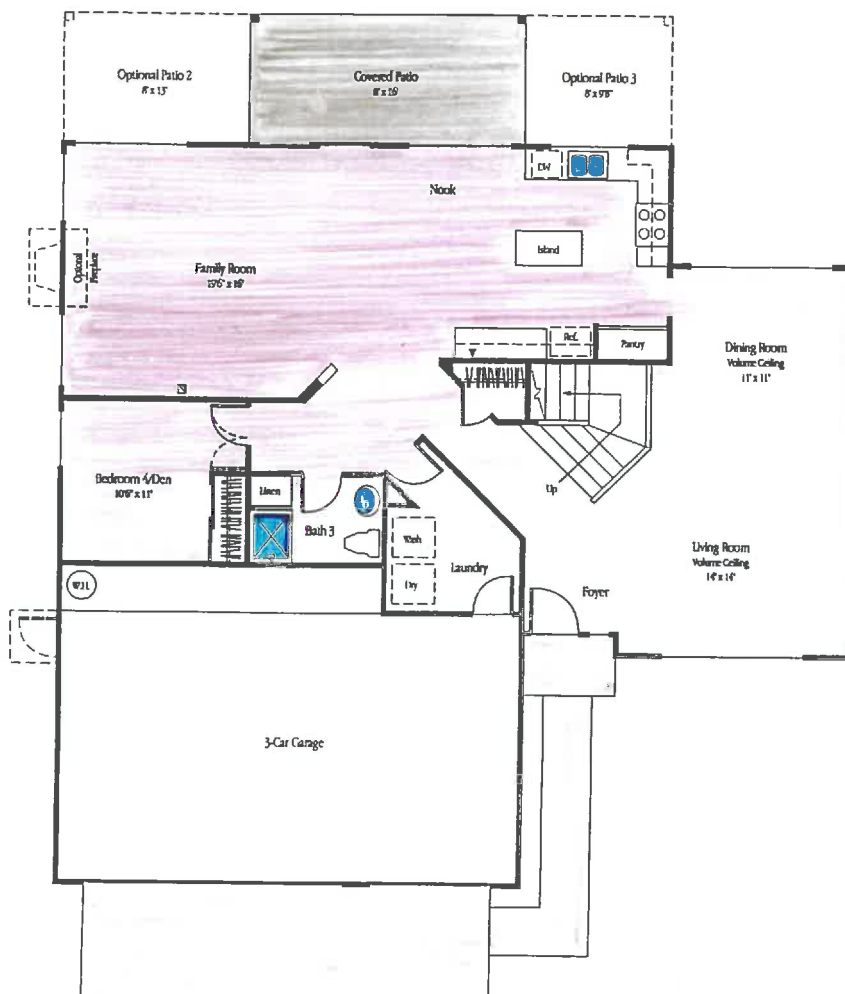
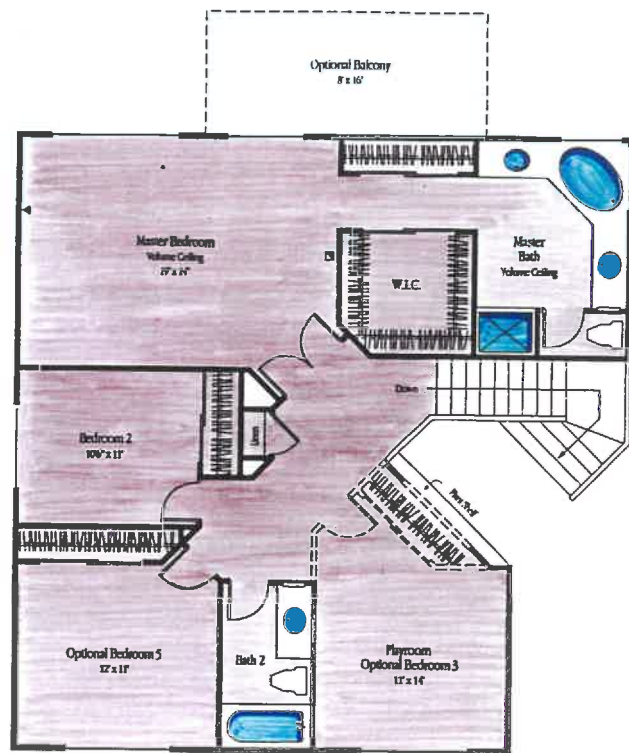


