

GLEN EDEN

**AN EXPLANATORY STATEMENT FOR
A PROPOSED R1-7 PRD SUBDIVISION**

SUBMITTED BY:

DEL MAR DEVELOPMENT, INC.

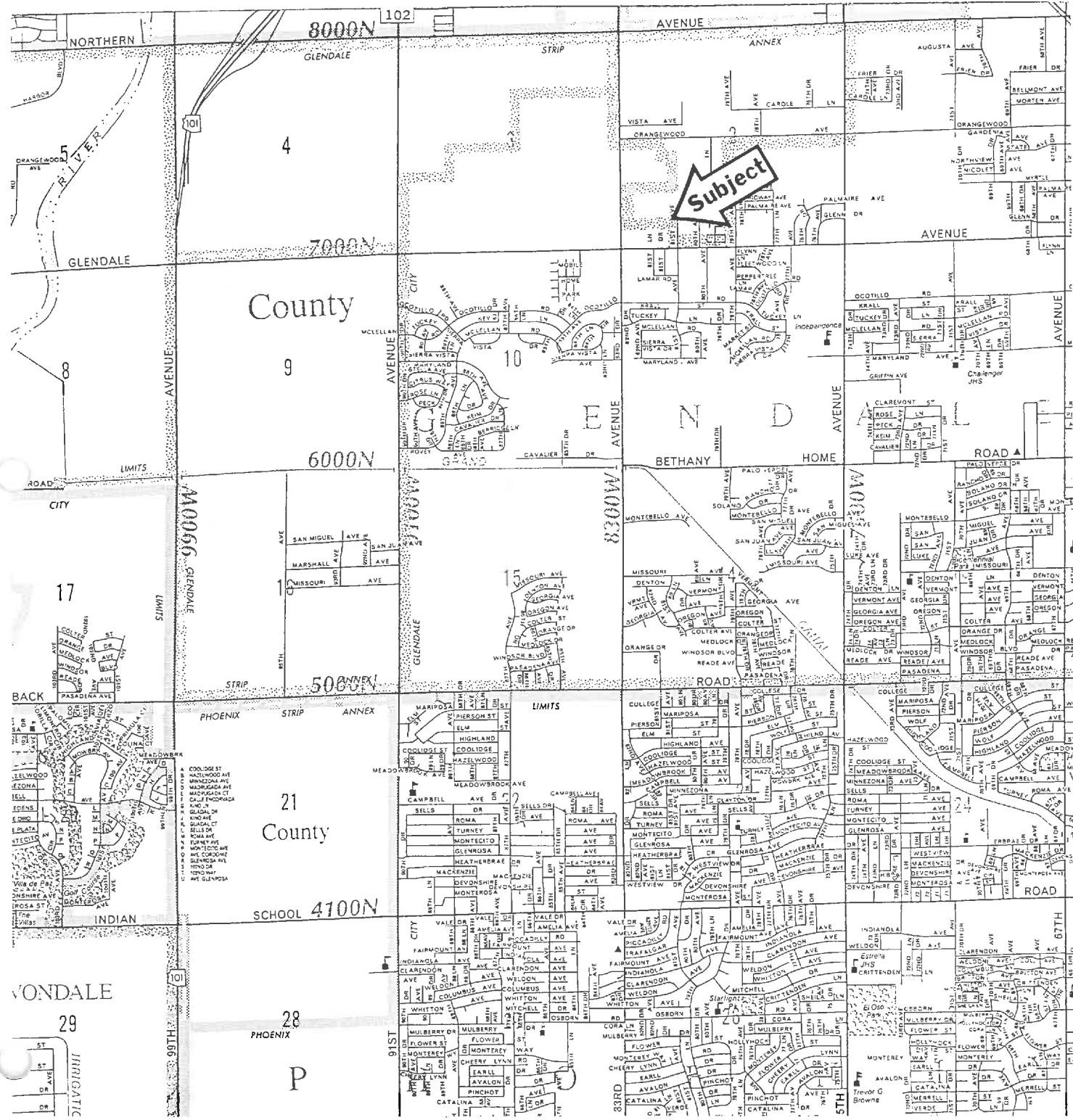
GLEN EDEN

TABLE OF CONTENTS

TOPIC	TAB NO.
LOCATION MAP	I
PRELIMINARY PLAT	II
PRELIMINARY LANDSCAPE PLAN	III
SITE DETAILS, STREETSCAPE & ENTRY MONUMENTS	IV
NARRATIVE	V
PRODUCT	VI
STANDARD FEATURES	VII
DEVELOPMENT STANDARDS	VIII
TYPICAL PLOT PLANS	IX



GLEN EDEN



POLITAN PHOENIX

ARTERIAL STREETS

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ITEM NO. 93843





GLEN EDEN (83rd AVENUE and GLENDALE AVENUE)

PREPARED FOR: DEL MAR DEVELOPMENT
LOCATED IN GLENDALE, ARIZONA



DESIGN PHASE: WEST
LANDSCAPE ARCHITECTURE
CITY OF GLENDALE, ARIZONA
No. 100-115
AUGUST 6, 1993



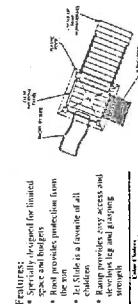
LANDSCAPE ARCHITECTURE
CITY OF GLENDALE, ARIZONA
No. 100-115

AUGUST 6, 1993

PLAY EQUIPMENT INFORMATION

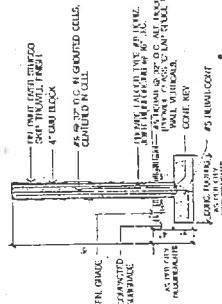
PlayEquipment

Discovery 450-123R
* Fine
Discovery 450-123K
* Reclined



Features:
 * Separately charged for limited
 * Seats and backrests
 * Headrests provide protection from
 the sun
 * Low Style is a favorite of all
 children
 * Unique provides easy access and
 weight
 * Seats and backrests
 * Headrests provide protection from
 the sun
 * Low Style is a favorite of all
 children
 * Unique provides easy access and
 weight

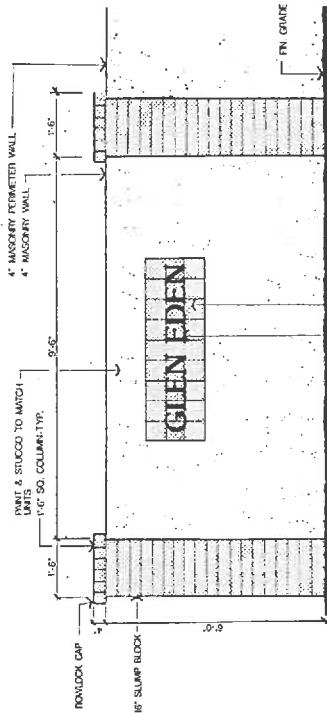
NOTE:
PLAY EQUIPMENT TO BE PLACED IN 8'
SAND BASE SURROUNDED BY MORTARED
BRICK HEADER (SIDE-TO-SIDE)



PERIMETER WALL DETAIL
N.T.S.

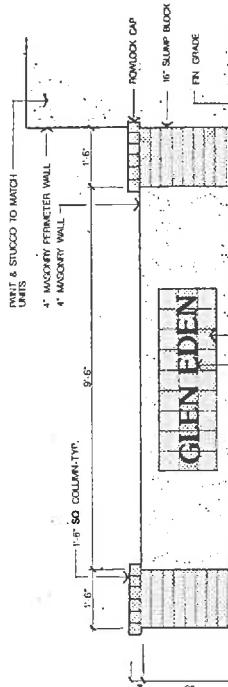
NOTE:
PROVIDE SLUMP BLOCK PILASTER AT
EVERY 4th PILASTER LOCATION.

PERIMETER WALL ELEVATION
N.T.S.

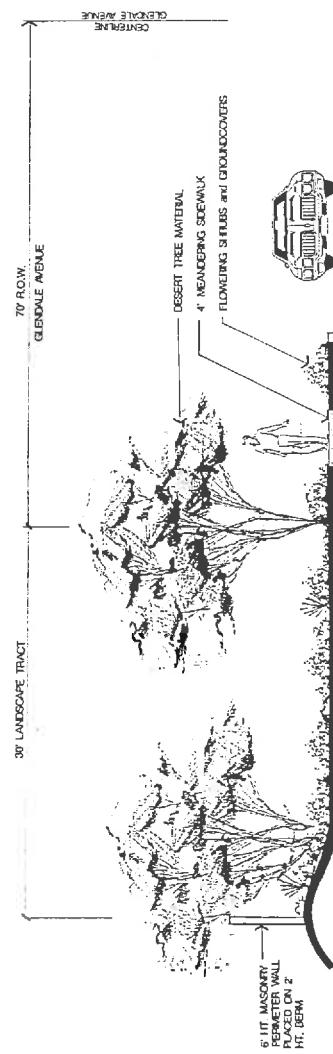


12' HT BRASS LETTERING - SIDEWALK
TYPE FACE

ENTRY MONUMENT #1-ELEVATION
N.T.S.



