MISSOURI PARK

SOUTHWEST CORNER 75TH AVENUE AND MISSOURI AVENUE

A NARRATIVE FOR A PROPOSED
R1-6 P.R.D. SUBDIVISION

REVISED: 8/14/96

RECEIVED
SEP 23 1996
Glendale Planning Dep.

SUBMITTED BY:

AREAD, INC.
2198 EAST CAMELBACK ROAD
SUITE 340
PHOENIX, ARIZONA 85016
(602) 224-5656

APPROVED BY CITY COUNCIL
OCT 1996
SIGNATURE DATE

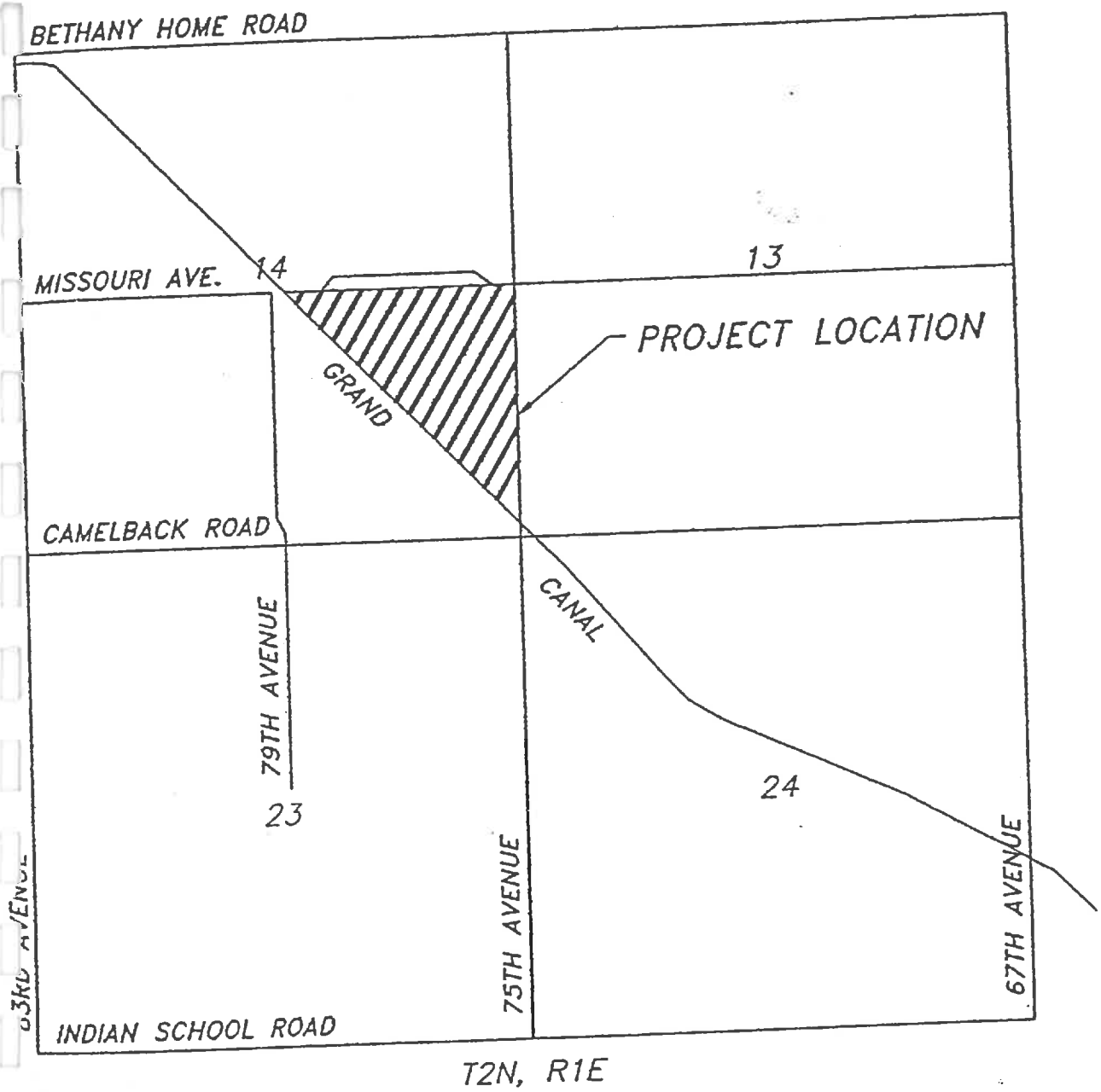
PREPARED BY:

A-N WEST, INC.
7600 NORTH 15TH STREET
SUITE 200
PHOENIX, ARIZONA 85020
(602) 861-2200

Registered Professional Engineer (Civil)
CERTIFICATE NO.
13925
LAWRENCE L.
TYSIAC
Date Signed 7/18/96
ARIZONA, U.S.A.

TABLE OF CONTENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
13925
LAWRENCE L.
TYSIAC
Date Signed 7/18/96
ARIZONA, U.S.A.



LOCATION MAP

PRELIMINARY PLAT

MISSOURI PARK

A PLANNED RESIDENTIAL DEVELOPMENT

A PROPOSED SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPMENT INFORMATION

LOT COUNT:

87 LOTS – 7150 SF (65'x110')
129 LOTS – 6050 SF (55'x110')

216 LOTS

EXISTING ZONING = R1-6
UNITS PER GROSS ACRE = 3.52
GROSS PARCEL AREA = 61.38 ACRES
NET PARCEL ACREAGE = 58.32 ACRES
STREET RIGHT OF WAY = 11.70 ACRES
OPEN SPACE TRACT 'A' = 10.99 ACRES

ENGINEER

A-N WEST, INC.
7800 N. 15TH STREET, #200
PHOENIX, AZ 85020
(602) 861-2200

LEGAL DESCRIPTION

A subdivision of a portion of the Southeast One Quarter of Section 14, Township 2 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 14,
Thence N 00° 00' 00" E, along the East line of said Southeast quarter, a distance of 208.26 feet, to the TRUE POINT OF BEGINNING;
Thence N 42° 32' 40" W, along the Northeasterly R.O.W. line of the Grand Canal as shown on map recorded in 89-195880 of Official Records, a distance of 3250.38 feet to a point on the North line of said Southeast quarter;
Thence S 89° 21' 09" E, along said North line of the Southeast quarter, a distance of 2204.02 feet, to the East line of said Southeast quarter;
Thence S 00° 00' 00" W, along said East line, a distance of 2426.27 feet to the TRUE POINT OF BEGINNING.

BENCH MARK

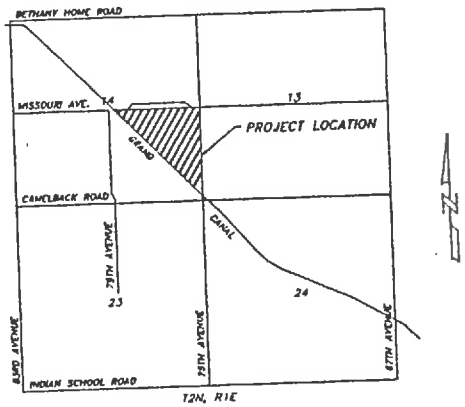
MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT INTERSECTION OF MISSOURI AVENUE AND 75TH AVENUE
ELEV. = 1096.27 CITY OF GLENDALE DATUM

STORM WATER RETENTION

RETENTION REQUIRED, 100-YEAR, 2-HOUR STORM
GROSS PARCEL AREA = 61.38 ACRES
NET DEVELOPMENT AREA (D) = 47.33 ACRES
ARTERIAL STREET R/W (N) = 3.06 ACRES
NET OPEN SPACE AREA (O) = 10.99 ACRES
I=1.25 C_s=0.45 C_p=0.20 C_o=0.90
VOLUME = 7200 X (I) X [(D)(C_s) + (O)(C_p) + (N)(C_o)]
VOL. REQ. = 236,250 CU. FT. = 5.42 ACRE FT.

RETENTION PROVIDED = 5.5 ACREFEET

BASIN #1 = 1.0 ACFT.
BASIN #2 = 0.3 ACFT.
BASIN #3 = 4.2 ACFT.



