

# McKinley Glenn

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## PAD and Preliminary Development Plan Narrative

Case: PLH20-0063

A 9-acre community located at the southwest  
corner of 130th Street and Chandler Heights  
Road



City of Chandler

First Submittal: November 20, 2020

Second Submittal: February 2, 2021

Third Submittal: March 4, 2021

Final Submittal: April 26, 2021

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## 1. Introduction

RVi Planning + Landscape Architecture, on behalf of Cachet Homes, is pleased to submit this rezoning and preliminary development plan application for McKinley Glenn. The community is proposed as a single-family residential neighborhood on an approximate 9-acre vacant property located within Unincorporated Maricopa County at the southwest corner of 130<sup>th</sup> St. and Chandler Heights Road. The proposed rezoning request would run concurrently with an Annexation request to bring the subject property into the City of Chandler, and rezone from the current RU-43 County zoning district to PAD. The development proposal would allow for a 22-lot gated subdivision with access from Chandler Heights Road.

## 2. Purpose of Request

The Applicant requests the following from the City of Chandler:

1. Annexation of the subject property into the City of Chandler (Separate application)
2. Rezoning from AG-1 (zoning upon annexation) to PAD for single-family residential and approval of a Preliminary Development Plan (PDP)

The property owner is requesting annexation into the City of Chandler due to the unique location of the site and with the assumption that the City of Chandler would provide public utilities and other municipal services to the site. After review of the annexation requirements per A.R.S. 9-471, this project conforms with Arizona law that requires “a territory to be annexed shall adjoin the boundary of the annexing city or town for at least 300 feet”. Since the subject property exists in a County island, the proposed annexation would not create a new county island as defined by A.R.S.

The rezoning and PDP application is proposed to run concurrently with the Annexation application. McKinley Glenn’s housing product will be provided under a separate PDP submittal and shall address the Architectural Diversity Guideline as required by the zoning ordinance. It is the intent of the McKinley Glenn PAD that housing product will coordinate with the project themes as well as with the surrounding communities.

## 3. Existing Site Conditions

Until recently, the subject site was in use for agricultural production as a pecan orchard with a single existing home on the property. The site is generally flat and does currently utilize flood irrigation. An open irrigation conveyance channel extends across the site’s Chandler Heights frontage, and a single driveway is located at the northeast corner. The site is accessed from Chandler Heights Road and lies at the southwest corner of 130<sup>th</sup> Street and Chandler Heights Road. The site is surrounded by a combination of rural residential properties and single family residential communities.

*Table 1: Surrounding Land Uses*

| Direction | General Plan Land Use | Existing Zoning        | Existing Use                                   |
|-----------|-----------------------|------------------------|------------------------------------------------|
| Property  | Neighborhoods         | RU-43 (County)         | Vacant                                         |
| North     | Neighborhoods         | PAD (City of Chandler) | Single Family Residential, Countryside Estates |
| East      | Neighborhoods         | PAD (City of Chandler) | Single Family Residential, Hawthorn Manor      |
| South     | Neighborhoods         | RU-43 (County)         | Large Lot Residential                          |

|      |               |                |                       |
|------|---------------|----------------|-----------------------|
| West | Neighborhoods | RU-43 (County) | Large Lot Residential |
|------|---------------|----------------|-----------------------|

### Existing Zoning

The current zoning of the property is RU-43 in unincorporated Maricopa County. This zoning is for larger lots 43,560 sq.ft. and above. Immediately to the east is the Hawthorn Manor subdivision which is zoned PAD with typical single-family lot sizes of 10,000+ square feet. To the north is Countryside Estates which is also zoned PAD with typical single-family lot sizes of 10,000+ square feet. There are three residential parcels immediately to the west zoned RU-43 in unincorporated Maricopa County and one parcel zoned RU-43 to the east of the site with frontage to Chandler Heights Road. To the south are three parcels in unincorporated Maricopa County zoned RU-43.

### Proposed zoning

Upon Annexation, the site will be briefly modified to assume the City's closest equivalent zoning designation which is the AG-1 district. The proposed zoning request seeks to modify the zoning to PAD for single-family residential with development standards that are closely equivalent to the City's SF-10 Single Family district. The proposed zoning will be comparable with approved zoning, single family use types, and the density established in the adjacent PAD communities to the north and east.

