

CITIZEN PARTICIPATION PLAN

PRD AMENDMENT FOR CARMEL ESTATES

NORTHWEST CORNER OF 54TH AVENUE AND SKUNK CREEK WASH
19268 NORTH 54TH AVENUE

CASE #ZON 14-04

January 12, 2015

Prepared by:
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APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
BY *Jan M. Finkle*
PLANNING
DIRECTOR

Description of Proposed Project: Mandalay Communities is requesting an amendment to the development standards for the Carmel Estates Planned Residential Development. The proposed amendments to the current standards are intended to allow a more unique and diverse housing product that would be a positive addition to the community. The amendments requested allow for increased setbacks and building coverage in order to provide multiple garage and building orientations. These considerations would contribute to the overall concept of reinforcing a desirable and diverse street scene.

Notification Technique: Mandalay Communities will be notifying neighbors within 500 feet of the site of the proposed PRD Amendment request. A copy of the notification letter is attached which includes a letter, project location map, and copy of the project narrative. The letters will be addressed, stamped and the above information will be inserted into envelopes. The unsealed envelopes will be provided to City staff for sealing and mailing.

Notification: No Glendale Homeowners Associations or registered neighborhood groups exist within notification area. A list of interested parties to be notified was provided by City staff and is attached. In addition to the neighbors, the following individuals will be notified of the proposal:

City of Glendale Mayor's Office
Mayor Weiers
5850 West Glendale Avenue
Glendale, AZ 85301

Glendale City Council Office
Council Member Tolmachoff
5850 West Glendale Avenue
Glendale, AZ 85301

Jon Froke, AICP, Planning Director
City of Glendale Planning Dept.
5850 West Glendale Ave., #212
Glendale, AZ 85301

Diana Figueroa, Sr. Secretary
City of Glendale Planning Dept.
5850 West Glendale Ave., #212
Glendale, AZ 85301

Affect of Proposal: Mandalay Communities believes that the proposed amendments to the PRD setbacks will not adversely affect any interested party, either directly or indirectly. In contrast, we believe that the proposed changes will enhance a desirable and diverse street scene for residents and neighbors. By providing opportunities for a mix of garages, we will avoid the appearance of an undesirable garage dominated community.

How Concerns Will be Addressed: We do not anticipate any objections to the proposal by the notified neighbors or interested parties. However, if an issue or concern arises, we have provided a contact name and number in the notification letter. This will allow any concerned neighbor to talk directly to a person who can address their concerns. If necessary, we will have a neighborhood meeting to address multiple concerns. However, Mandalay Communities does not anticipate this necessity at this time.

Changes to Proposal Following Notification: In the event that changes are made to the proposal following notification to neighbors, Mandalay Communities will mail an additional letter which will outline the changes to all interested parties.

Status Update to Planning Department: Mandalay Communities or its representative will inform Planning staff of the status of the Citizen Participation Plan effort via email or phone conversations.

Proposed Schedule: The Citizen Participation Plan is anticipated to be submitted to City Planner on or before January 9, 2015. The estimated plan implementation date is January 12, 2015. The notification letters will be mailed by January 12, 2015 or upon City Planner's approval. The neighbors and interested parties will have til January 26, 2015 (2 weeks) to respond to the proposal.

A Citizen Participation Final Report will be submitted to the City Planner by January 27, 2015.



January 12, 2015

Subject: PRD Amendment to Revise Development Standards for Carmel Estates
Planned Residential Development located at 19268 North 54th Drive, Glendale, Arizona
Zoning Case #ZON 14-04

Dear Neighbor:

We are sending you this letter to inform you that Mandalay Communities is applying to the City of Glendale for an Amendment to revise the currently approved development standards for Carmel Estates Planned Residential Development. The property is located at 19268 North 54th Drive within the Cholla City Council District.

The proposed changes would allow Mandalay Communities the opportunity to build side-entry garage units which increases the diversity of the streetscape. As well as requesting an increase in building coverage in order to provide adequate sized homes and the flexibility to provide 3 or 4 car garages to maintain cars off the street. Along with this letter, we have included a plan illustrating the location of Carmel Estates and the project narrative which we submitted to the City of Glendale describing our proposed amendments.

If you have any questions, comments or concerns regarding our proposal, please write, email or call me by January 26, 2015. My address is listed below, my email is steve@mandalayhomes.com, and my direct phone number is 602-499-6179. You may also contact Jon Froke with the City of Glendale at 623-930-2585 or email him at jfroke@glendaleaz.com.