LOCATION MAP

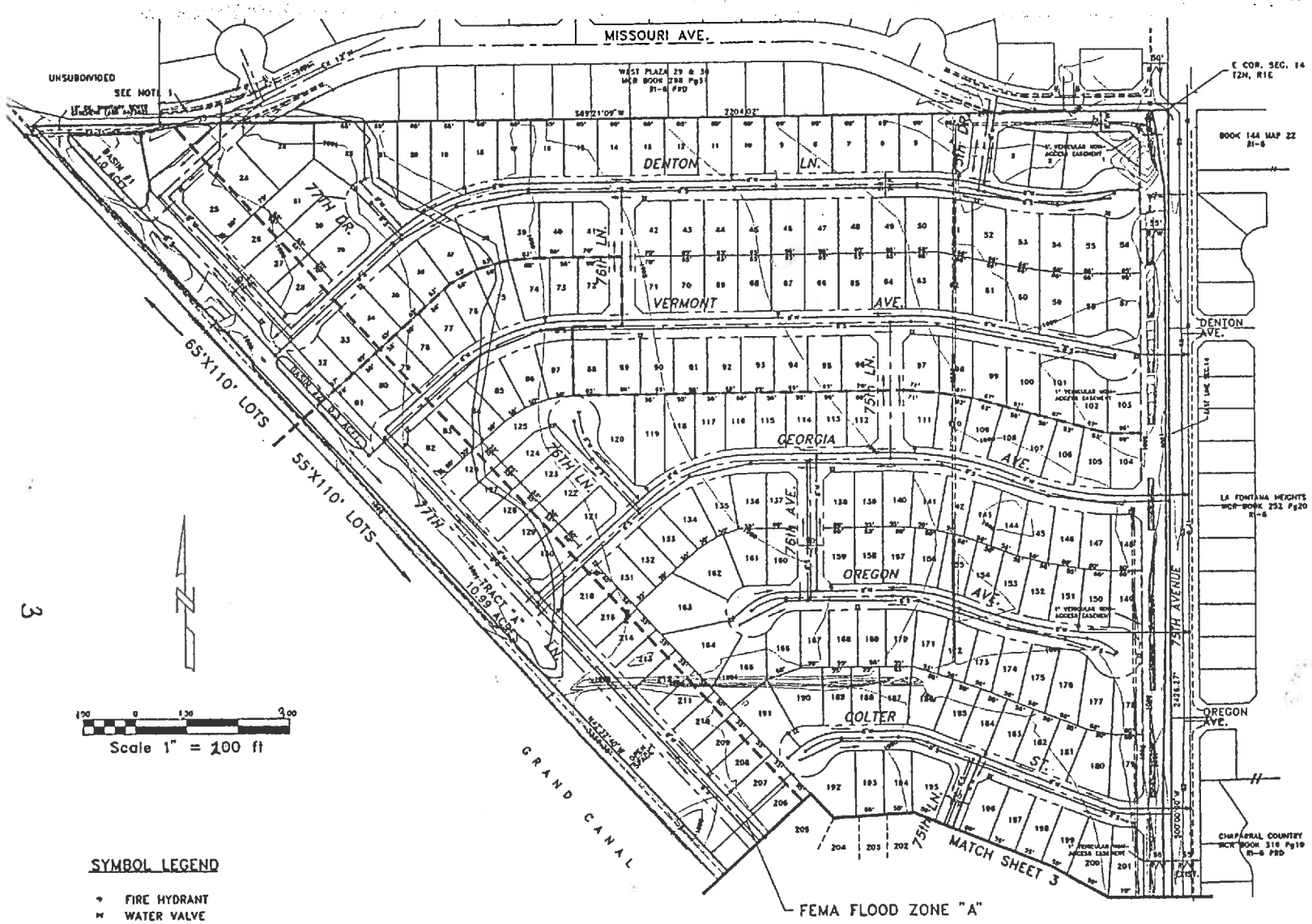
DEVELOPER

AREAD INC.
2198 E. CAMELBACK RD
SUITE 390
PHOENIX AZ 85016
(602) 224-5656

OWNER

THE TREGUBOFF FAMILY
C/O FIRST AMERICAN TITLE
2929 E. CAMELBACK RD
SUITE 125
PHOENIX AZ 85018
(602) 224-0223

A-N WEST INC.
Consulting Engineers
7800 N. 15th Street, Suite
Phoenix, Arizona 85020
(602)861-2200



UTILITIES

WATER, SEWER, TRASH----------CITY OF GLENDALE

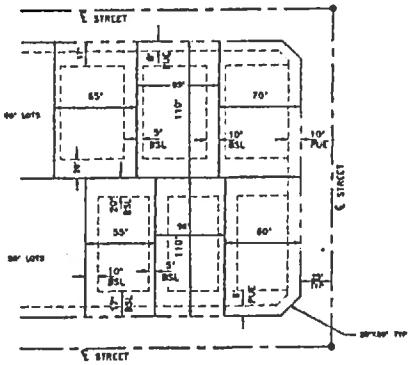
ELECTRIC----------SALT RIVER PROJECT

TELEPHONE----------US WEST

GAS----------SOUTHWEST GAS

FIRE PROTECTION----------CITY OF GLENDALE

CABLE----------COX COMMUNICATIONS



TYPICAL LOT SETBACK AND PUBLIC UTILITY EASEMENTS

SYMBOL LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER CONNECTION
- SEWER MANHOLE
- DIRECTION OF RUNOFF FLOW
- LIGHT POLE
- MONUMENT MARKER
- OFFSITE AREA BOUNDARY
- KEY LOT WALL AT 45° ANGLE (L=30'MIN)

NOTE 1: THE EXISTING STREET IMPROVEMENTS TO BE REMOVED AND REPLACED WITH LANDSCAPING WITHIN R/W

FLOOD PLAIN

The project is located in a 100-year flood zone designated by FEMA as Zone B, FIRM MAP 04013C1640 D (4/15/88), resulting in shallow flooding of less than one foot in depth. All finish floors of homes constructed as part of this project will be elevated 16 inches above street grades to insure protection from flooding. An approximately 200 foot wide strip is designated by FEMA as a Zone 'A' flood zone adjacent to the south boundary of the project. A Letter of Map amendment will be filed with FEMA as part of this project adjusting the flood plain so that all lots will be removed from the flood plain.

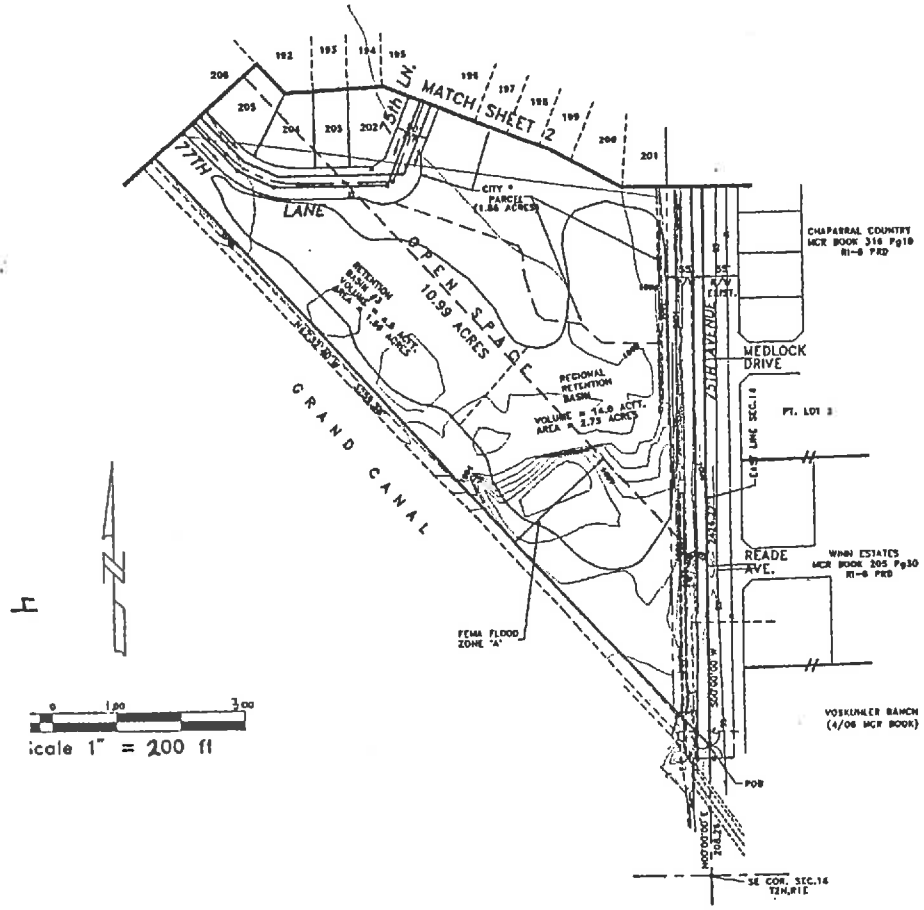
PRELIMINARY PLAT

MISSOURI PARK

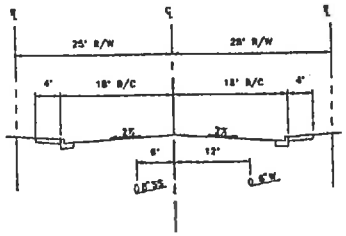
DESIGN RV/PSS	SCALE	JOB NO. 737105		SHEET	
DRAWN PSS	HORZ. 1"=100'	DWG. NO. PREPLAT		2	3
CHECK LEI	VERT. –	DATE MAR 95			

A-N WEST INC. Consulting Engineers

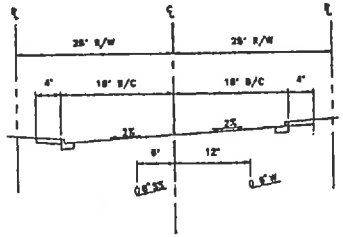
7600 N. 15th Street, Suite 200
Phoenix, Arizona 85020
(602)861-2200



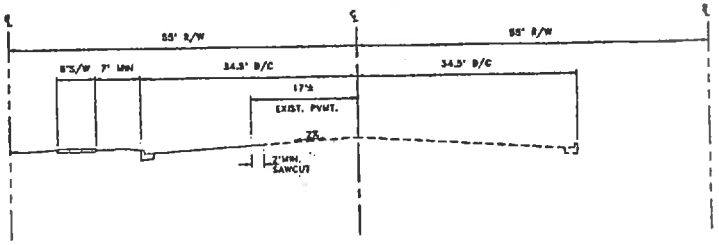
* THIS PARCEL IS PROPOSED TO BE PURCHASED BY THE CITY FOR USE AS A REGIONAL DETENTION BASIN (AREA = 1.86 ACRES)