### General Plan Designation

The Chandler General Plan 2016 identifies this site as Neighborhood which allows for a range of residential densities as well as a variety of non-residential uses. The General Plan further recommends low-density residential (2.5-3.5 dwellings units per acre) in areas adjacent to rural and large lot subdivisions. McKinley Glenn provides a transition from the neighborhoods to the north and the east as the layout and lot sizes are compatible to the surrounding existing developments.

### Southeast Chandler Area Plan

The Project is also within the Southeast Chandler Area Plan (SECAP), which depicts the site as Rural/Agrarian Character allows for residential subdivisions up to 3.5 du/ac with qualifying community amenities. The proposed development is 2.4 du/ac net which is under the identified density threshold for the requirement of community amenities within residential developments between 2.5 du/ac and up to 3.5 du/ac. Regardless of size, the SECAP requires compliance with the number of PAD development standards to which the proposed development will comply with.

*Table 2: SECAP PAD Development Standards*

| Southeast Chandler Area Plan – PAD Development Standards                                                                                                                                                               |                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SECAP Standard                                                                                                                                                                                                         | Proposed McKinley Glenn PAD                                                                                                                                                                                                                                                   |
| 1. On average, provide 45' wide landscape setback along arterials. Provide street tree plantings and landscaping (in conformance with the SEC arterial landscape palette) including turf where possible.               | The proposed development will provide at minimum 45' wide landscape setback measured from the back of the curb along Chandler Heights road. Street trees will be planted in accordance with the SECAP along the arterial roadway and all retention basins will be landscaped. |
| 2. Use subdivision design techniques that reduce the number of houses backing up to arterial streets. Lots backing onto arterial streets should occupy no more than 50 percent of the lineal area along the perimeter. | The proposed development is accessed from an arterial roadway (Chandler Heights Road), but no lots within the community are proposed to back to the arterial street. Alternatively, a large open                                                                              |

|                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                            | space tract will be dedicated along the full frontage of the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3. Provide staggers or breaks in perimeter fence walls adjoining arterial streets. Openings in perimeter fence walls should include rural character open-view fencing. Solid walls shall contain material changes, and be staggered at least every 100 ft. | The wall design of the subdivision accentuates the rural/agrarian characteristics outlined in the SECAP and is proposed to be in general conformance with the plan. The perimeter walls contain various design elements in accordance with the standard including partial and full view fence and columns provided along the wall plan across the frontage of the site. The proposed primary entryway 100% view fencing was selected with the surrounding neighborhoods Hawthorn Manor and Countryside Estates which contain a similar design. The wall materials and columns provided along the wall plane are also similar to the design characteristics of the adjacent communities. |
| 4. Provide rural character entry features from arterial streets.                                                                                                                                                                                           | The entry monument and design will contain a large number of the character elements outlined in the SECAP and has been designed to be in conformance with the plan. These design elements include a rustic wood finished sign, rustic tubular steel trellis, Coronado split face stone, and painted smooth face block.                                                                                                                                                                                                                                                                                                                                                                  |
| 5. Provide four-sided elevations displaying three distinctive elevation styles per floor plan.                                                                                                                                                             | While the housing product is not a part of the PAD/PDP submittal, the housing architecture will be in general conformance with the provisions outlined in the SECAP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

The proposed development will convey a rural/agrarian theme and be developed with transitions and compatibility in mind as outlined in the SECAP. As outlined in the table above, the proposed development meets and exceeds all the required PAD Development Standards outlined.

#### 4. Development Plan Concept

The proposed McKinley Glenn community will be a gated, 22-lot subdivision with a minimum lot sizes in excess of 10,000 sq.ft. The proposed typical lot sizes will be approximately 78'x 135' in width and depth. All homes within the community will be limited to single story. Primary access to the site will be off Chandler Heights Road which will be coordinated with the City's Capital Improvement Program (CIP) Chandler Heights Road project. Larger side yard setbacks will be provided in instances where the proposed homes will directly side on to existing homes to the east and west.

