

Mandalay Homes
2320 E Baseline Rd, Suite B115
Phoenix, AZ 85040



December 2, 2014

Steve Shea,

Linderoth Architects is proud to be a part of the Mandalay Homes team developing the Carmel Estates Residential project in Glendale, Arizona. We look forward to being part of bringing a successful residential project to the community. The following outlines our recommendations for amending the current Development Standards giving Mandalay Homes the best opportunity in providing the intended housing product type for this project and market. These revised standards were developed in unison with Mandalay Homes and Arizona Land Design with information obtained per previous approved documents.

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

December 2, 2014

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)

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.