TYPICAL STREET SECTION
LOOKING NORTH AND WEST



TYPICAL STREET SECTION
77TH LANE

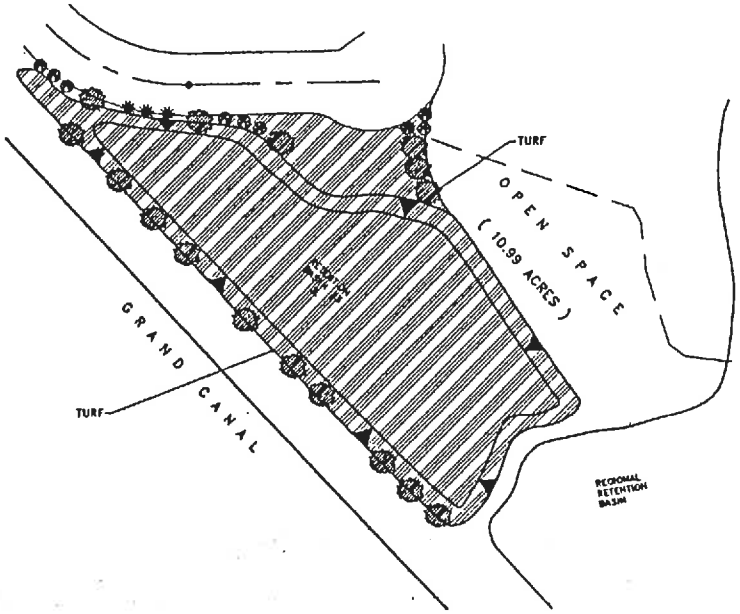


TYPICAL HALF-STREET SECTION
75TH AVENUE

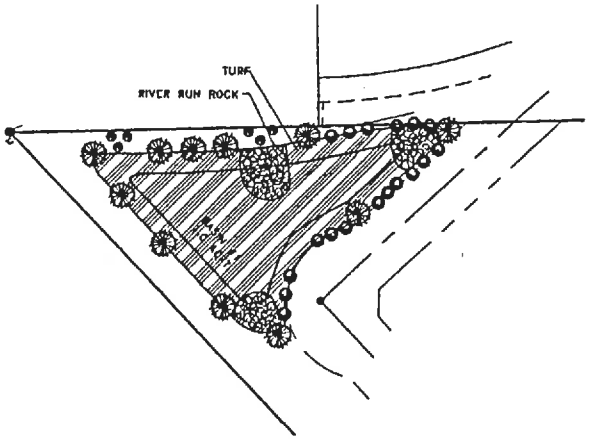
PRELIMINARY PLAT
MISSOURI PARK

DESIGN PG/PSS		SCALE	JOB NO. 781109	SHEET	
DRAWN PSS		HORIZ. 0"=100'	DWG. ID. PREPLAT3	3	OF 3
CHECK LLT		VERT. —	DATE MAR 93		

A-N WEST INC.
Consulting Engineers
7600 N. 15th Street, Suite 200
Phoenix, Arizona 85020
(602)861-2200



RETENTION BASIN #3
SCALE: 1" = 100'

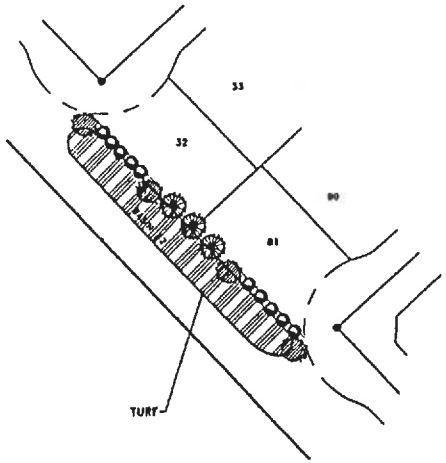


RETENTION BASIN #1
SCALE: 1" = 100'

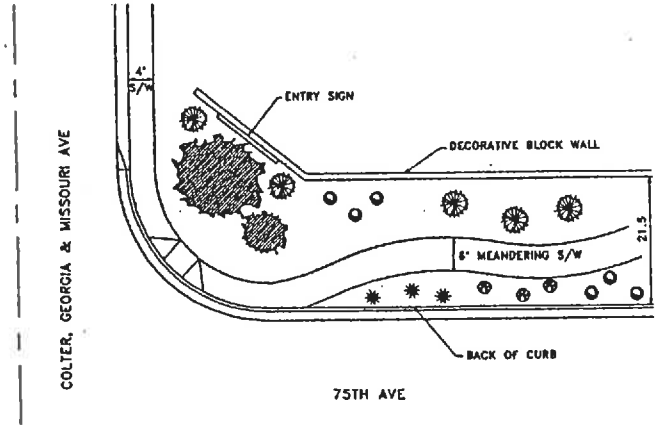
REQUIRED LANDSCAPING

75TH AVENUE:
LENGTH = 1800 FT
TREE SPACING = 30 FT
TOTAL TREES = 60 EACH

- NERIUM OLEANDER PETITE PINK – PETITE PINK OLEANDER
- LANTANA MONTERVIDENSIS – TRAILING LANTANA
- PROPIS CHILENSIS – CHILEAN MESQUITE OR BLUE PALO VERDE
- DASYLIRIONS WHEELERI – DESERT SPOON
- CAESALPICNIA PULCHERRIMA – RED BIRD OF PARADISE
- TURF



RETENTION BASIN #2
SCALE: 1" = 100'



TYPICAL 75TH AVE LANDSCAPING
NTS

CONCEPTUAL LANDSCAPE PLAN
MISSOURI PARK

DESIGN	PG/PSS	SCALE	JOB NO.	751188	SHEET
DRAWN	PSS	HORIZ. –	DWG. NO.	PREPLAT	1 OF
CHECK	LLT	VERT. –	DATE	MAR 95	

A-N WEST INC.
Consulting Engineers
7800 N. 15th Street, Suite 200
Phoenix, Arizona 85020
(602)861-2200

MISSOURI PARK

Land Use

Missouri Park is a proposed residential subdivision of a 61.38 acre parcel located on the Southwest Corner of 75th Avenue and Missouri Avenue. Our proposal for this triangular shaped parcel will yield 216 lots (with 88 lots having a minimum width of 65 feet and 128 lots having a minimum width of 55 feet). The overall density is 3.5 lots per acre. At the present time we are not considering phasing the proposed development.

Per the current General Plan the property is designated for between 2.5 and 3.5 lots per acre. However, the current R1-6 PRD Zoning would allow up to 5.0 lots per acre. The proposed R1-6 P.R.D. Zoning request meets the criteria of larger lots. We feel the design of Missouri Park will enhance the quality of life for Missouri Park residents and the City of Glendale, as a whole.

To enhance the design of this residential development, the plat includes approximately 11± acres of open space adjacent to 75th Avenue and the Grand Canal. This area will contain subdivision retention basins, a City regional retention basin and park facilities. The developer will landscape the subdivision retention basins and the subdivision frontage along 75th Avenue. Subdivision signage will be provided along 75th Avenue.

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 main access to the existing adjacent development to the north and the curvilinear nature of the street layout is aesthetically pleasing and will act as a natural deterrent to excessive speeding.

Lot Orientation

The proposed plat has been designed to provide as many North/South facing lots as possible to allow for the preferred solar orientation that homebuyers are requesting. All houses will be built using energy conservation features where feasible. Standard Features are intended to provide a quality product with an emphasis on water and energy conservation where ever possible.

Open Space and Neighborhood Amenities

In accordance with the goals of the General Plan and Subdivision Design expectations, the open space acts as a buffer to adjacent lots as well as right of way landscaping along 75th Avenue. A meandering sidewalk will be provided along 75th Avenue. This will provide Community safety for the pedestrians as well as provide for an attractive design.

We have provided an "Open Space" in the subdivision to allow for onsite water retention and to enhance the visual appearance of the subdivision. It is proposed that the City construct park improvements in the land dedicated on the plat as "Open Space".

The "Open Space" area breaks down as follows:

Total "Open Space" = 10.99 acres
Subdivision Retention Basin = 2.30 acres
City Regional Retention Basin = 2.75 acres
"Open Space" outside of Retention Basin = 13.74 acres

(Note: The City of Glendale Engineering Department has expressed a desire to purchase 1.86 acres of "Open Space" land shown above to help accommodate the Regional Retention Basin.)

The "Open Space" indicated on the plat will be dedicated to the City and maintained by the City of Glendale. No homeowners association is planned for this subdivision.

Entry Monumentation

We have identified two major entry ways into the plat as shown on the preliminary plat. We located this entry to provide a safe entrance for the future homeowner and to accommodate Staff suggestions.

We have proposed a Plat Monument Sign on the Corner of 75th Avenue and Missouri and additional Monument Signs at Georgia and Colter Avenues and 75th Avenue.

Architecture

Residential development shall meet the criteria of the City of Glendale Subdivision Design expectations. The proposed residential community will feature single-level and two-story houses of quality design. The homes will range from 1,200 to 2,000 square feet.

In addition the homebuilder will ensure that the homes have complete stucco exteriors and insulated windows. The house plans will include double car garages, with architectural composition roofs and covered patios will be standard with each house. Concrete tile roofs may be offered as a standard feature by the homebuilder.

Front and rear elevations will be articulated. Special attention will be given during the design process to create visual interests. All exterior colors shall be conducive to Southwest architecture.

Front setbacks will vary from a minimum of 17 feet to a maximum of 22 feet with adjacent lots varying by at least 2 feet. In addition there shall be a minimum setback of 20 feet from the sidewalk.

Conclusion

This proposal is presented to the City of Glendale after considerable interaction with the Planning Staff. We feel we have conformed with the concerns stated by Staff. We also feel the site is an asset to the Community and will enhance the lives in surrounding areas.