The proposed plan will include an entry feature that creates a sense of arrival into the development which will provide security and a luxury feel as residents enter the community into a looped private street system. Open space and retention are provided at the north of the site along Chandler Heights Road to provide a buffer to the arterial roadway.

Open space and retention is provided at the north of the site along Chandler Heights Road and amenities will be designed for use by the residents. The proposed landscaping will include a street lined tree appearance in accordance with the SECAP and the City of Chander's landscaping requirements. All

retention basins will be landscaped in accordance with City standards. A minimum of 15% of common open space is provided throughout the subdivision.

### Proposed PAD Development Standards

The following table provides the proposed development standards. The proposed development standards were modeled after the SF-10 zoning district which is the closest comparable district to the proposed PAD.

*Table 3: Proposed PAD Development Standards*

| Development Standard               | City of Chandler<br>SF-10 District | Proposed PAD          |
|------------------------------------|------------------------------------|-----------------------|
| Min. Lot Area                      | 10,000 sq. ft.                     | 10,000 sq. ft.        |
| Min. Lot Width                     | 90'                                | <b>78'</b>            |
| Min. Lot Depth                     | 100'                               | 135'                  |
| Max. Lot Area                      | 40%                                | <b>50%</b>            |
| Max. Building Height               | 25'                                | 25', 1-story          |
| Front Yard Setback <sup>(1)</sup>  | 20'                                | 10'                   |
| Rear Yard Setback                  | 15'                                | 20'                   |
| Side Yard Setback <sup>(2,3)</sup> | 5' and 10'                         | 5', cumulative of 15' |

(1) 20' from back of sidewalk to front of face of the garage; 10' to side loaded garage or livable area

(2) The combined total feet of both side yards shall not be less than fifteen (15) feet

(3) Lots 15 and 22 shall provide side yards not less than 15' where adjacent to perimeter of the site

### Support for Proposed PAD Standards

1. **Min. Lot Width.** The proposed PAD minimum lot width is proposed as 78' due to the parcel shape and size. At this width, it allows for a looped street design system and the ability to restrict the placement of lots along Chandler Heights Road. The proposed development is situated in a way that maximizes the width of the property. Additionally, to help account for the reduction in lot width, the lot depth is increased to provide greater area in the backyards of each lot.
2. **Lot Coverage.** These requests are supported by the Property's location and zoning transitions, and by the larger lot depths that exceed standards and to enhance the quality of housing in all the zoning categories. The proposed lot coverage also allows more opportunities for work-at-home space and onsite amenities such as set-back garages, patios, and accessory structures. This will help create additional opportunities for project designers to blend interior space with exterior areas, which will add value to properties. Additionally, the proposed lot coverage is necessary to allow for reasonably sized homes which are all expected to be single-story, thus taking up a greater percentage of the lot.

In review of the surrounding neighborhoods, the proposed lot development standards of McKinley Glenn are consistent with other approved community standards in the area. Countryside estates to the north is zoned PAD with a minimum lot dimension of 80'x125' and minimum lot size of 10,000 sq. ft. To the east, the existing Chandler Heights PAD lot dimensions are 80'x135' with a minimum lot size of 10,000 sq. ft. The proposed development is consistent with the surrounding developments and the SF-10 zoning district.

## 5. Subdivision Diversity Standards

The purpose of the Residential Guidelines for Planned Area Developments is to achieve greater diversity within new residential developments relative to lot sizes, subdivision layout, and single-family architecture, by virtue of creativity, amenity, and diversity. Section 1 of the Residential Development Standards identifies the conditions to which the Residential Standards apply to subdivisions throughout the City. As it relates to the proposed development, one of the provision's within Section 1 states:

*“If all of the lots, either in a single parcel or within any unit of a multi-parcel PAD, are 10,000 sq. ft. and greater, none of the diversity standards in Section I shall be required.”*

While technically exempt from Section 1 of the Residential Design Standards due to the proposed lots in excess of the 10,000 sq.ft. threshold, the proposed development will include and meet a vast majority of the subdivision diversity standards to ensure the development is consistent with the quality and style seen throughout the City and surrounding developments. The following table outlines all the provisions that are being met with the proposed development as they relate to the City's design standards.