SECTION A-A GLENDALE AVENUE LANDSCAPE TREATMENT
N.T.S.



SHEET 2 OF 2
ENTRY MONUMENT #2 - ELEVATION
N.T.S.

12' HT BRASS LETTERING - SIDEWALK
TYPE FACE

SHEET 2 OF 2
ENTRY MONUMENT #2 - ELEVATION
N.T.S.



GLEN EDEN

LAND USE

Glen Eden is a proposed subdivision of a 19.51 acre parcel located surrounding the northeast corner of 83rd and Glendale Avenues. This L-shaped parcel will yield 58 lots (generally 65' X 110'), and the overall density is 3.0 units per acre.

The property is located in the West Glendale Planning Area, and per the current General Plan, the City would allow zoning up to a maximum of 20 units per acre. This rezoning and general plan amendment application will contribute to reducing the overabundance of undeveloped multifamily residential land in the City, and will answer market demand by providing larger lots and houses at affordable prices. This proposed R1-7 PRD zoning request meets the criteria of larger lots, and between the large side-yard setbacks and the 2.3 acre open space within the subdivision, the quality of life for **Glen Eden** residents will be greatly enhanced.

At the request of Staff, we have provided an extended landscape buffer along Glendale Avenue, and as per the enclosed landscape plan, this area will be a combination of trees, shrubs, lawn, and desert landscaping. Grass areas will be kept at a minimum as a matter of water conservation. The open area landscape flows through the middle of the subdivision and continues along 83rd Avenue as well.

Streets will be built to City standards, and dedicated to the City for public use. The traffic pattern has been established to hinder using the subdivision as a short-cut from Glendale Avenue to 83rd Avenue, and the curvilinear nature of the street layout is aesthetically pleasing as well as acting as a natural deterrent to excess speeding by motorists. 81st Avenue on the eastern border of the parcel will be improved as a half-street in accordance with City requirements.

LOT ORIENTATION

The proposed plat has been designed to provide as many north-south facing lots as possible to allow for the proper solar orientation that energy-conscious homebuyers are demanding. East and west facing windows will include optional solar screens, and all houses will be built using energy conservation features where economically feasible. The "Standard Features" section included elsewhere in this presentation outlines our intent to provide a quality product with an emphasis on water and energy conservation wherever possible.

GLEN EDEN

OPEN SPACE; LANDSCAPING; AND NEIGHBORHOOD AMENITIES

In accordance with the Western Glendale Planning Guidelines, landscaping will be provided along the extended right-of-way on Glendale Avenue and along 83rd Avenue as well. Such landscaping will emphasize the "xeriscape" concept as much as possible, and a "meandering" sidewalk will be provided along the Subdivision's perimeter to provide pedestrian safety. The median on Glendale Avenue will also be landscaped in accordance with City requirements.

We have provided an "open space" amenity in the center of the Subdivision to allow for onsite water retention, and a separate area has been created for a tot-lot, complete with grass areas for homeowner's use. All tracts indicated on the plat will be deeded to a to-be-formed Glen Eden Homeowners' Association, which will be responsible for maintaining all common areas. The reverse frontage landscape on 81st Avenue will also be maintained by the Homeowners' Association. All landscape tracts will incorporate a natural contoured appearance as viewed from Glendale Avenue. Maximum retention basin depth shall not exceed four feet (4').

WALLS; ENTRYWAY MONUMENTATION

As this is a stand-alone subdivision, there are no existing walls to tie into or match. Accordingly, we have designed our perimeter wall along both 83rd and Glendale Avenues to incorporate stucco, slump block, and paint as per the enclosed exhibits in the front part of this presentation. All individual house fences will be 4" CMU block, and all returns between houses facing the street will be painted to match the adjacent homes.

We have identified two major entryways to **Glen Eden**: one each on Glendale and 83rd Avenues. Both are planned to have major monumentation as per the details enclosed elsewhere in this presentation. Minor entry signage will also occur at the entry located at Palmaire and 81st Avenue.

HOME DESIGN

The product at **Glen Eden** is designed to appeal to a broad spectrum of buyers: from first time homeowners to professionals with growing families. The architectural charter shown by the elevations and floor plans following this narrative demonstrates the quality of life of our homes. Each house has defined entryways, varied optional rooflines, ground-mounted heating and cooling equipment, and concrete tile roofs. All homes are of a single story design, and are stuccoed on all four sides.

GLEN EDEN

Five plans will be offered ranging in size from 1,380 to 2,020 square feet, and the larger plans will offer 3-car garages as an optional feature. During review of the floor plans and development standards, please note the following:

- When placed on a lot using minimum front setbacks, all houses will have a rear yard area ranging from 31' to 51' in depth - more than ample space for pool and play areas.
- Minimum 5' and 10' side yard setbacks have been established for all lots.
- The plans offer a variety of garage "front" and garage "recesses" to vary the streetscape (i.e. - on some plans, the garage extends past the front of the living area while in other plans, the living area extends in front of the garage).

CONCLUSION

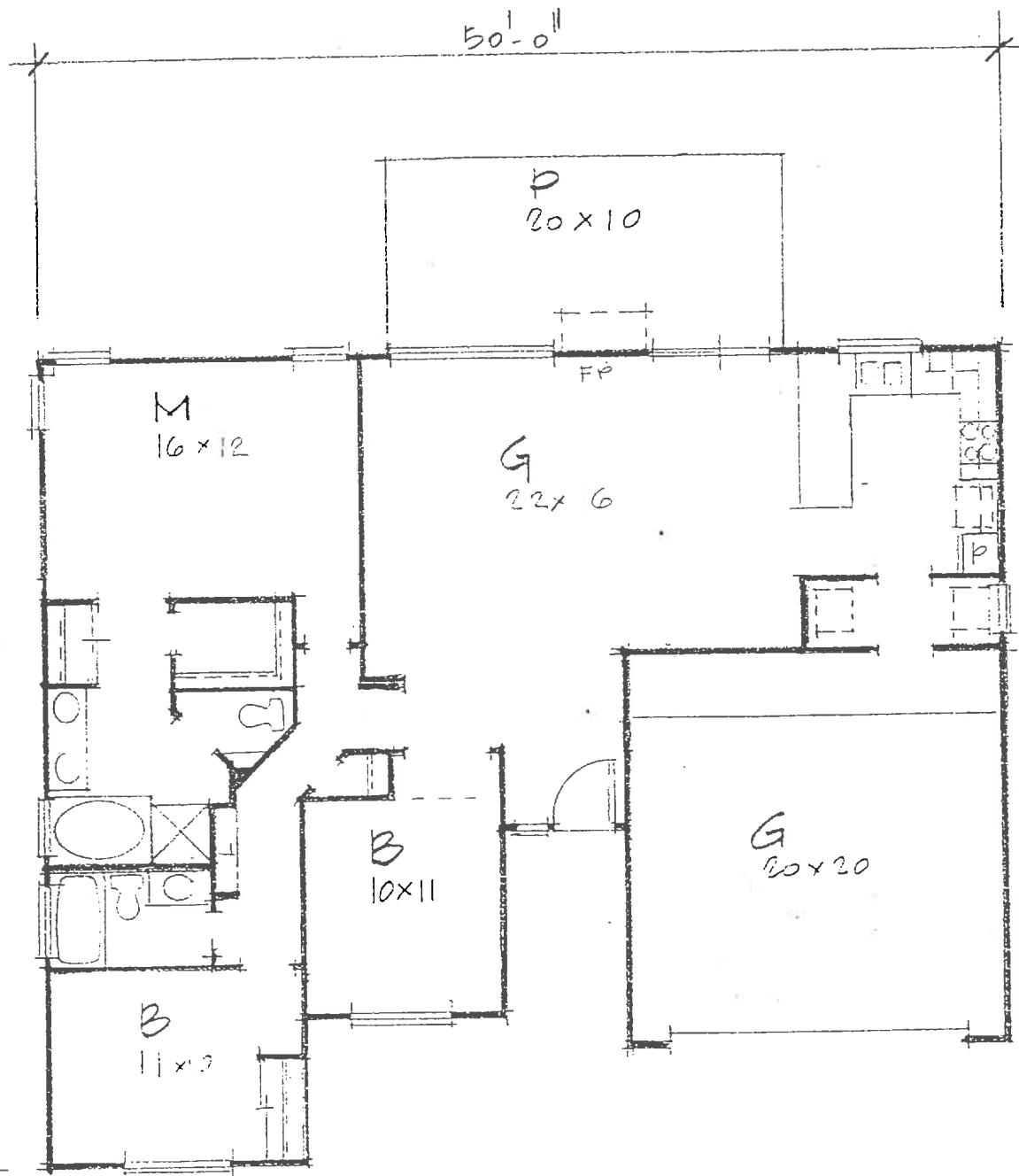
This proposal is presented to the City of Glendale after considerable interaction with the Planning Staff, the area Council representative, and neighbors adjacent to the proposed Subdivision. Our initial discussions with Staff have resulted in larger lots than we originally proposed, and the current site plan reflects Staff's recommendations as to landscaping, open areas, and traffic patterns.