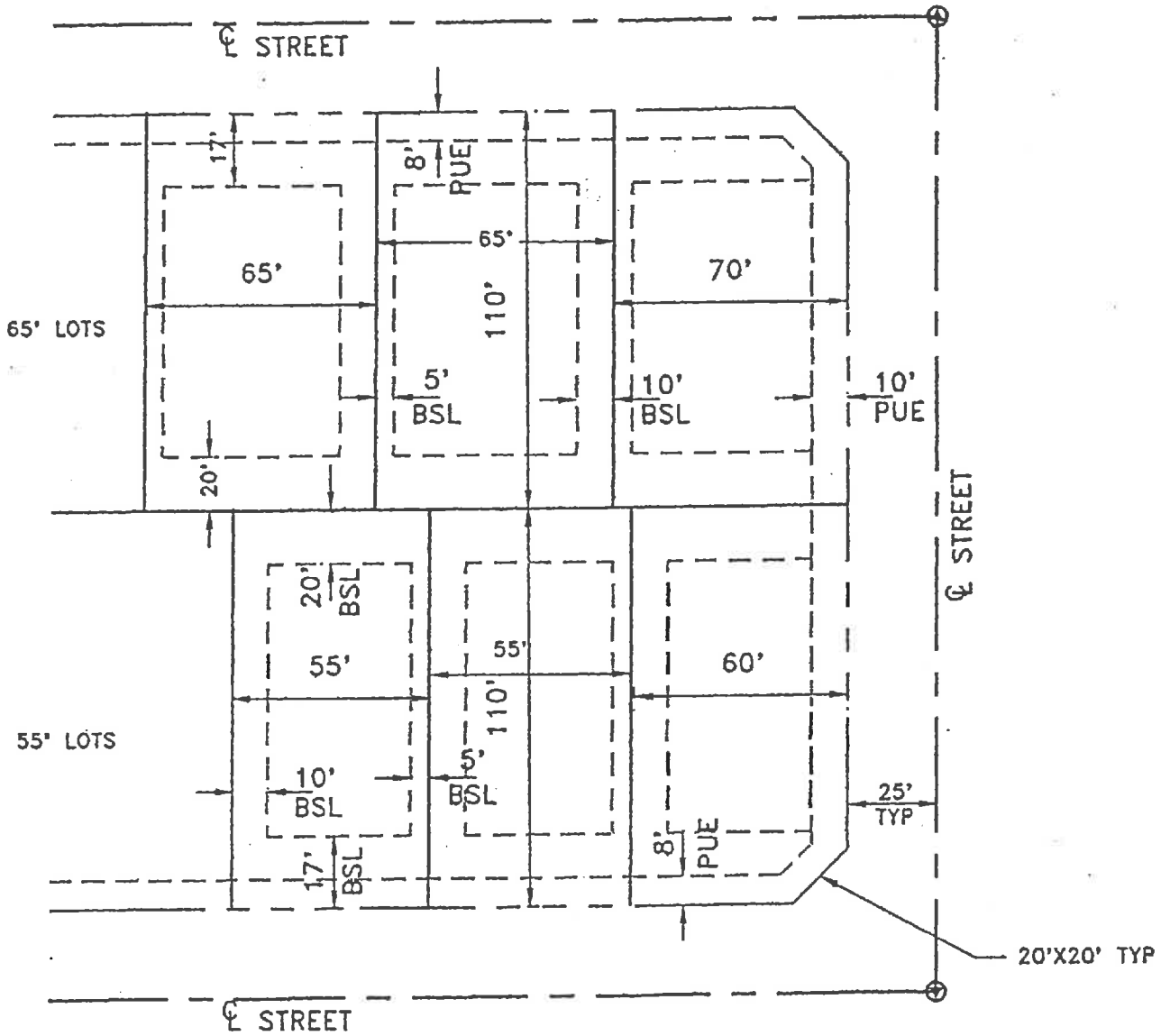
Development Standards

Uses allowed shall be those uses permitted, conditional or accessory as set forth in the R1-6 single family residential district in the City of Glendale Zoning Ordinance.

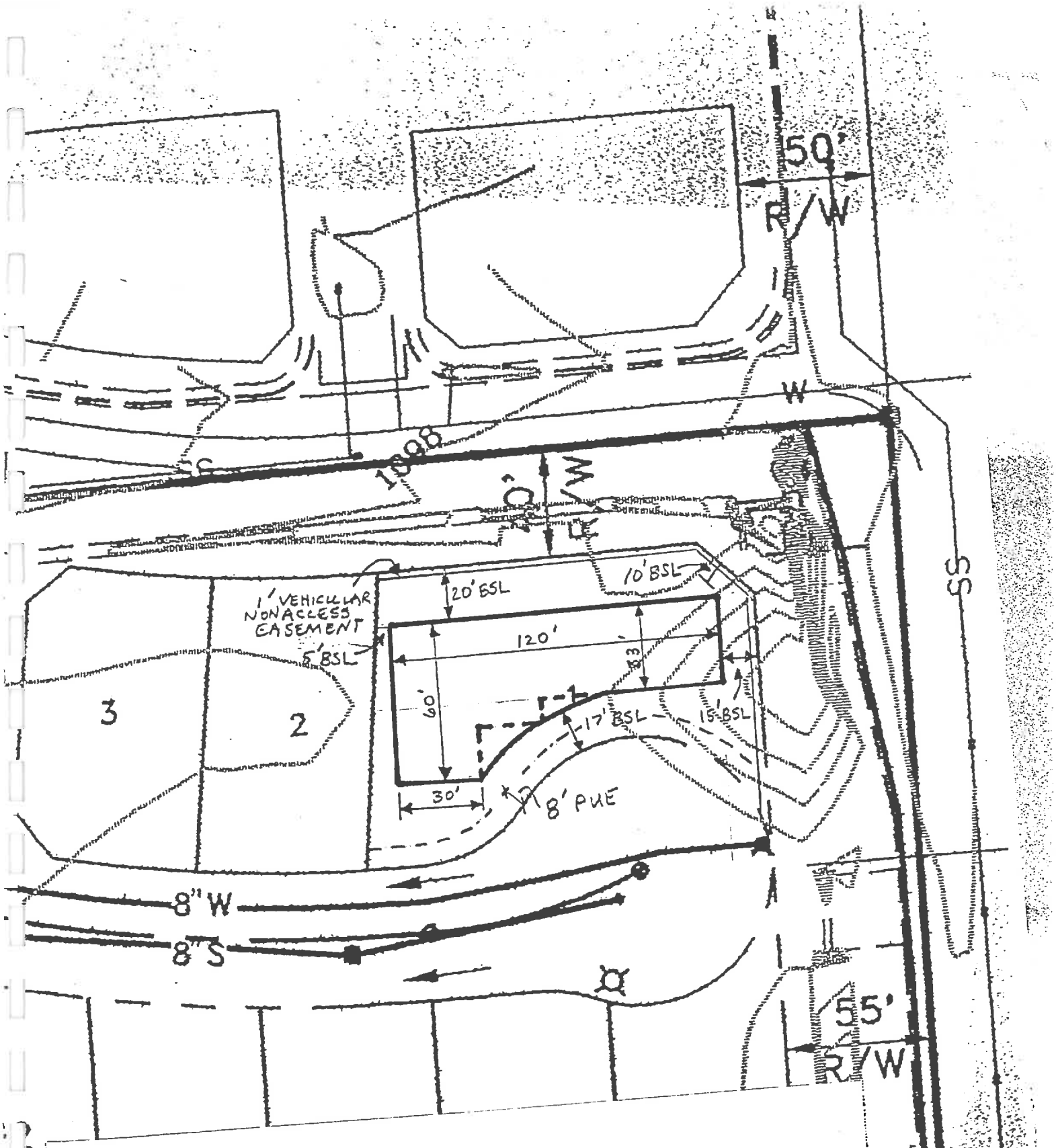
1.	Minimum lot area	6,050
2.	Average lot area	6,700
3.	Maximum building height	30'
4.	Minimum setback Front	17'
	Rear	20'
	Side	5' & 10'
	Side Street	10'
5.	Maximum lot coverage	50%
6.	Minimum distance between residences on adjacent lots	15'
7.	Minimum lot width	55' or 65'

Notes

- Front setbacks on adjacent lots shall vary a minimum of 2 feet.
- All setbacks measured from R.O.W. or common property line between lots.
- Unenclosed patio covers may project 3' into a required rear yard setback.
- Minimum side yard setbacks exclude fireplaces. Fireplaces may project a maximum of 2' into the required yard while maintaining a minimum 3' setback from the property line. Bay windows may project 3' into a required 10' side yard and must maintain a minimum 5' setback on the other side yard.
- All other City of Glendale development standards including those regulating accessory structures shall apply.