***Table 4: Residential Design Standards – Subdivision Diversity Elements***

| City Design Element                                                                                                                                                            | Proposed PAD                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required: 8 design elements                                                                                                                                                    | Total Provided: 5 out of 8                                                                                                                                                                                                                                                                                                                                                    |
| 1. Sense of neighborhood arrival                                                                                                                                               | The proposed development is a gated community which will have a decorative entry built around to the subdivision using a combination of walls, monументation, theming, and landscaping to create a sense of arrival.                                                                                                                                                          |
| 2. Distinctive project themes                                                                                                                                                  | This project falls within the SECAP area and will include rural/agrarian features in accordance with the plan. The development will be themed using a combination of different design elements in a way that is consistent with the surrounding area and vision of the SECAP.                                                                                                 |
| 3. Vehicular access to rear yards                                                                                                                                              | Not applicable.                                                                                                                                                                                                                                                                                                                                                               |
| 4. Deeper rear yard setbacks – 30 ft. 2-story                                                                                                                                  | All homes are proposed as single-story homes.                                                                                                                                                                                                                                                                                                                                 |
| 5. Irregular shaped retention basins, max. 4:1 slope                                                                                                                           | Not applicable.                                                                                                                                                                                                                                                                                                                                                               |
| 6. Design and improve retention areas to be useable and accessible                                                                                                             | A proposed amenity exists in the retention area located internally on the north of the site and has been designed to be usable and ADA accessible. This area also includes landscaping, seating, and a ramada providing an enjoyable amenity area for the residents of the subdivision.                                                                                       |
| 7. Provide a minimum 10-foot landscape parkway from r-o-w line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a local or collector | A landscape parkway will be included with the Chandler Heights Road CIP improvements. The ROW design includes a sidewalk and landscape planting area between the back of curb and the detached sidewalk. Additionally, a pedestrian portal is included at the NW corner of the site which helps create a prominent entry character. The retention area is included behind the |

|                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                   | perimeter wall along Chandler Heights road and will be designed at 4:1 slope and will provide a usable space including cornhole boards, planter areas, a ramada, and seating areas for residents. No trails are identified by the City along the width of the property.                                                                                                                                                  |
| 8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets                                                                                    | Perimeter fencing will provide a combination of undulation, columns, and different materials to meet the City's standards and the rural/agrarian standards outlined in the SECAP. View fencing has been included near the primary entry way and centrally located near the amenity that enables views into the community in compliance with the SECAP.                                                                   |
| <b>Optional Elements (Minimum Required – 10 Points):</b>                                                                                                                          | <b>Total Provided: 8 points</b>                                                                                                                                                                                                                                                                                                                                                                                          |
| 1. Provide a curvilinear street system                                                                                                                                            | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. Provide a number of cul-de-sacs with a diversity feature                                                                                                                       | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3. Provide view fencing along arterial and collector streets                                                                                                                      | The proposed development will include a combination of materials which meet the intent of the SECAP. These materials include split face block columns designed at min. 2' x 2' width and depth with a precast concrete cap, smooth face block, and tubular steel view fencing. Additionally, 2' view fence panels will be placed on 4' solid wall along the Chandler Heights Perimeter wall near the center of the site. |
| 4. Provide wider side yards on at least 50% of lots dispersed throughout the subdivision – not less than 20 feet combined width. 15-foot side yard on each side of a 2-story home | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5. Group wider side yards on adjoining lot or arrange lots in another fashion to add diversity                                                                                    | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6. Provide different lot widths (at least 5-ft. differential)                                                                                                                     | The proposed development will include varying setbacks with the minimum side yard setbacks being 5'. No side yard setback shall be less than 5' and the total of both side yards shall not be less than 15'. The staggered layout throughout the subdivision is meant to add variety and character to the proposed development in accordance with the City's residential design standards.                               |
| 7. Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot wide landscape tract on the street side of the lot                            | Since the proposed subdivision is to be private, the proposed development will include a minimum 9' tract on the street side of the lot to better accommodate guest parking on the east side street. The walls at the end of the streets will be decorative and the tract will include                                                                                                                                   |