The quality of life issues raised during the various above meetings have been met as follows:

- Landscaped perimeters and interior tracts provide visual relief and a feeling of openness.
- An open space area with neighborhood amenities suitable for homeowners' use has been provided.
- Large rear yards assure that individual homeowners will have useable play and pool areas adjacent to their homes.
- Major entryway monumentation and perimeter walls will identify this Subdivision as an upscale neighborhood from other subdivisions in the immediate area.

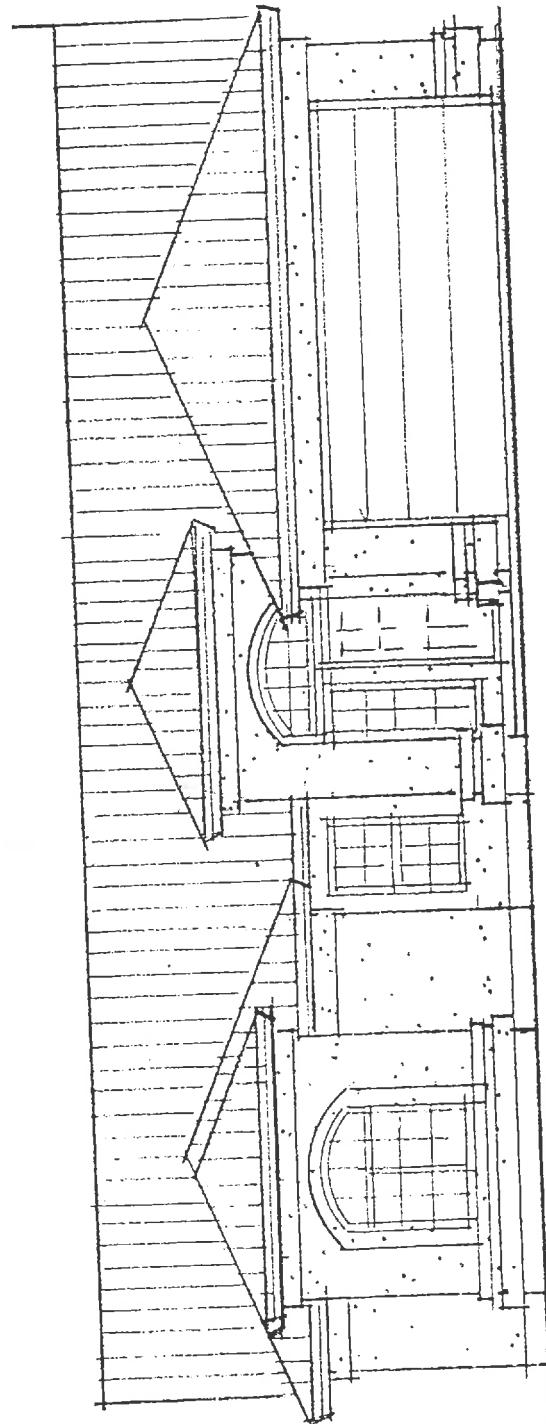


GLEN EDEN



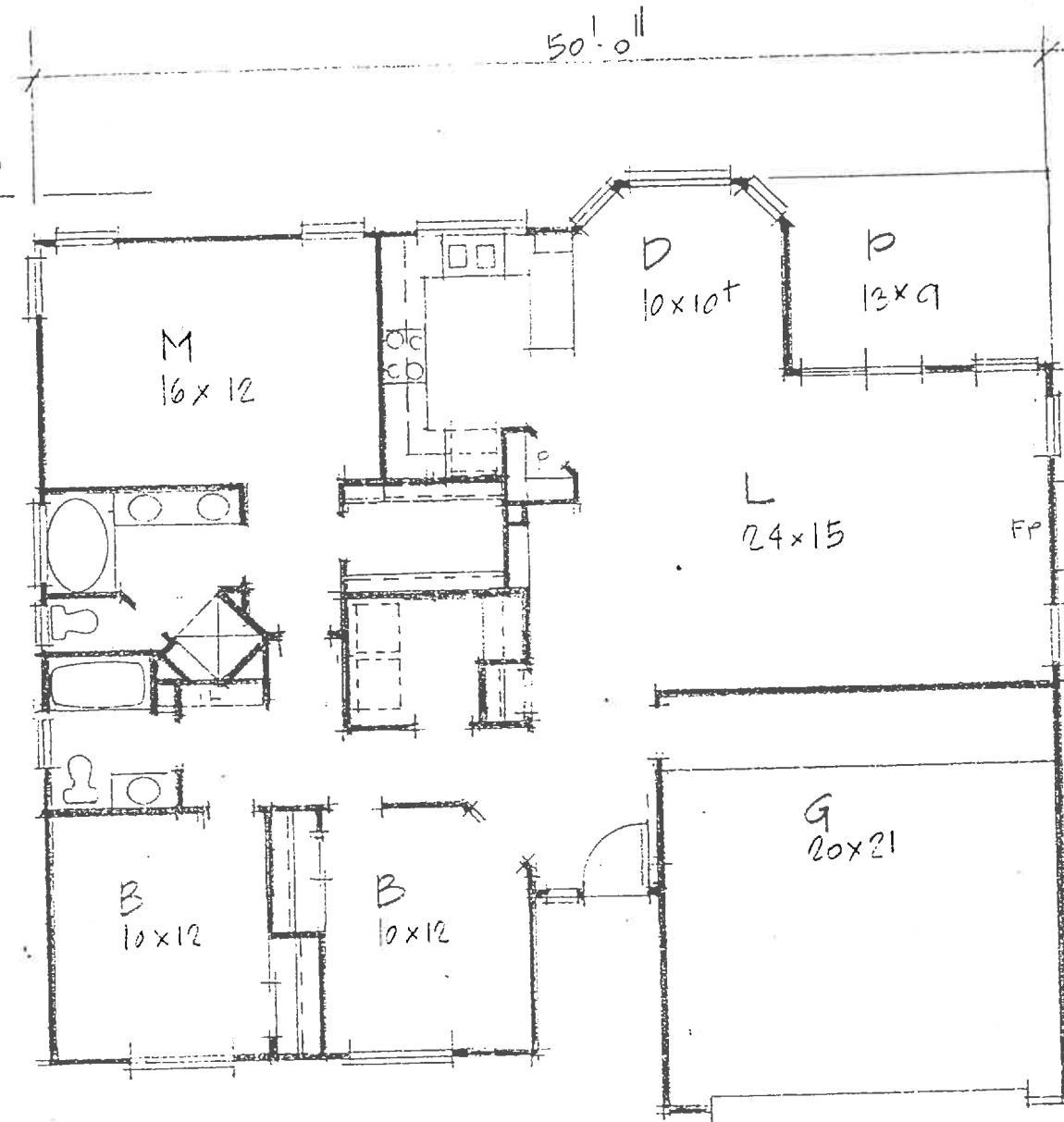
PLAN 1- 1380 SQ FT

GLEN EDEN



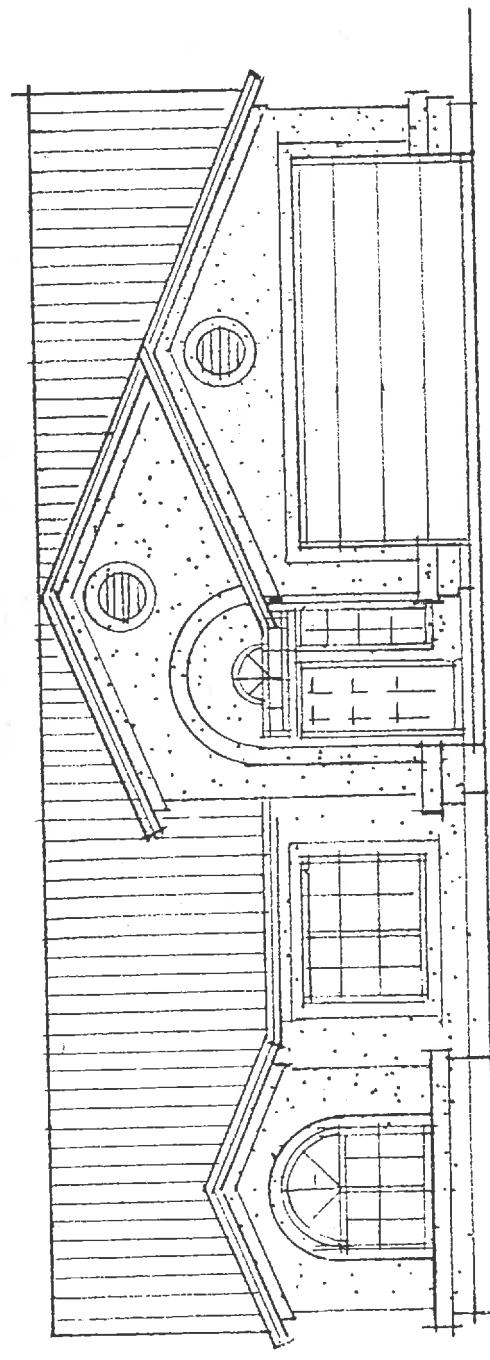
ELEV. C
PLAN

GLEN EDEN



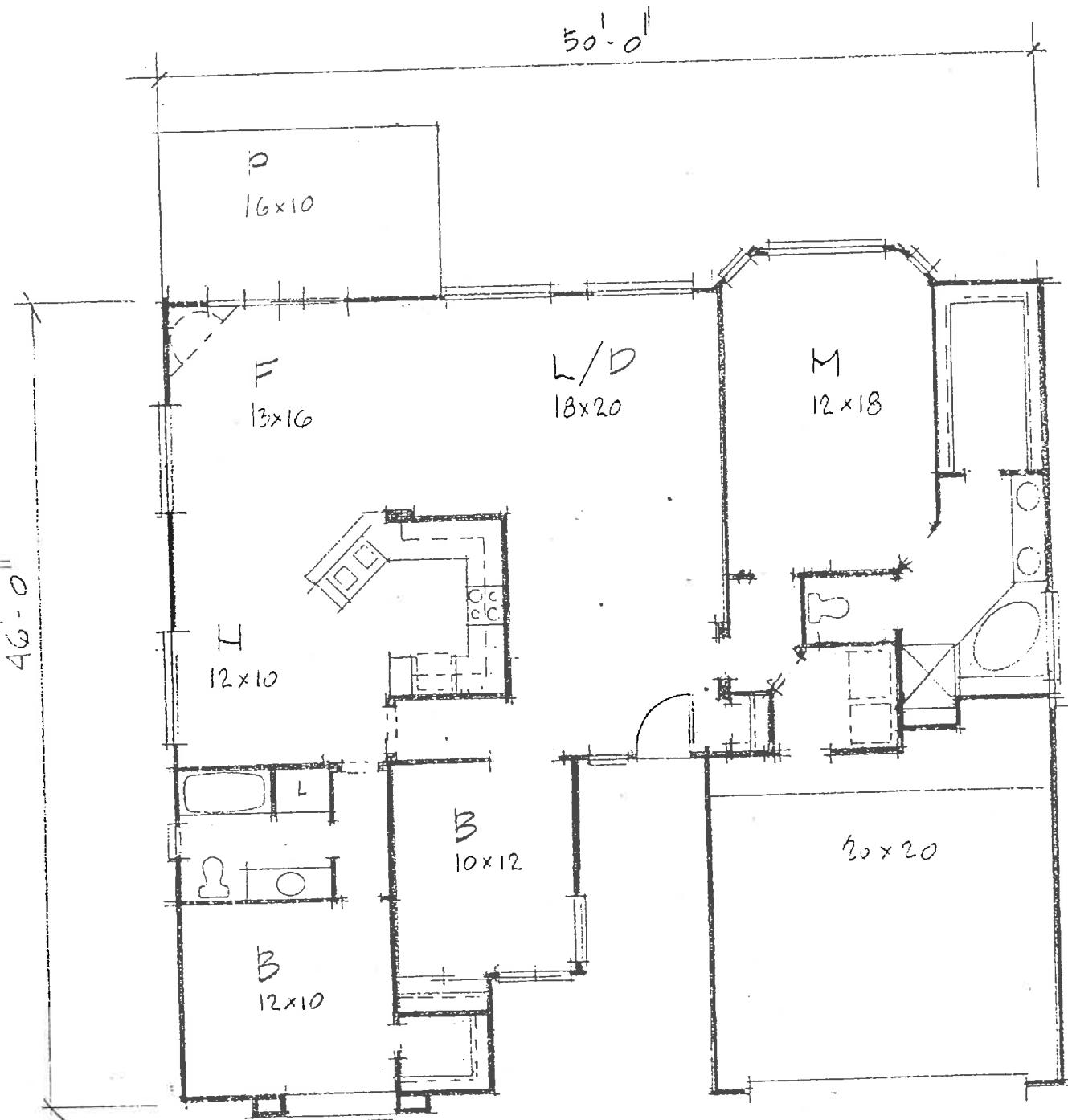
PLAN 2 - 1530 SQ FT

GLEN EDEN



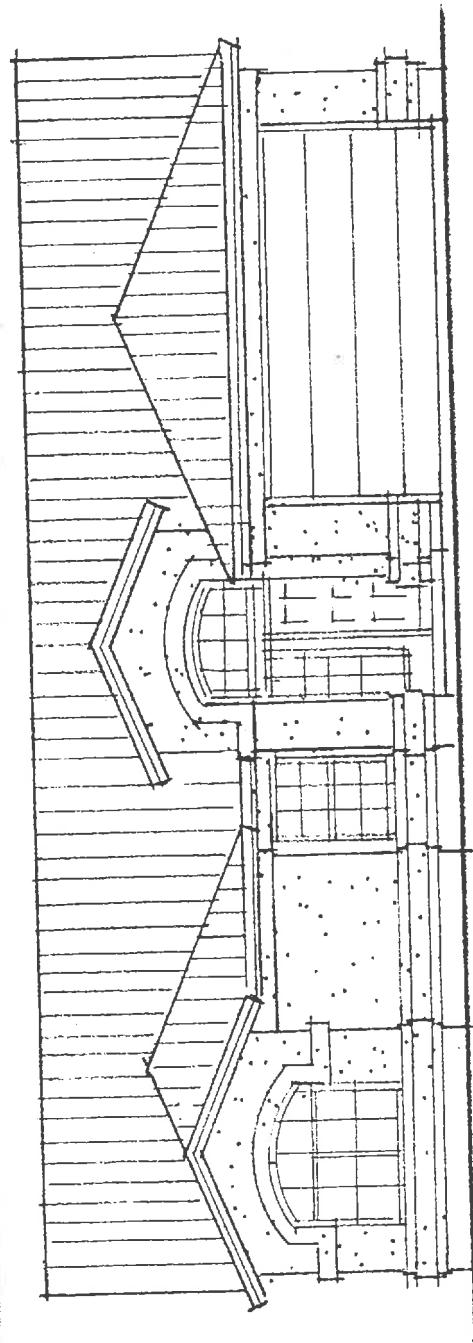
PLAN 2 ELEV A

GLEN EDEN



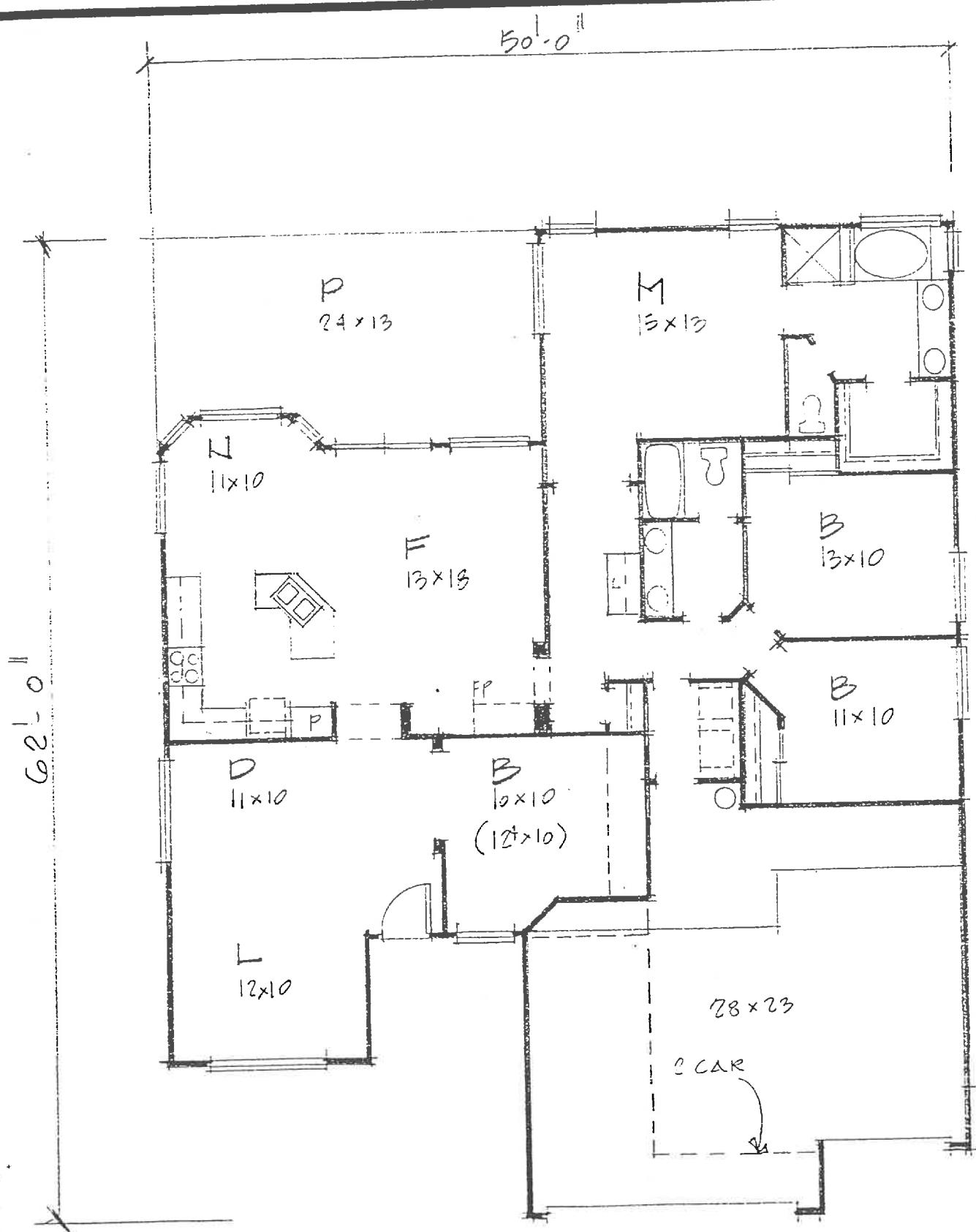
PLAN 3 - 1690 SQ FT REV 7/25/93

GLEN EDEN



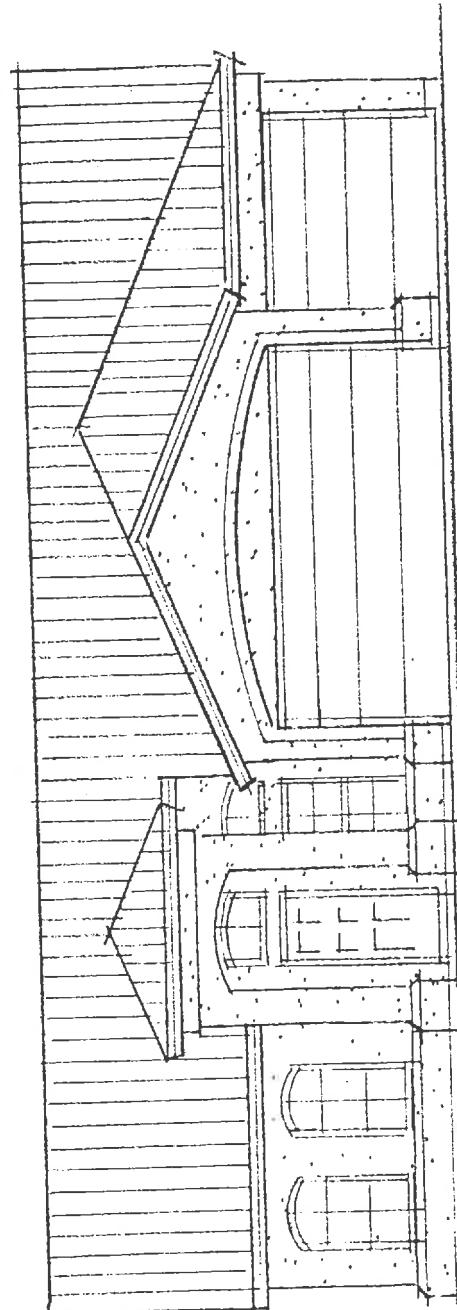
PLAN & ELEV B

GLEN EDEN



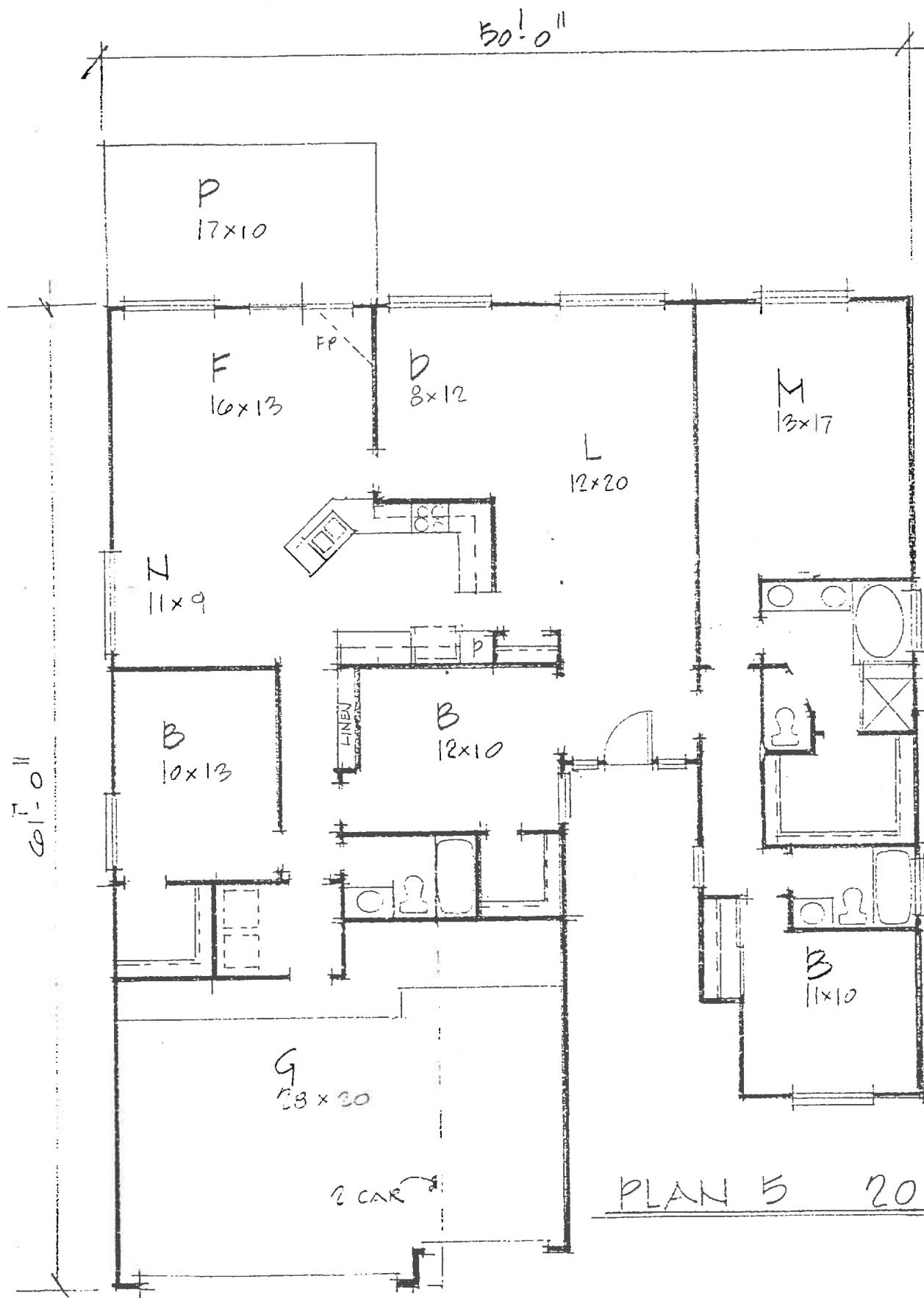
PLAN 4 1830 $\frac{5}{2}$ FT

GLEN EDEN