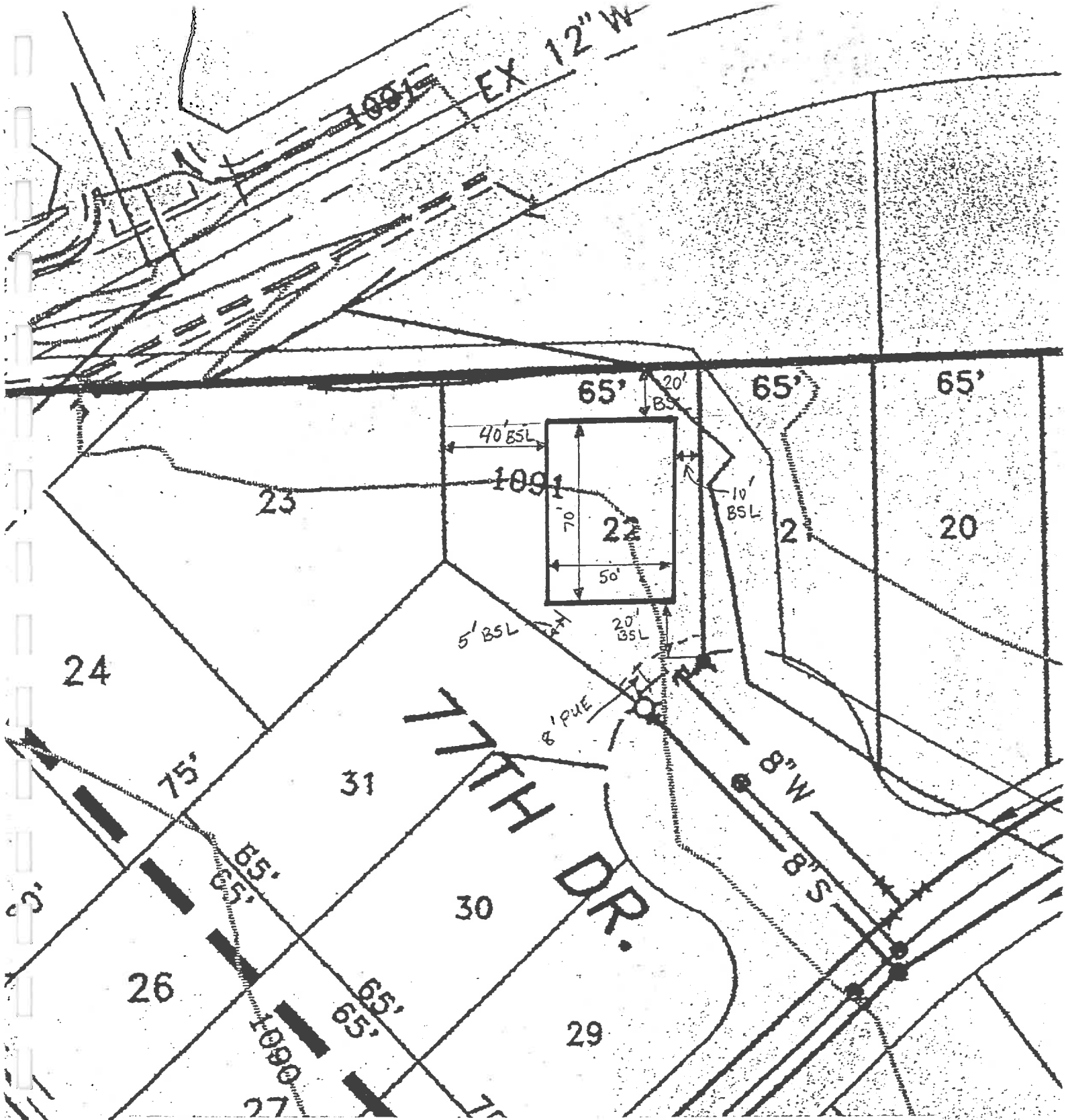
TYPICAL LOT SETBACK AND PUBLIC UTILITY EASEMENTS



LOT 1
SETBACK AND PUBLIC UTILITY EASEMENT DETAIL

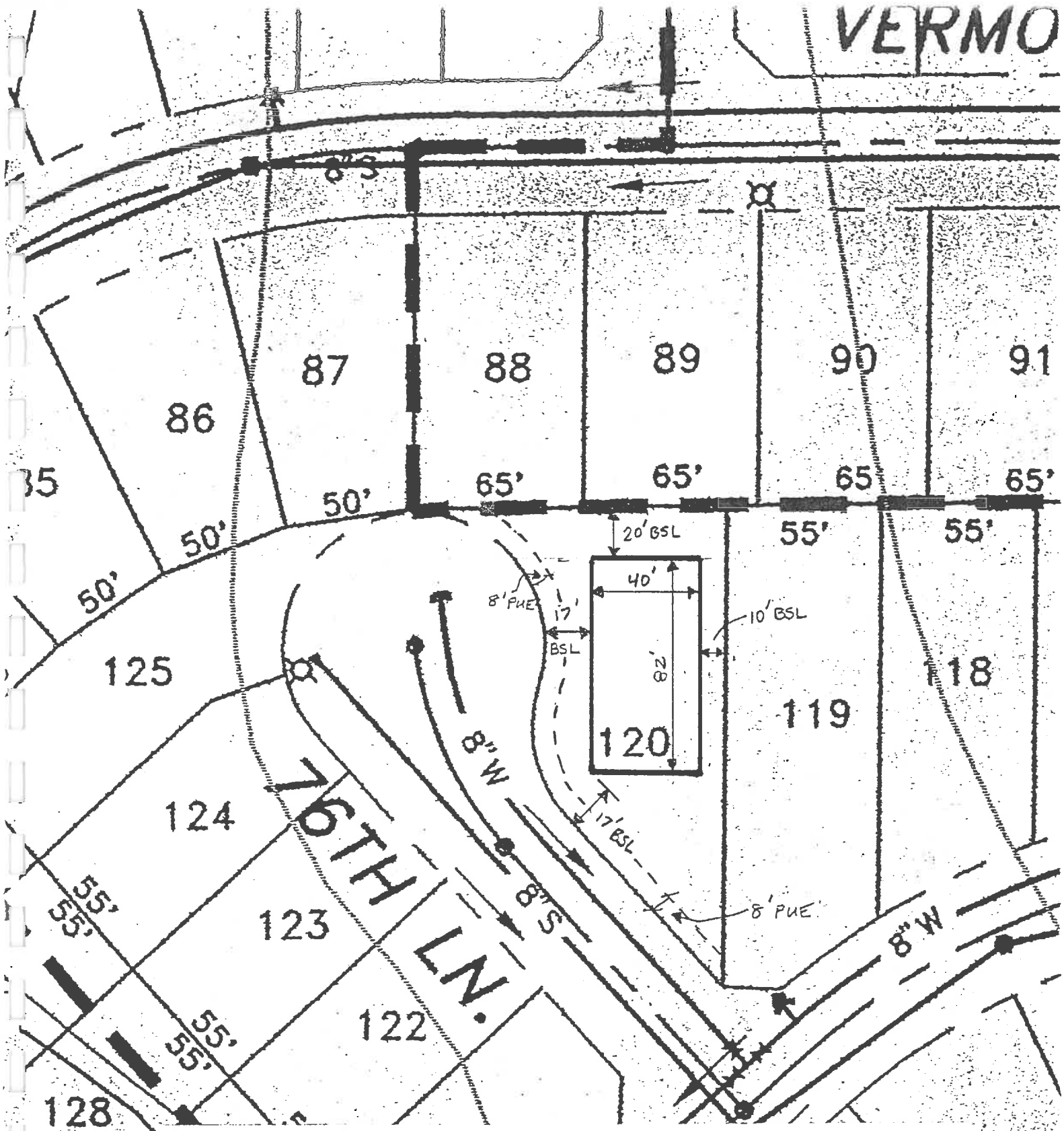
SCALE: 1" =50'