|                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                         | landscaping consistent with the overall theme of the subdivision.                                                                                                                                                                                                                                                                               |
| 8. Orient building envelope on corner lots to be angled rather than parallel with side property lines                                                                                                   | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 9. Provide a mix of garage orientations                                                                                                                                                                 | Multiple floor plan and elevation styles will be provided which will deemphasize the garage dominance. The subdivision will create variety through the lot fit analysis to ensure this provision is met.                                                                                                                                        |
| 10. Stagger the front yard setback to achieve a range of 6 feet or more; minimum 18 feet from front facing garage to the property line                                                                  | In addition to the mix of garage orientations, a combination of livable space and front porches to further reduce garage dominance will be provided. In some instances, the front face of the home or porch may be approximately 5' away from the front face of the garage.                                                                     |
| 11. Stagger the rear setback lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for 1-story and 30 feet for 2-story).                  | Not applicable. No lots are proposed to back onto an arterial roadway.                                                                                                                                                                                                                                                                          |
| 12. Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along street frontages                                                               | The proposed developed reserves approximately 100' of landscape and retention along the Chandler Heights arterial roadway. Additionally, no homes will back onto Chandler Heights road which will further emphasize the street lined landscaping appearance as well as usable open space outside of the community walls along Chandler Heights. |
| 13. Within a multi-parcel PAD, provide a differential of at least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels                                                                 | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 14. Credit for another element may be granted within the multi-parcel PAD if the lot size differential results in a parcel with a minimum lot size of 12,000 sq. ft.                                    | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 15. Provide common area lakes by use of reclaimed wastewater. (Counts as two points).                                                                                                                   | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 16. Provide common are lakes visible from streets or common areas with recreational features. (Counts as two points).                                                                                   | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 17. Provide a 38% maximum lot coverage on at least 50% of the total lots, 42% maximum lot coverage on at least 25% of lots with the balance of the lots in a subdivision not to exceed 45% lot coverage | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 18. Provide a minimum 30-foot total side yard setback width between homes for at least 50% of the total lots distributed throughout the subdivision                                                     | Not applicable.                                                                                                                                                                                                                                                                                                                                 |
| 19. Locate a continuous enlarged landscape tract at least ½ the total frontage in length along the arterial                                                                                             | The proposed development will provide a large landscape tract at least ½ the total frontage                                                                                                                                                                                                                                                     |

|                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| or collector streets with a depth equal to the average lot depth and no more than 5 lots backing up to the tract. Landscape areas not to include solid walls creating a visual barrier | length along Chandler Heights Road and no homes are proposed to back up to the tract. Landscaping is provided along Chandler Heights Road in accordance with the SECAP and Chandler Heights CIP project. Additional landscaping will be provided at the primary entrance that will be visible from the arterial roadway. |
| 20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence                                                                      | A minimum 20' landscaping/retention tract measured from the r-o-w line to the fence will be provided along Chandler Heights Road.                                                                                                                                                                                        |
| 21. Any other subdivision feature not listed.                                                                                                                                          | All homes will be constructed as single-story which will create a comfortable transition to neighboring developments.                                                                                                                                                                                                    |
| Total Points: (Minimum Required 8 + 10 optional points)                                                                                                                                | <b>5 + 8 = 13 points</b>                                                                                                                                                                                                                                                                                                 |

## 6. Grading and Drainage

The subject site is relatively flat with an elevation difference of roughly 1-foot from east to west. As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013 C3106M, with a current effective date of November 14, 2015, the site falls within Flood Zone X. Zone X is defined as:

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

A retention basin will be constructed to retain the 100-year, 2-hour storm sized at 110% of the design volume and provide active and passive use for residents.

## 7. Utilities

All utilities such as fire, police, and emergency medical services, water and wastewater services, solid waste and trash collection services are proposed to be through the City of Chandler government. Further review is being conducted to evaluate the opportunity to utilize reclaimed water on the north side of Chandler Heights Road to irrigate the basin and open space tracts. Other utility services include:

Electricity: Provided by SRP

Gas: Provided by Southwest Gas

Communications: Provided by Century Link / Cox Communications

## 8. Conclusion

McKinley Glenn will be well integrated with the surrounding areas and will be a positive addition to the improved Chandler Heights Road streetscape. The proposed development creates a distinct residential community that adds to the character and quality of the surrounding area. The proposed PAD and PDP are consistent with the City's General Plan and are complementary and compatible with the surrounding area. McKinley Glenn is a subdivision that will provide an attractive presence in the area, providing additional, diverse housing choices. We respectfully request the approval of the Annexation, PAD, and PDP.