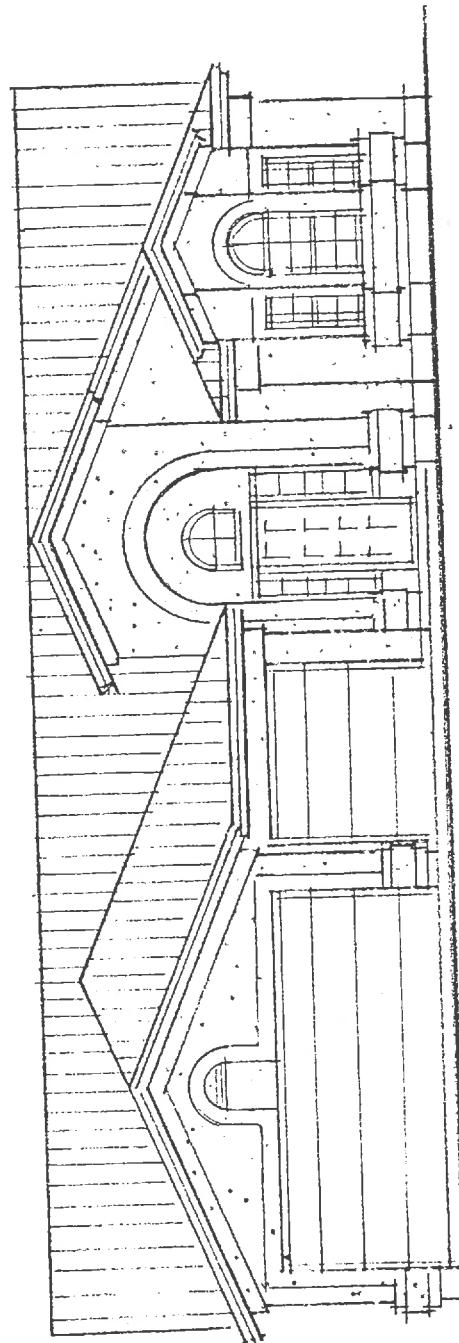


PLAN 4 ELEV. B

GLEN EDEN



GLEN EDEN



PLAN 5 ELEV. A



GLEN EDEN

STANDARD FEATURES

EXTERIOR

- Elegantly styled exteriors
- Concrete tile roof
- Front & rear yard hose bibbs
- Private covered patios with outdoor lighting
- Weatherproof exterior receptacles - front and rear
- Pre-wired for automatic garage door opener
- Finished garages with storage
- Masonry fences with gates
- Choice of custom exterior colors

BATHROOM FEATURES

- Custom oak cabinets
- Cultured marble vanities with integral bowls
- Full width vanity mirrors with medicine cabinets
- Elongated water closets
- One piece shower/tub combinations

KITCHEN FEATURES

- Custom oak cabinets
- Double porcelain steel sink
- Large pantries (per plan)
- Full sized laundry rooms with shelves
- Water line for icemaker
- Laminate countertops with color choices
- Dishwasher and disposal

INTERIOR

- Dramatic architecture
- Elegant light fixtures
- Rounded drywall corners
- Spacious closets & storage areas
- Raised panel interior doors
- Pre-wired for TV & telephone (2 each)
- 220 volt outlet & vent for dryer
- Smoke detectors