Courtland Homes Plan #2524B



Courtland Homes Plan #2524E

Mission Groves V
at Marshall Ranch



Mission Groves V
at Marshall Ranch
COURTLAND HOMES PLAN 2525



Courtland Homes Plan #2525A

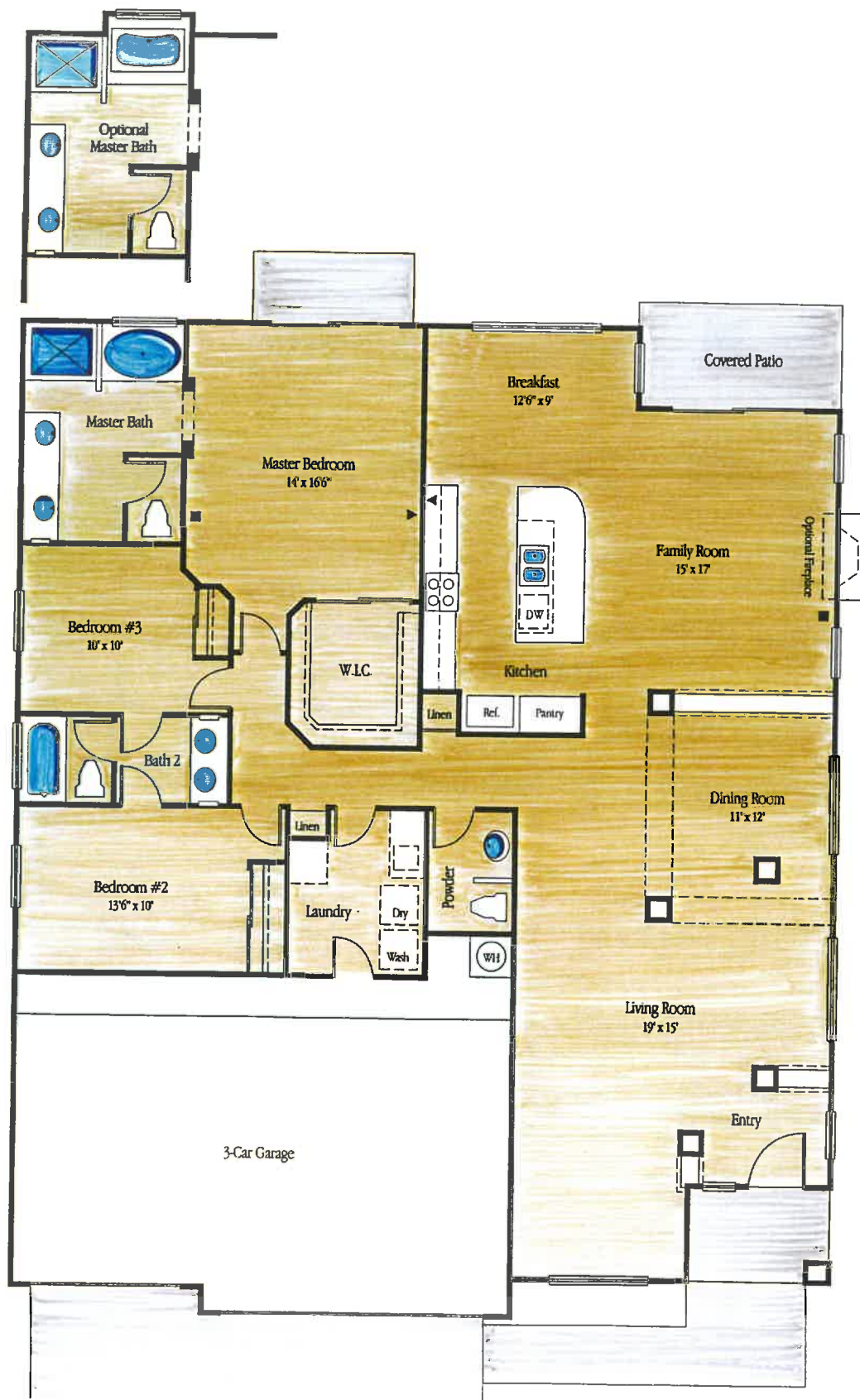


Courtland Homes Plan #2525C



Courtland Homes Plan #2525D

Mission Groves V
at Marshall Ranch



Mission Groves V
at Marshall Ranch
COURTLAND HOMES PLAN 2533



Courtland Homes Plan #2533 A