Best Regards,

MANDALAY COMMUNITIES, INC.

Steve Shea
Vice President of Construction

CC: Jon Froke, City of Glendale



Carmel Estates by **MANDALAY HOMES**

Location Map

**Arizona
Band
Design**
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Phone: 480-951-6410



North
Not to Scale

Job #2014.14
Date: 1/9/2015

Project Narrative to Accompany a
PRD Amendment to Revise Development Standards for
Carmel Estates Planned Residential Development
located at 19268 North 54th Drive, Glendale, Arizona
City Zoning Number: ZON #14-04
January 12, 2015

Mandalay Communities is requesting an amendment to the development standards for the Carmel Estates Planned Residential Development. The proposed amendments to these standards are intended to allow a more unique and diverse housing product that would be a positive addition to the community. The amendments requested allow for increased setbacks and building coverage in providing multiple garage and building orientations. These considerations would contribute to the overall concept of reinforcing a desirable and diverse street scene.

The proposed housing product includes multiple single-story and two-story plans all providing 3-car standard garages. Flexible home designs will allow the option for homeowners to suit their lifestyle by extending livable spaces into existing garages, adding additional garage bays or even creating a loft on single story homes. Additional garage bays will be provided by side-entry or forward facing garages specific to each plan. These optional garages allow further opportunities for livable spaces or just providing the rare but desirable garage space. This in return would provide adaptable and marketable plan designs that allow homeowners to customize their homes while encouraging them to maintain vehicles off the street and driveways and into garages. Forward facing garages have been designed to remain behind the front face of the building. The mix of recessed garages, side-entry garages with entry porches with varying setbacks would reinforce the City's goal of providing staggered product that eliminates the appearance of undesirable garage dominated communities with aligned garages.

Three distinct elevations will be offered with characters complementing the overall community. Multiple material selections and color schemes will further promote the diversity of the product.

The following chart outlines the City's R1-6 zoning district development standards, the currently approved Carmel Estates development standards, and the amended development standards proposed with this application.

The specific standards requested to be revised are:

- Minimum front setback
 - We are requesting a decrease from 15'-23' minimum front setback to 10'-20' to allow for the optional side-entry garages which increase the diversity of the streetscape. We are also requesting the required 3' stagger between adjacent homes be accomplished within the product design with recessed garages, optional side-entry garages and staggered entries.
- Minimum rear setback
 - We are requesting a rear setback decrease from 20' to 15' to allow side-entry garage options while still maintaining large rear yards.
- Maximum percentage of building coverage
 - We are requesting an increase from 40% building coverage to 48% building coverage in order to provide adequate sized homes and the flexibility to provide 3 or 4 car garages to maintain cars off the street.
- Clarify that the 10' corner lot setback is measured from the right of way and includes the width of the adjacent landscape tract.

Carmel Estates Development Standards

January 12, 2015

Description	R1-6 Zoning District Development Standards	Currently Approved Carmel Estates Development Standards	Proposed PRD Amendment Development Standards
Minimum Net Lot Area	6,000 sf	6,820 sf	6,820 sf
Minimum Lot Width	60'	62'	62'
Minimum Lot Depth	100'	110'	110'
Minimum Front Setback	20' to 23' (1)	15' to 23' (1,3)	10' to 20' (4,5)
Minimum Rear Setback	20'	20'	15'
Minimum Side Setback	5' to 10' (2)	5' to 10' (2)	5' to 10' (2)
Minimum Distance Between Buildings on Adjacent Lots	15'	15'	15'
Minimum Street Side Yard Setback	10'	10'	10' (6)
Maximum Structure Height	30'	30'	30'
Maximum Percent Building Coverage	40%	40%	48% (7)
<ol style="list-style-type: none"> 1. Minimum 3' stagger on adjacent lots. 2. Minimum 10' separation between buildings on adjacent lots. Bay windows and entertainment center may project 2' into the "ten-foot" side yard setback. 3. Minimum 20' to face of garage, 15' to living area. 4. Minimum 3' stagger within building product. 5. Minimum 20' to face of front-entry garage, 10' to living area, porch or side-entry garage. 6. Street side yard setback is measured from right of way and includes adjacent landscape tract. 7. Percentage includes structures under roof including living areas, garage, covered porches and covered patios. 			