66
6



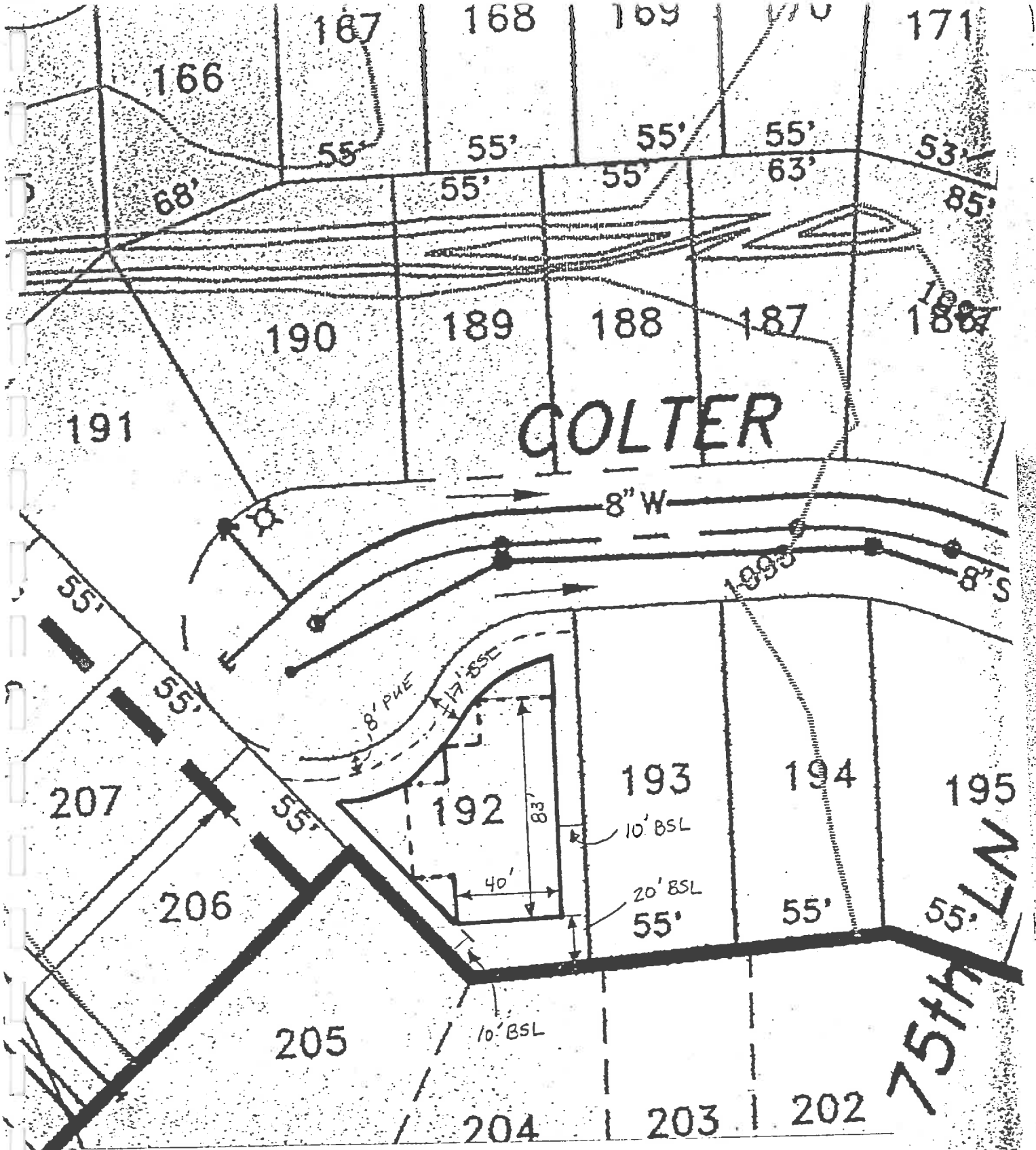
LOT 22
SETBACK AND PUBLIC UTILITY EASEMENT DETAIL

SCALE: 1" =50'



LOT 120
SETBACK AND PUBLIC UTILITY EASEMENT DETAIL

SCALE: 1" =50'



LOT 192
SETBACK AND PUBLIC UTILITY EASEMENT DETAIL

SCALE: 1" =50'

75TH AVENUE:
LENGTH = 1800 FT
TREE SPACING = 30 FT
TOTAL TREES = 60 EACH

NERIUM OLEANDER PETITE PINK – PETITE PINK OLEANDER

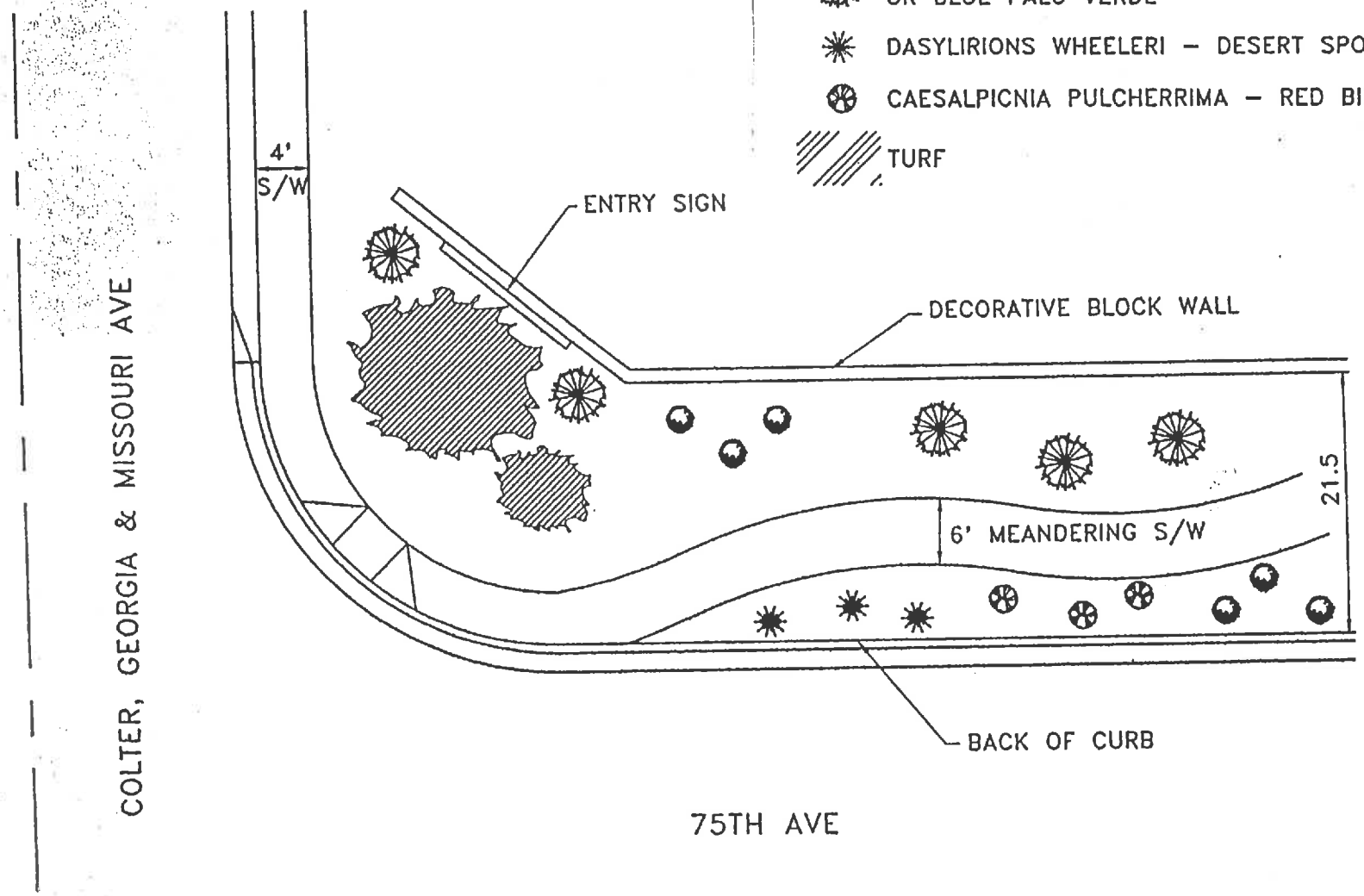
LANTANA MONTERVIDENSIS – TRAILING LANTANA

PROPIS CHILENSIS – CHILEAN MESQUITE
OR BLUE PALO VERDE

DASYLIRIONS WHEELERI – DESERT SPOON

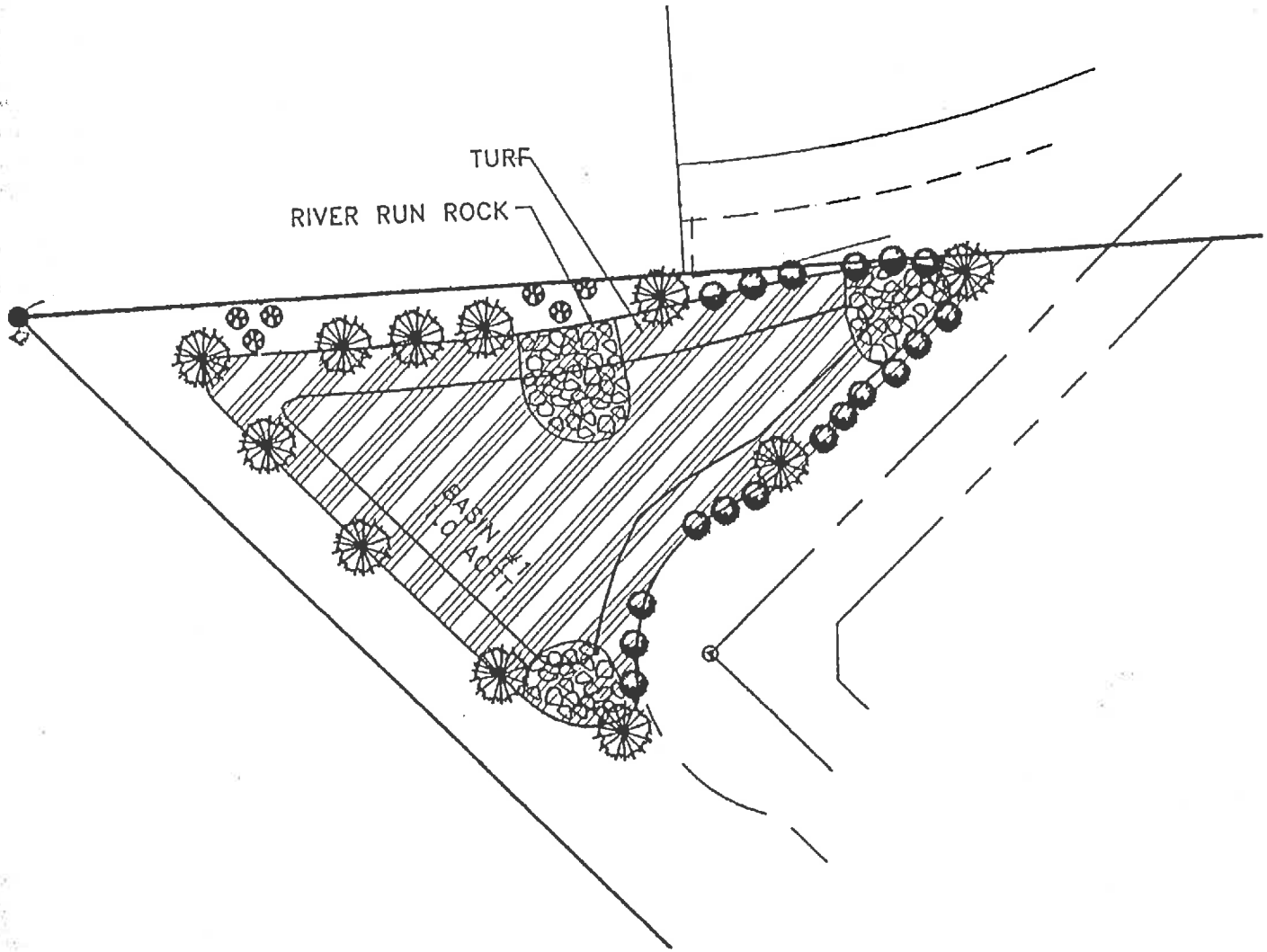
CAESALPICNIA PULCHERRIMA – RED BIRD OF PARADISE