- Ceramic tile entry
- Decorator light switches and plates
- Two ceiling fan outlets with switches
- Custom textured walls & ceilings
- Quality sheet vinyl in kitchen & baths
- Copper wiring - 110 volt circuits
- Polished brass hardware
- Colonist trim
- Deluxe carpet with many standard selections

WATER & ENERGY SAVING FEATURES

- R-30 ceiling insulation in living areas
- R-17 rated insulation in walls of living areas
- Ground mounted HVAC system
 - Dual pane windows
- High efficiency water heaters
- 1.6 gallon water closets

MASTER SUITE & BATH

- Dual sinks with full length mirrors
- Large walk-in closets (per plan)
- Spacious master suites
- Romantic oval tub with separate shower (per plan)
- Elegant faucets
- Custom oak cabinets
- Separate water closet areas
- Double entry doors (per plan)



GLEN EDEN

DEVELOPMENT STANDARDS

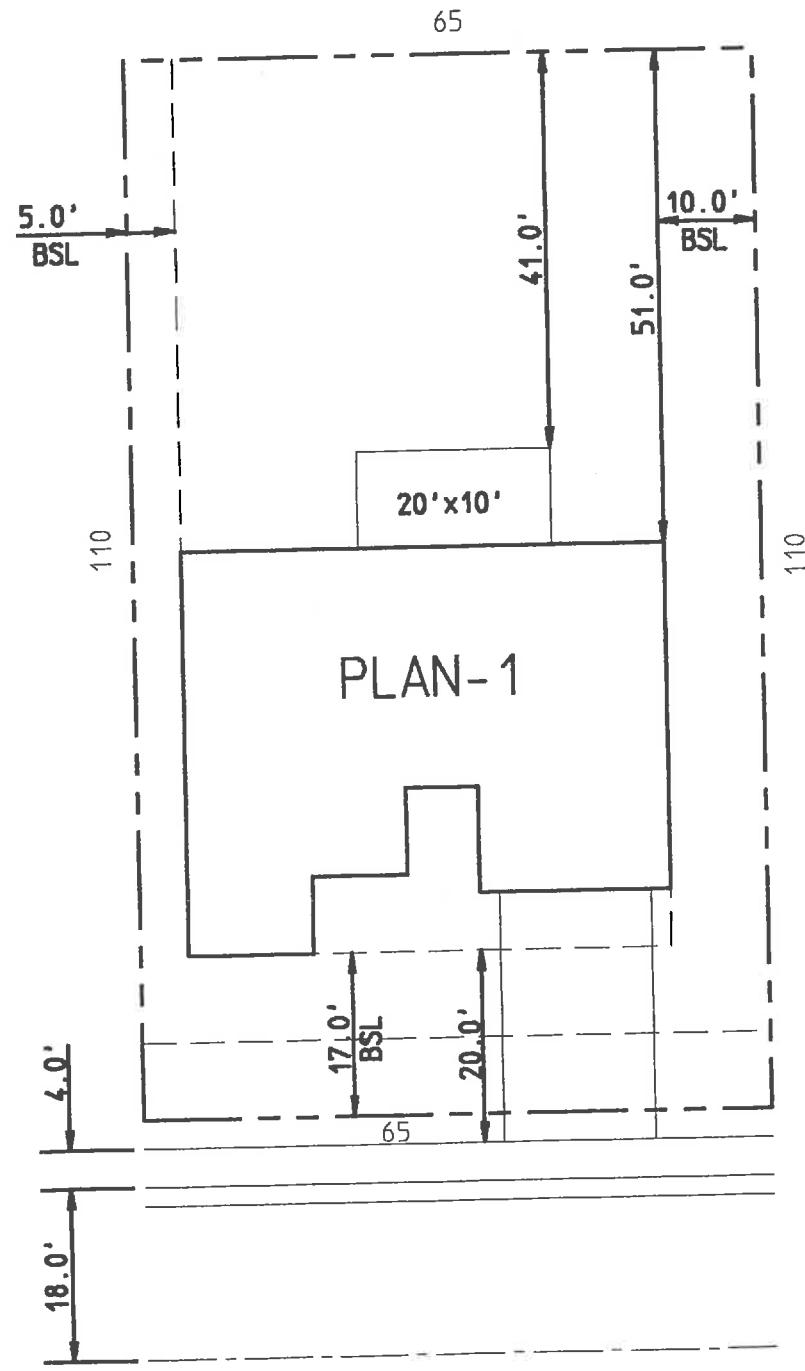
R1-7 PRD

- (a) Lot area. The lot shall not be less than sixty-five (65) feet in width or less than one hundred ten (110) feet 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 minimum front yard setback of seventeen (17) feet.
- (d) Side yards:
 - (1) 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 not less than five (5) feet in width. Fireplace and bay window may encroach three (3) feet into the ten (10) foot side yard only.
 - (2) On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. Fireplace and bay window may encroach not more than three (3) feet into the side yard.
- (e) Rear yard. There shall be a rear yard having a depth of not less than twenty (20) feet. A patio may encroach no more than five (5) feet into the rear yard.
- (f) Height. No buildings shall exceed a height of two (2) stories or thirty (30) feet.
- (g) Accessory Structures:
 - (1) Buildings, structures, or satellite earth stations less than seven (7) feet shall meet a minimum three (3) foot setback to any side or rear property line, and shall be located behind the side return walls.
 - (2) Accessory structures exceeding seven (7) feet in height shall meet an additional setback of two (2) feet for each foot over seven (7) feet in height. Maximum accessory building height is fifteen (15) feet.
 - (3) Storage sheds not exceeding six (6) feet in height shall not be subject to side or rear yard setbacks.