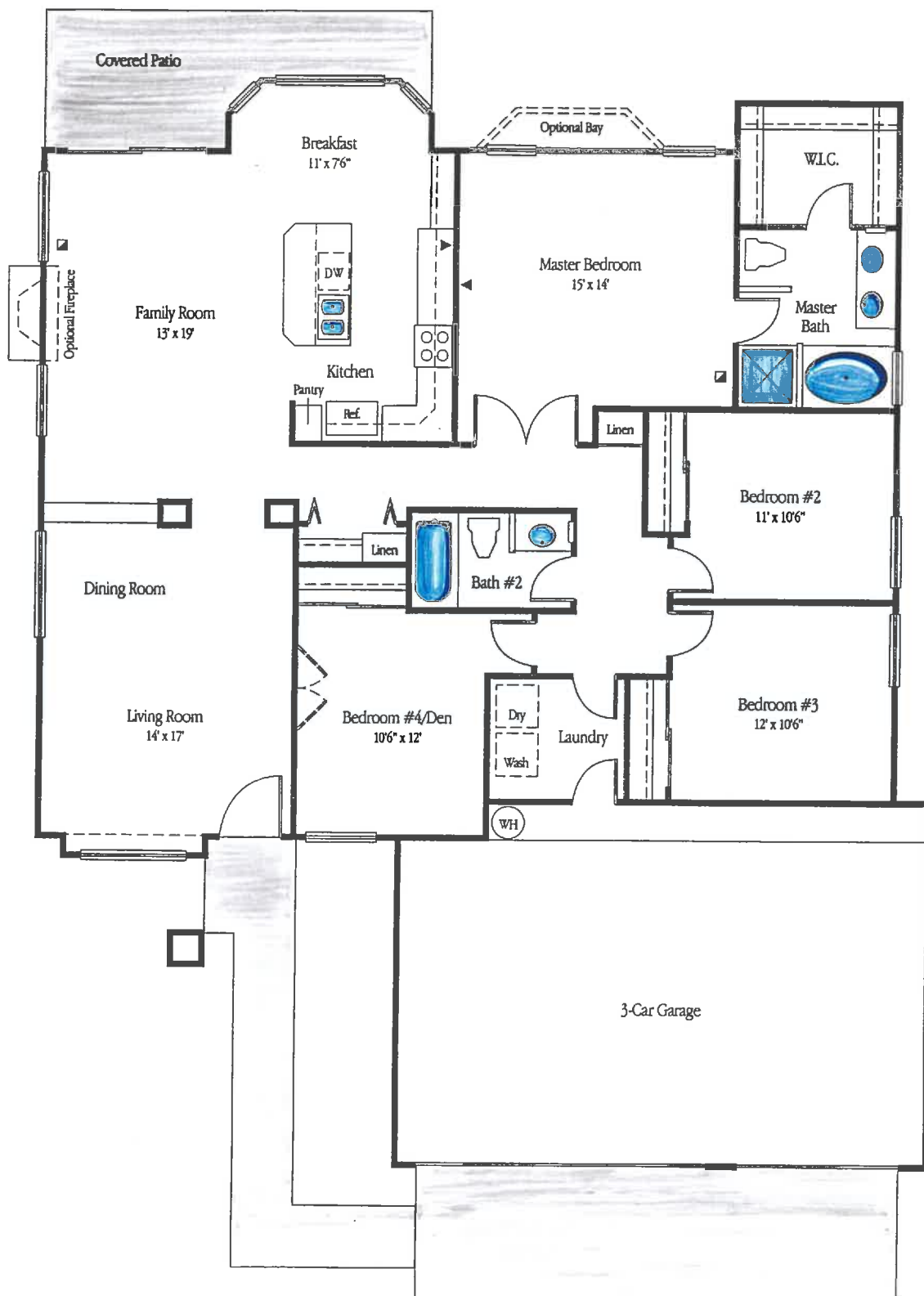


Courtland Homes Plan #2533B



Courtland Homes Plan #2533 C

Mission Groves V
at Marshall Ranch



Mission Groves V
at Marshall Ranch
COURTLAND HOMES PLAN 2554



Courtland Homes Plan #2554A



Courtland Homes Plan #2554B



Courtland Homes Plan #2554C

Mission Groves V
at Marshall Ranch



October 18, 1995

Mr. Michael J. Curley
Earl, Curley & LaGarde
3101 N. Central Avenue, Suite 1090
Phoenix, AZ 85012