TURF

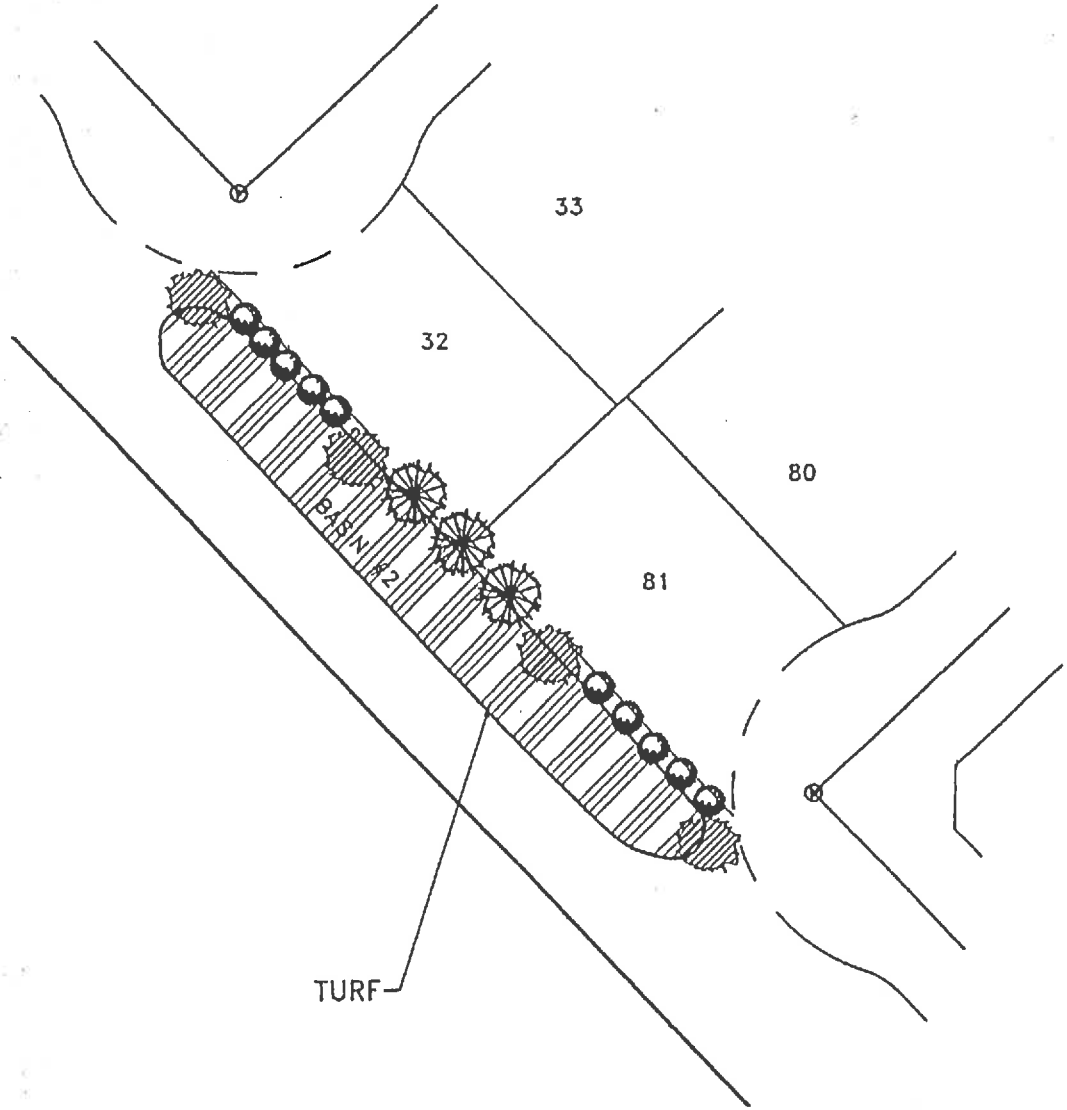


TYPICAL 75TH AVE LANDSCAPING

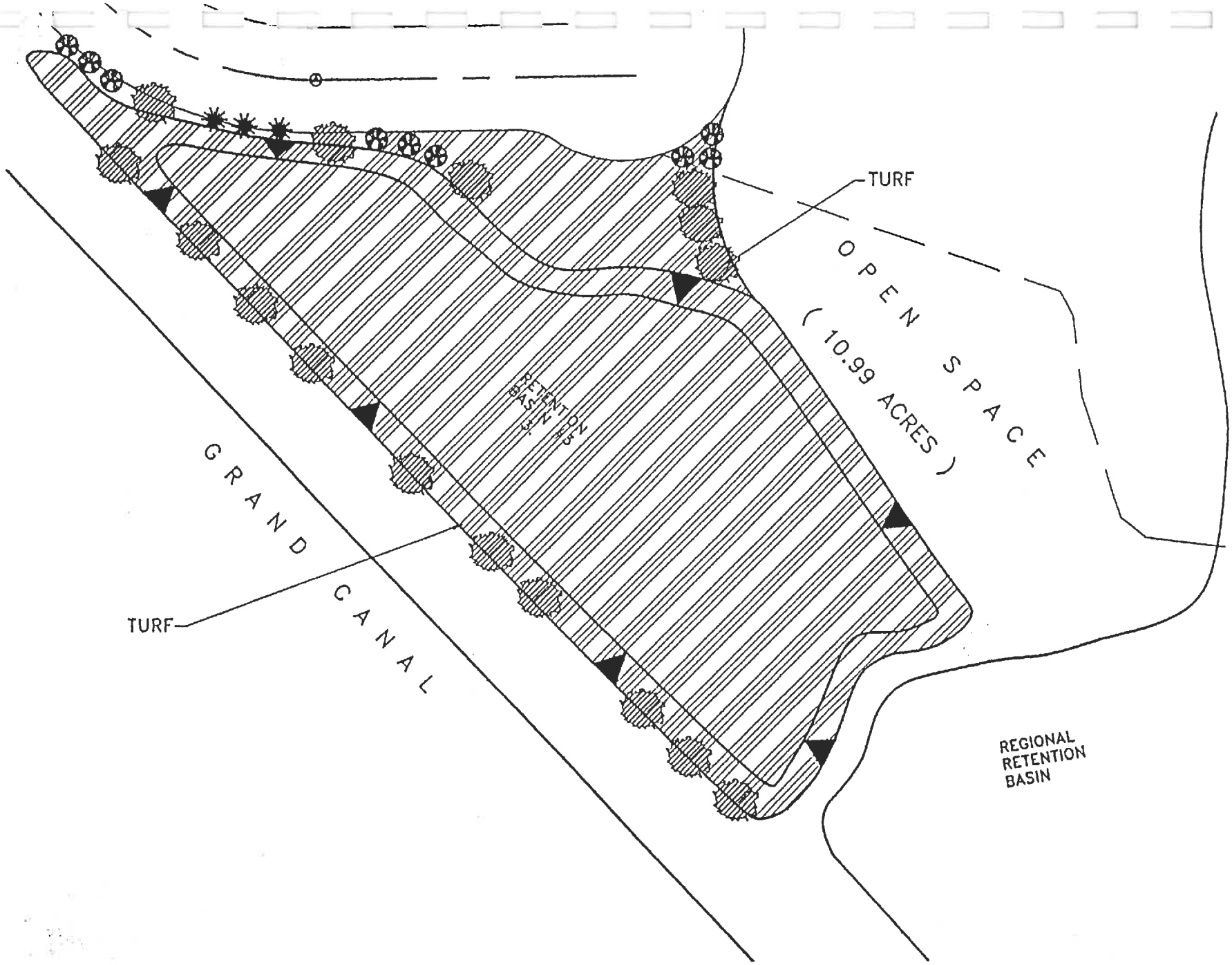
NTS



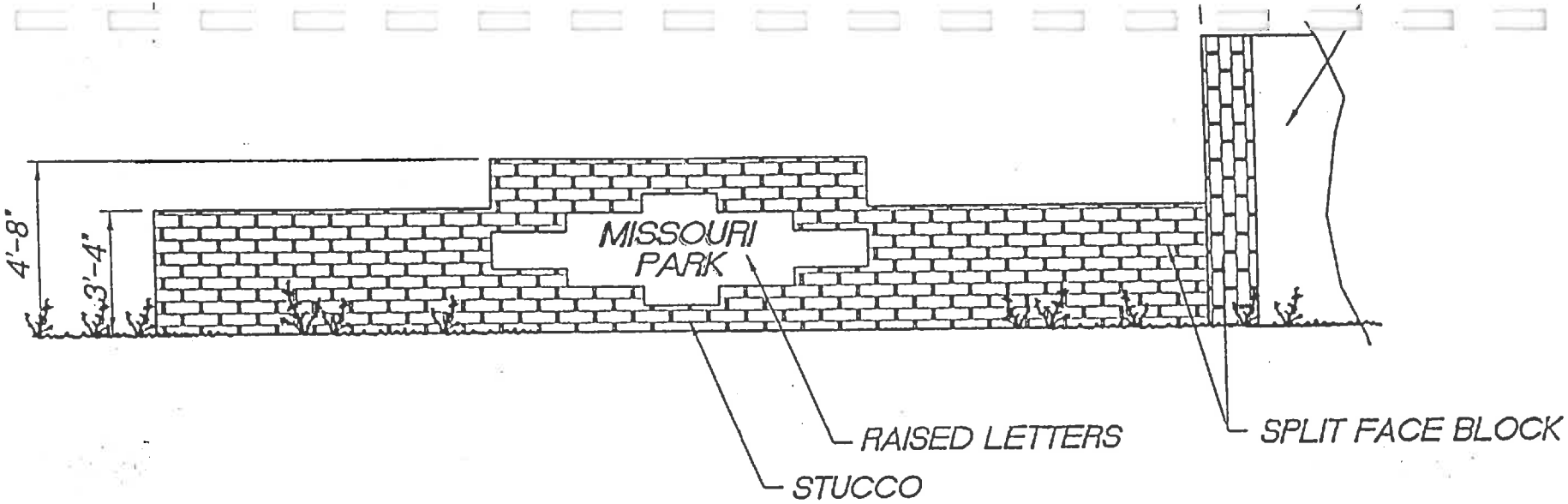
RETENTION BASIN #1



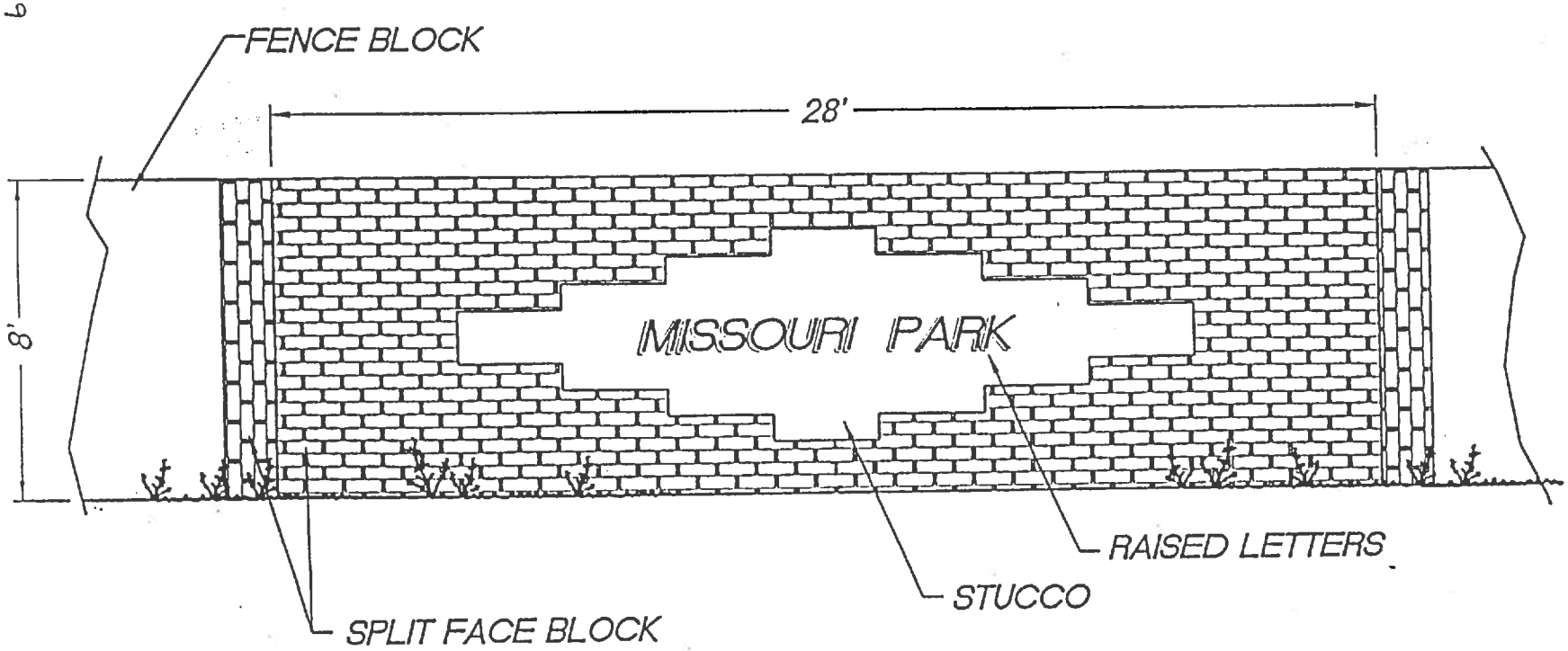
RETENTION BASIN #2



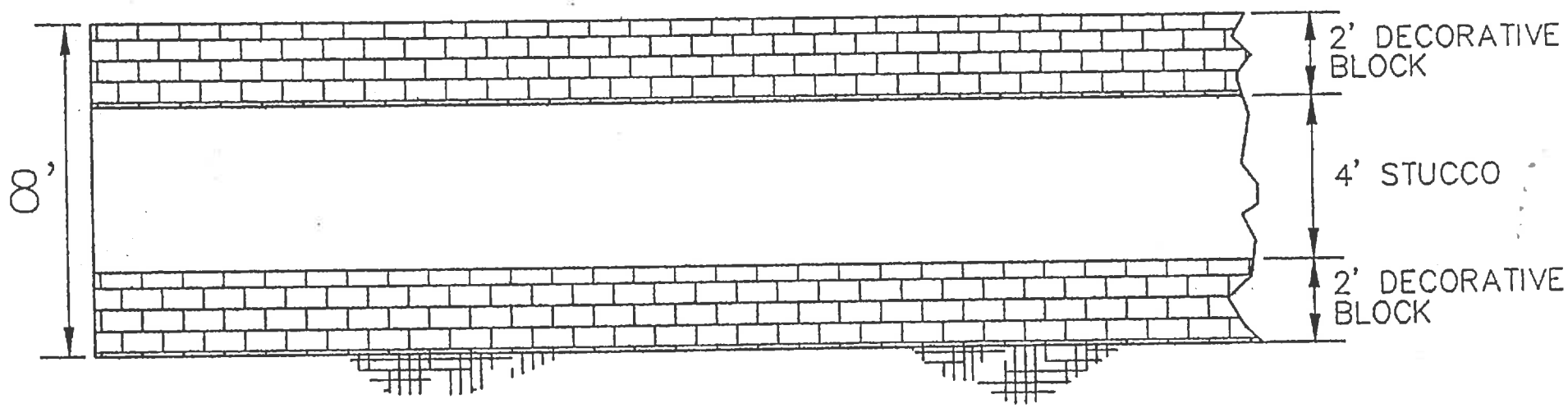
RETENTION BASIN #3



GEORGIA AND COLTER AT 75TH



MISSOURI AND 75TH



TYPICAL 75TH AVENUE PERIMETER WALL DETAIL

GLENDALE

October 9, 1996

Mr. Nariman Afkhami
Aread Inc.
2198 E. Camelback Road, Suite 340
Phoenix, Arizona 85016

RE: Missouri Park (Z-96-26): 5450 N. 75th Avenue

Dear Mr. Afkhami:

On October 8, 1996, the City Council of the City of Glendale voted to approve rezoning application Z-96-26. This rezoning was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD Plan for "Missouri Park", dated August 14, 1996.

2. A maximum of 216 lots shall be permitted.

3. The R1-6 development standards shall be amended as shown in the narrative report "Missouri Park", dated August 14, 1996.

4. 55 feet of half-width right-of-way on 75th Avenue and 40 feet of half-street right-of-way on Maryland shall be dedicated within 180 days of City Council approval.

5. Ground-mounted air-conditioning units shall be required.

6. The developer shall provide all landscape improvements for the subdivision storm water retention basin at the time of construction, as approved by the Community Development Group.

7. The developer shall pay 1/4 of the cost of a traffic signal at the intersection of Missouri Avenue and 75th Avenue, prior to final plat approval, as determined by the City Traffic Engineer.

These 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 930-2800.

Sincerely,

Dan Fairbanks, AICP
Planner
Community Development Group

DF/sr

PL624.126

GLENDALE

September 26, 1996

Mr. Nariman Afkhami
2198 East Camelback Road Suite 390
Phoenix, Arizona 85016

Dear Mr. Afkhami:

Subject: Planning Commission Approval of P-96-14 (Missouri Park)

At the regularly scheduled meeting of September 5, 1996, the Glendale Planning Commission approved the preliminary plat for "Missouri Park", located at 5450 North 75th Avenue. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of the proposed R1-6 PRD development plan (Z-96-26). The fifteen day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date the City Council approves Z-96-26.

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.

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. However, as the zoning has not been approved and the 15-day preliminary plat appeal period has not expired, any submittal of improvement plans is considered at risk. 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 permit fees.

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

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact Autumn Hartsoe, Development Services Representative, at 930-2800 if you have any questions regarding the house plan submittal.

PL673.116

It is appropriate to submit two copies of the model home complex plan at the time of house product submittal. Should a home builder currently be interested in this site, I encourage you to have them contact me regarding a model home complex.

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

Sincerely,

Daniel Fairbanks
Planner
Community Development Group

DF/nr

Enclosure

cc: Mary Wetenkamp, Senior Development Services Representative
John Gitzen, Development Services Representative
Larry Tysiac, A-N West, Inc.