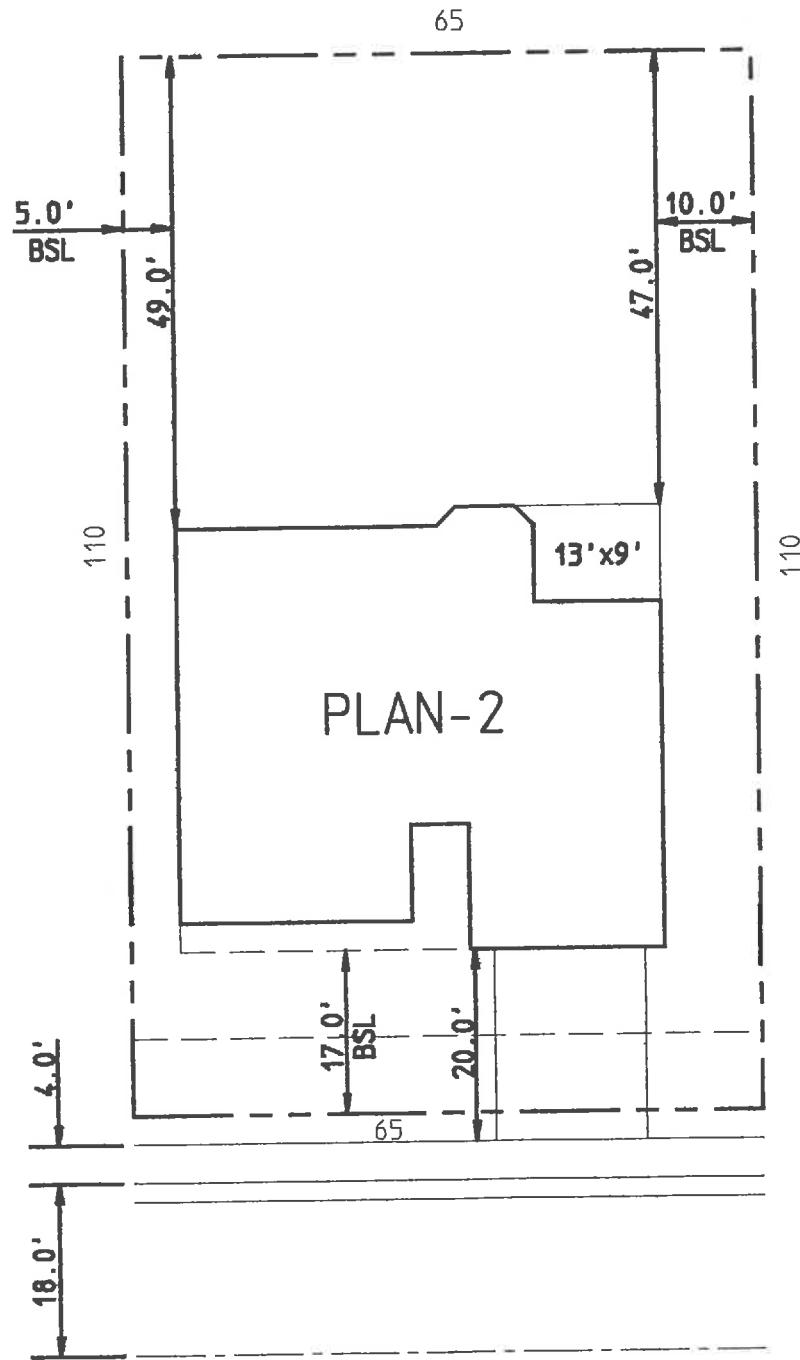
GLEN EDEN

- (h) Maximum wall (fence) height:
 - (1) Side and rear yard walls shall not exceed six (6) feet in height.
 - (2) Front yard walls shall not exceed three (3) feet in height.
- (i) Parking. A parking area (driveway) may not exceed thirty (30) feet in width.
- (j) Maximum height of an amateur radio tower is seventy-five (75) feet.
- (k) Any accessory building or structure, unless otherwise permitted, must maintain a minimum of ten (10) feet from the principal building or any other accessory structure.