Subject: City Council Approval of GP-94-09 and Z-94-33

Dear Mike,

At their regularly-scheduled meeting of October 10, 1995, the Glendale City Council unanimously approved GP-94-09 and Z-94-33 in conjunction with Mission Groves IV and V at Marshall Ranch. Z-94-33 was subject to the following five (5) stipulations:

1. Development shall be in substantial conformance with the PAD Plan and Narrative Report for Mission Groves IV and V at Marshall Ranch, dated May 1995, with the following exceptions:
 - a. The minimum lot width for Mission Groves IV shall be 60 feet.
 - b. The minimum side yard setbacks for Mission Groves IV shall be 5 feet and 5 feet. Bay windows and fireplaces shall not encroach into the required side yard.
 - c. The open space recreation and retention area shown in Mission Groves IV shall be reduced in size to eliminate the recreation area as determined at the time of final plat approval.
2. A maximum of 199 dwelling units shall be permitted.
3. Prior to final plat approval, the developer shall submit detailed landscape plans that identify the specific number and location of citrus trees that will be retained adjacent to 59th Avenue, Marshall Ranch Drive, Larkspur Drive and within the landscape tracts.
4. An 8' perimeter wall shall be constructed adjacent to the Arizona Canal (north of lots 25-46 and 56-67 within Unit V) and the east side of 59th Avenue (lots 20-25 within Unit V). The Marshall Ranch theme wall (stucco finish and solid cap block) shall be included on that portion of the wall adjacent to lots 20-27.

Michael Curley
October 18, 1995
Page 2

5. The proposed 15-foot drainage tracts and surface drainage facilities between Lots 34-35 and 39-40 shall be deleted and replaced with drainage easements with underground drainage facilities on the final plat and subdivision improvement plans.

This 63-acre site is now zoned PAD and is subject to the City Council's stipulations noted above, and the design guidelines and other standards found in the PAD Plan.

It was a pleasure working with you and your staff on this project. Please call me at 930-2800 if you have any questions regarding the City Council's approval.

Sincerely,



Jon M. Froke
Senior Planner
Community Development Group

JMF/kl PL531.125

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EXCERPT

FROM THE MINUTES OF A REGULAR MEETING OF
THE COUNCIL OF THE CITY OF GLENDALE
MARICOPÁ COUNTY, ARIZONA, HELD AT 7:00 P.M.,
TUESDAY THE 10TH DAY OF OCTOBER 1995

12. GENERAL PLAN AMENDMENT GP-94-09 AND REZONING
APPLICATION Z-94-33; 13061 NORTH 59TH AVENUE

Mr. Jon Froke, Senior Planner, presented this item. These requests by Courtland Homes will lead to the completion of Marshall Ranch. GP-94-09 is a request to amend the General Plan from Limited Office to Residential, 3.5-5 dwelling units per acre. Z-94-33 is a request to amend the approved PAD zoning for Marshall Ranch on 63 acres. The property is located on the east side of 59th Avenue between the Arizona Canal and Larkspur Drive.

Courtland Homes intends to develop detached single-family homes in two subdivisions. The proposed PAD Plan will allow a maximum of 199 lots at a density of 3.16 dwelling units per gross acre. Mission Groves Unit IV will consist of 96 lots on 30.2 acres, with a minimum lot size of 6,300 square feet. Mission Groves Unit V will consist of 103 lots on 32.8 acres, with a minimum lot size of 7,400 square feet.

The proposal will result in a reduction in density and a change from Limited Office to Residential use at this location. The existing General Plan and PAD zoning would allow a 12 acre office development at the southeast corner of 59th Avenue and Marshall Ranch Drive and 286 dwelling units with densities as high as 7.5 units per acre.

The Planning Commission unanimously recommended approval of these applications at their meeting on June 8, 1995. Since then, the Marshall Ranch Community Association ("Association") has continued to discuss the PAD amendment with the applicant. The Association generally supports the proposal, but requests some changes which the applicant has agreed to.

The Association requested that the planned open space recreation area within Unit IV be reduced in size so that the minimum lot width could be increased from 55 feet to 60 feet. Enough open space would remain to accommodate a required storm water retention basin. The Association also requested that the minimum side yard setbacks for Unit IV be reduced from 5 feet and 10 feet to 5 feet and 5 feet to allow Courtland Homes greater flexibility in designing the width of house products. The side yard setbacks for Unit V will remain 5 feet and 10 feet.

The recommendation was to conduct a public hearing and approve GP-94-09, a request to amend the General Plan from Limited Office to Residential, 3.5-5 dwelling units per acre. The Council was requested to consider the issues related

Excerpt of City Council Minutes

October 10, 1995

GP-94-09 AND Z-94-33: 13001 N. 59TH AVENUE

PAGE 2

to Z-94-33, and determine if the proposed PAD amendment was consistent with the objectives of the General Plan and the desired character for Marshall Ranch. If the Council decided to approve Z-94-33, as requested by the applicant and the Association, the approval should be subject to the five stipulations recommended by the Planning Department.

Councilmember Ewing stated that after having met with the homeowners group, she believed they had good reasons for their request to reduce the side yard setbacks in an effort to get wider house products. She asked if the builder offered products that would achieve the goals of the homeowners group. Mr. Froke stated he had seen no updated products from Courtland. He clarified that the intent of the request was to allow Courtland Homes to provide larger homes within Unit IV. Unit V would maintain side yard setbacks of 5 and 10 feet.

Mayor Scruggs commented that the point Councilmember Ewing raised was extremely important, and she asked Mr. Curley to address the matter.

Mr. Mike Curley, 3101 North Central Avenue, Phoenix, AZ noted the extensive discussions held over the last five months with the Marshall Ranch residents to address a number of issues. The side yard setbacks were a request of the homeowners in the neighborhood, not the builder, for the purpose of allowing a wider house product. He stated that the builder had agreed with the Association to have its Architectural Committee review the specific products proposed, and some of that review had taken place.

Mayor Scruggs stated that since the concern of the neighborhood was the possibility that long, narrow homes would be built, they requested the narrower side yard setbacks. She stated that Council was willing to consider the non-standard 5 feet and 5 feet setbacks so that the greater benefit to the neighborhood would be achieved. However, she indicated she wanted a greater level of assurance that the neighbors would get what they were requesting from the builder. Mr. Curley provided two safeguards to address the concern: 1) Courtland had committed to review the specific products with the neighbors before final approvals were sought from the City; and 2) the neighbors would be part of the City's final review of the product. He stated that the Council would not be "signing a blank check" because of the extensive review of the final product.

Councilmember Clark indicated that she also met with the neighborhood association. She stated she was impressed by Courtland's sensitivity to the neighborhood concerns, which included items developers do not necessarily have to concern themselves with. She expressed her belief that, in this particular case, the greater benefit to the neighborhood was worth the exception of granting 5 feet and 5 feet setbacks.

Excerpt of City Council Minutes
October 10, 1995
GP-94-09 AND Z-94-33: 13001 N. 59TH AVENUE
PAGE 3

Mayor Scruggs expressed her agreement with Councilmember Clark's comments regarding the developer's efforts and commended the developer.

Councilmember McAllister noted that the developer has done an excellent job working with the neighborhood. He stated he was comfortable that the developer would protect the interests of the neighborhood. He noted that Marshall Ranch was one reason he ran for a Council seat and it has been an excellent development, which has been used as a benchmark for other developments in Glendale. He expressed his appreciation to the developer and Mr. Curley personally.

Councilmember Ewing requested that the wider floor plans be attached to the final plat when it comes before Council for approval.

Mayor Scruggs opened the public hearing on GP-94-09 and Z-94-33. She asked if anyone present wished to address the City Council on these items.

Mr. Chris Pardi, 12810 North 54th Drive, Glendale, AZ expressed his thanks for the well-planned community of Marshall Ranch. He thanked Councilmember McAllister for his foresight in the planning of Marshall Ranch. He voiced his appreciation to Courtland for their first-rate work with the neighborhood.

As there were no more speakers, Mayor Scruggs closed the public hearing.

It was moved by McAllister, and seconded by Clark, to approve General Plan Amendment GP-94-09 and Rezoning Application Z-94-33 subject to the five stipulations recommended by the Planning Department. The motion carried unanimously.