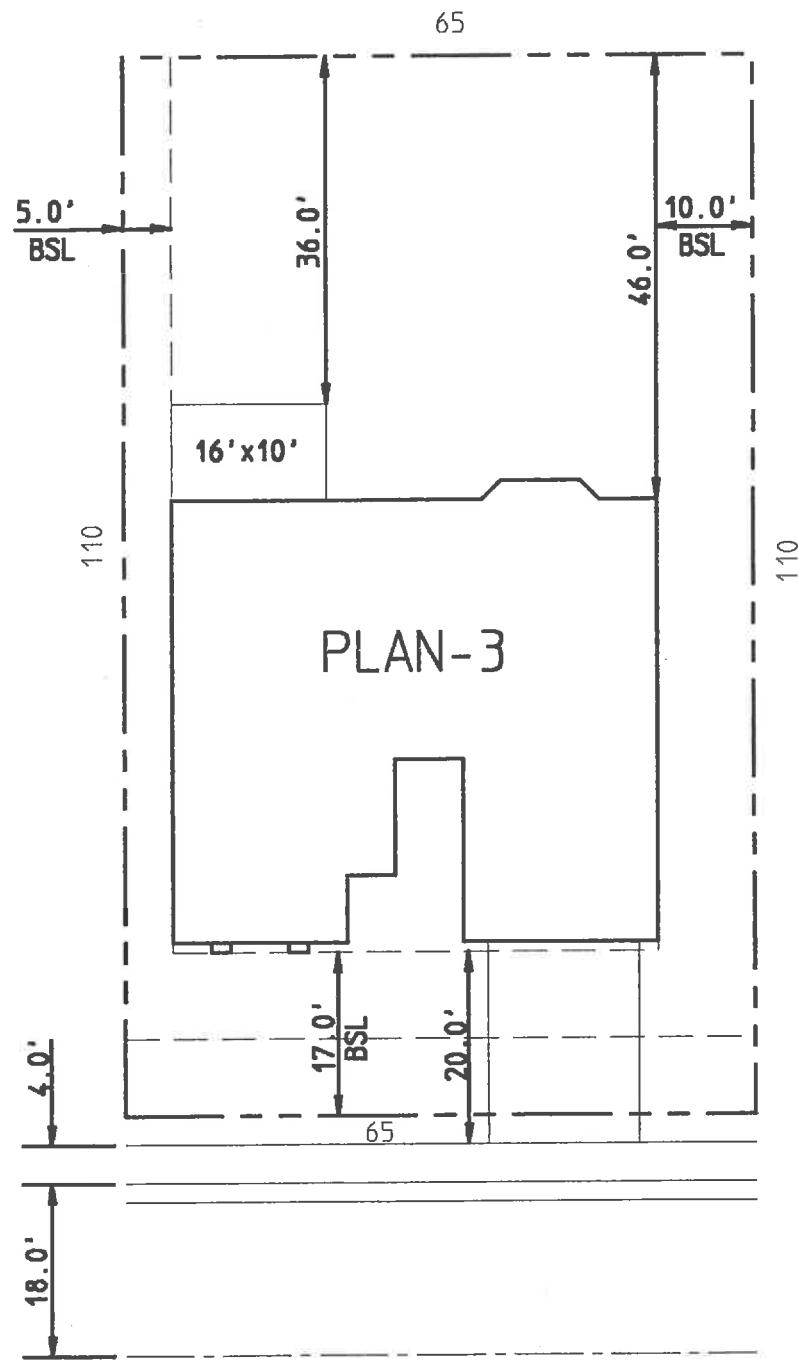




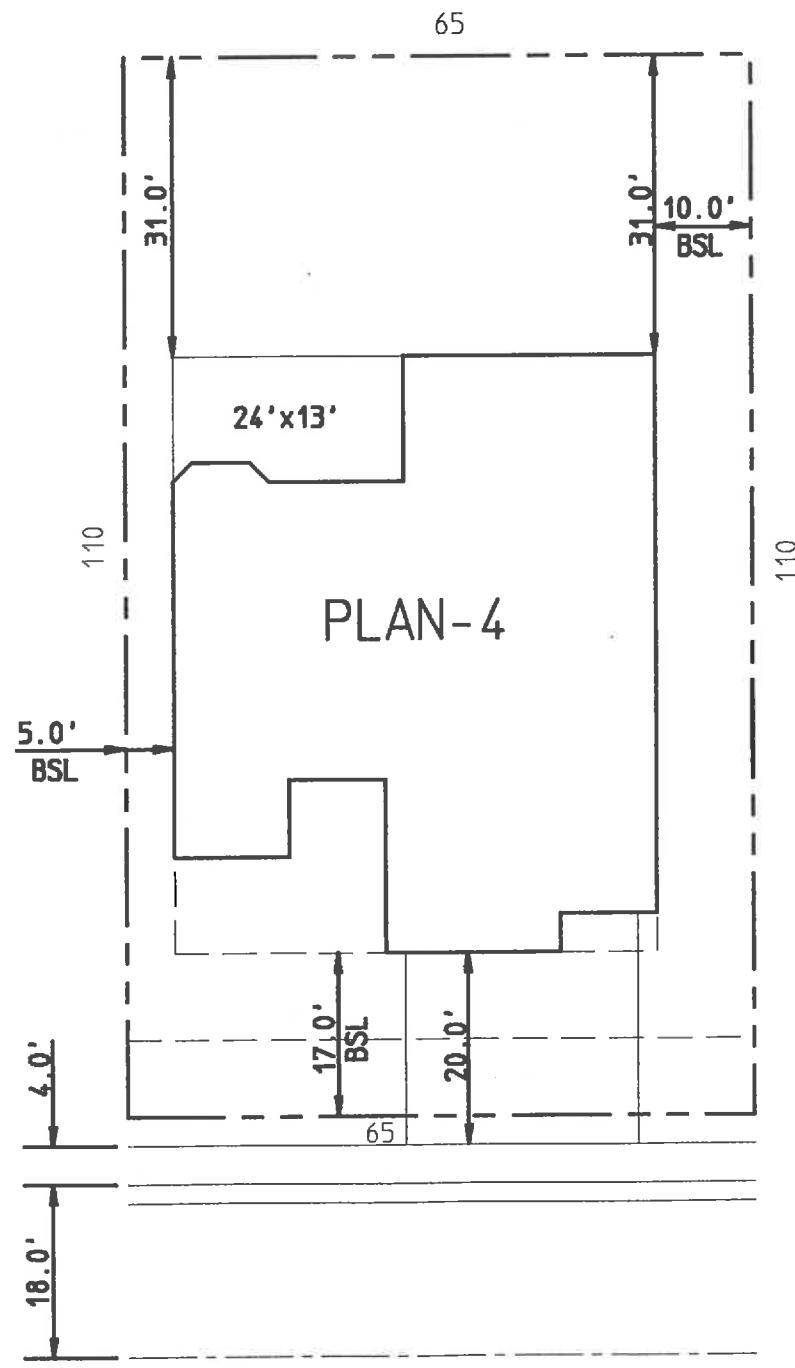
PLAN - 1 TYPICAL PLOT PLAN



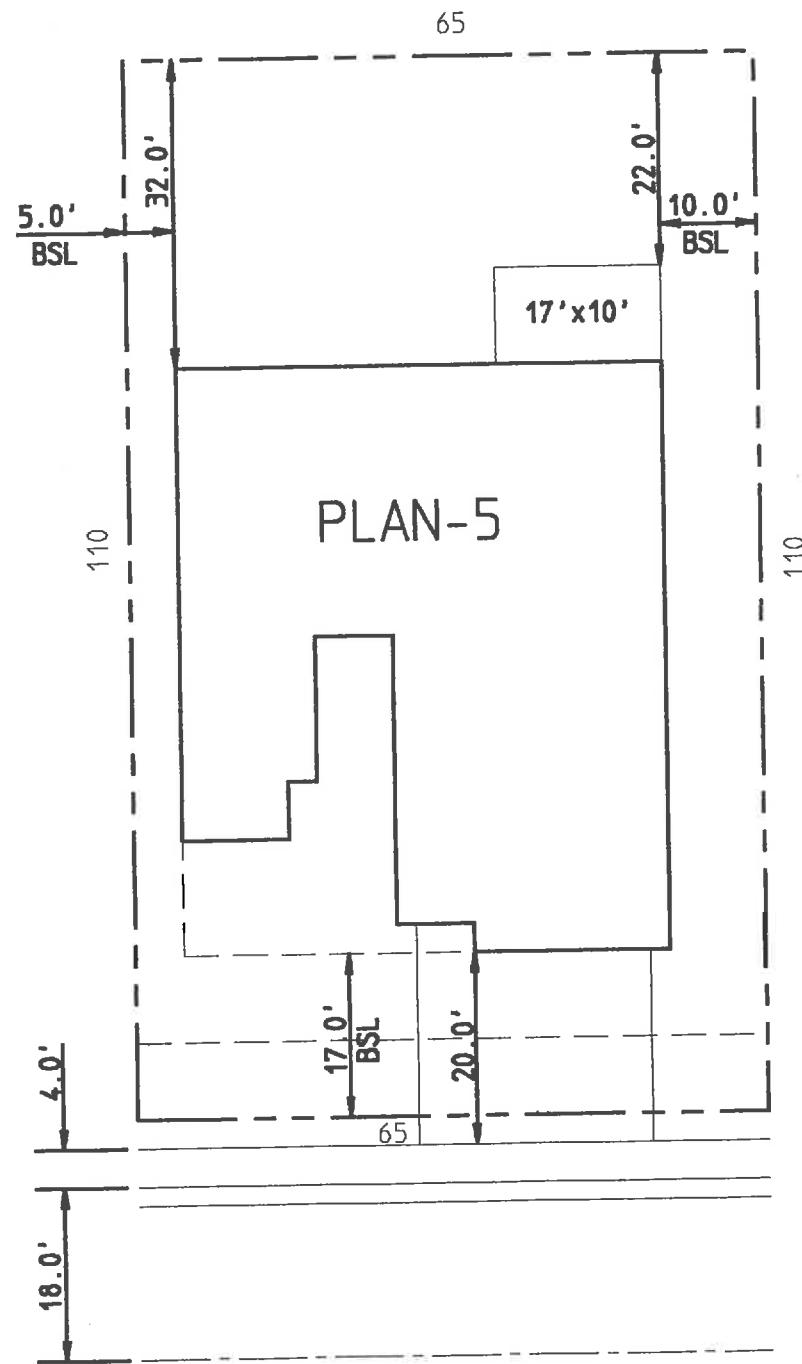
PLAN - 2 TYPICAL PLOT PLAN



PLAN - 3 TYPICAL PLOT PLAN



PLAN - 4 TYPICAL PLOT PLAN



PLAN - 5 TYPICAL PLOT PLAN



November 30, 1993

Mr. Rod Morris
Del Mar Development, Incorporated
Two West Alameda Drive, Suite 4
Tempe, Arizona 85282

Dear Rod:

RE: CITY COUNCIL APPROVAL OF Z-93-23 AND GP-93-07 (GLEN EDEN)

On November 23, 1993, the City Council of the City of Glendale voted to approve General Plan Amendment GP-93-07 and Rezoning request Z-93-23. Rezoning request Z-93-23 provides approval of the Glen Eden planned development, subject to the following two stipulations:

OK 1. Development shall be in substantial conformance with the PRD Plan for "Glen Eden," received October 4, 1993.

OK per Improvement plan 3/9/94 2. The tot lot and seating area, as identified in the "Glen Eden" PRD, shall be constructed within the open space amenity in a manner that they are not subject to inundation.

The PRD submittal and rezoning stipulations are part of the permanent file for this case, and are available for public review.

If you have any questions or require additional assistance, please call me at 435-4169.

Sincerely,

Daniel P. Fairbanks
Planner
Community Development Group

DPF/ss



October 25, 1993

Mr. Rod Morris
Del Mar Development
Two West Alameda Drive, Suite 4
Tempe, Arizona 85282

Dear Rod:

RE: PLANNING COMMISSION APPROVAL OF P-93-33

At the regularly scheduled meeting of October 21, 1993, the Glendale Planning Commission approved the preliminary plat for "Glen Eden" located at 8200 West Glendale Avenue. The Planning Commission's approval was subject to the following stipulations:

- OK 1. Plans for house products, entry features, perimeter walls, tract and median landscaping shall be reviewed and approved by staff prior to final plat approval by the City Council.
- OK 2. Subdivision infrastructure and improvement plans shall be reviewed and approved by staff prior to final plat approval by the City Council.
- OK 3. The proposed General Plan Amendment and R1-7 PRD (GP-93-07 and Z-93-23) shall be approved by the City Council prior to final plat approval.
- OK 4. The final plat shall be in conformance with the Planned Residential Development approved by the City Council.
- 5. The applicant shall pay an in-lieu fee equivalent to one-half the expense of installing a raised median along the 389 foot project frontage on 83rd Avenue, prior to City Council approval of the final plat.

The Planning Commission's approval authorizes you and your consultants to prepare and submit improvement plans for this subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Plan 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 435-4198 if you or your consultants have any questions regarding this submittal or information on plan review schedules and permit fees.

Mr. Morris
October 25, 1993
Page 2

The submittal of the final plat application, \$500.00 final plat filing fee and six copies of the final plat should be included with your improvement plan submittal.

Your architectural department should submit house plans to the Development Services Center for review in accordance with stipulation #1. Please contact Autumn Hartsoe, Development Services Center, at 435-4198 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. I have provided an outline for the model complex plan in accordance with Section 7.505 of the Glendale Zoning Ordinance.

Please contact me at 435-4169 if I can further assist you.

Sincerely,



Daniel P. Fairbanks
Planner
Community Development Group

DPF/dt

cc: Mary Wetenkamp, Development Services Center
Autumn Hartsoe, Development Services Center
Dick Janke, Traffic Engineering
Chuck Martin, Sage Engineering