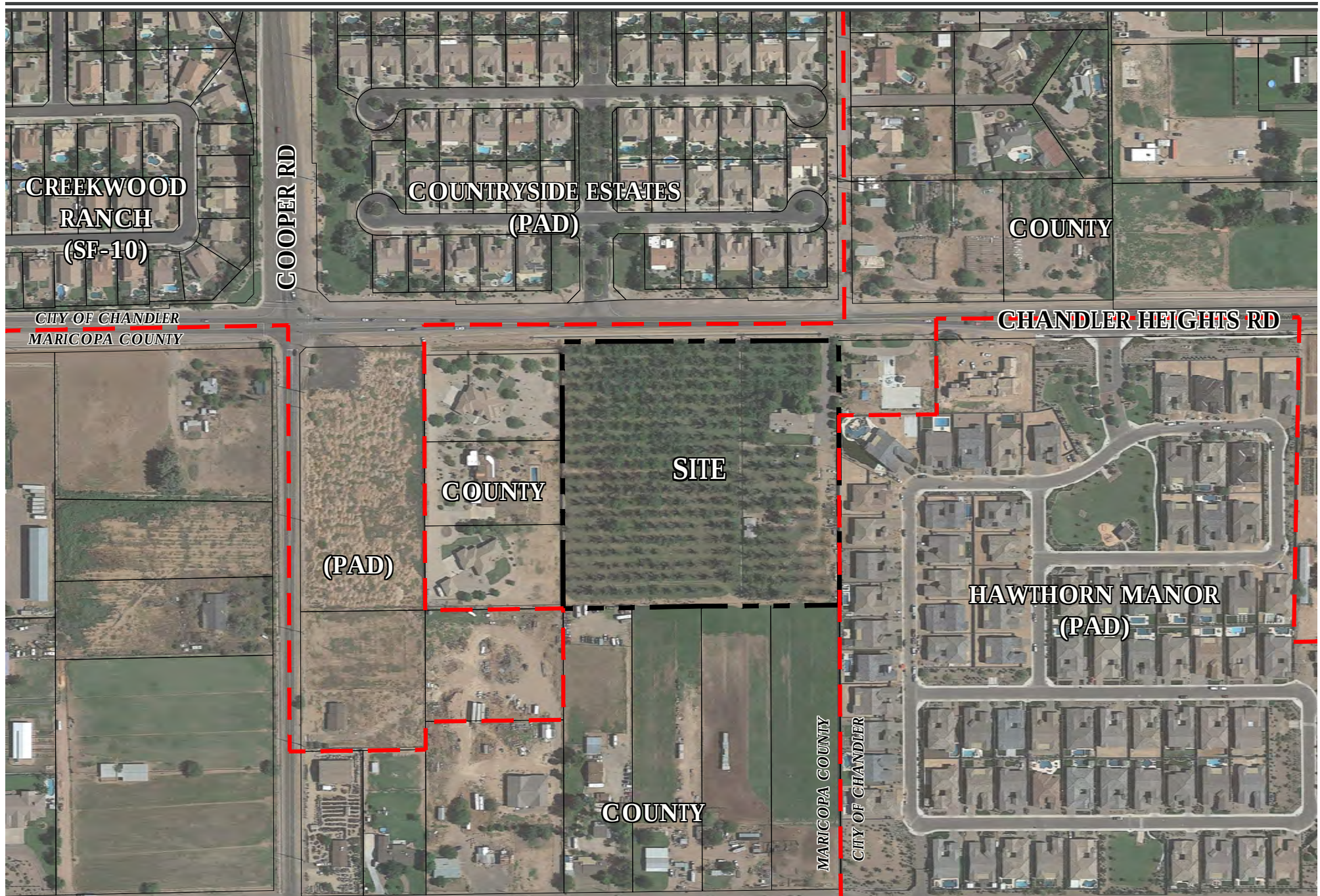
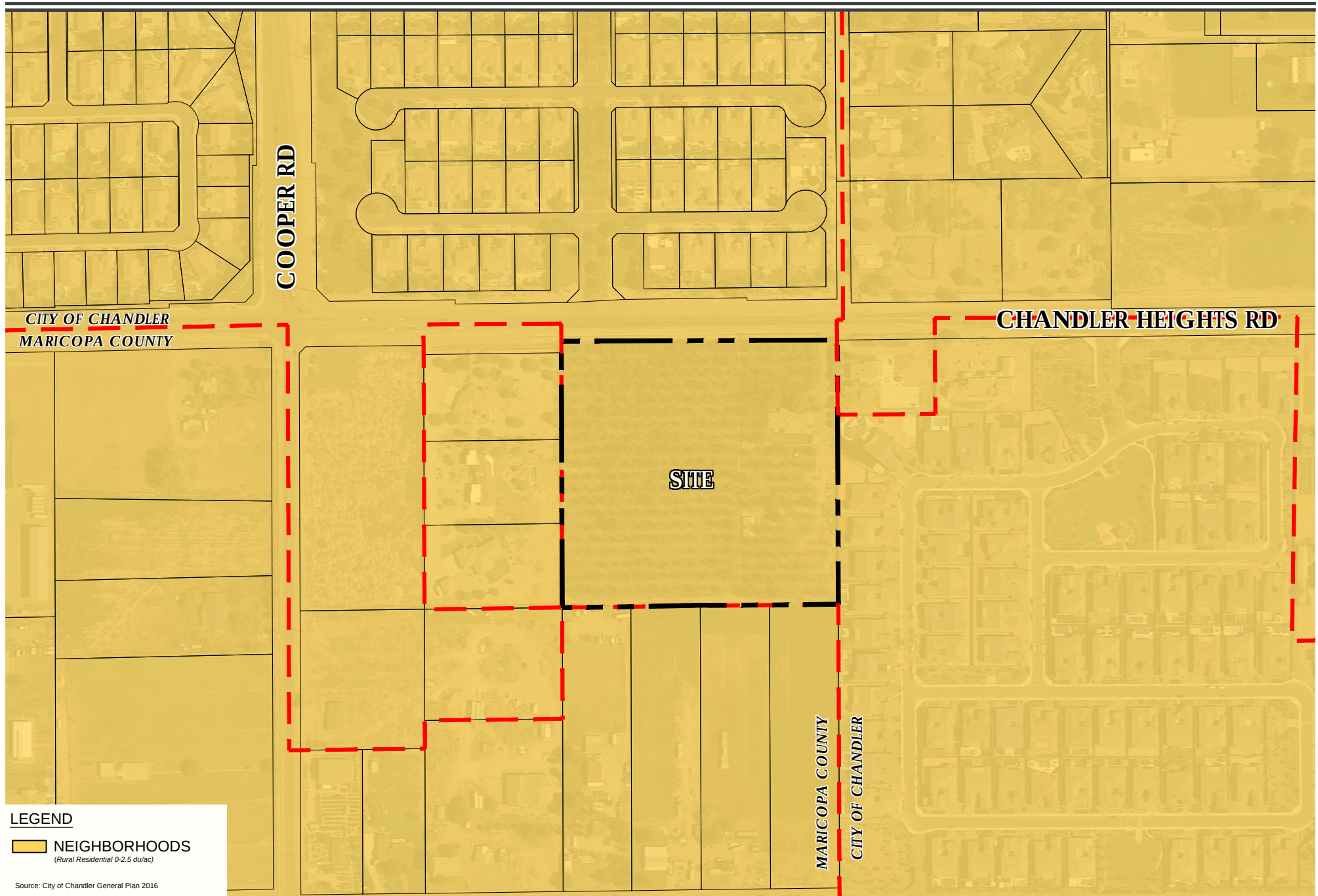


EXHIBIT A • CONTEXT AERIAL





## EXHIBIT B • GENERAL PLAN DESIGNATION

**McKINLEY GLENN**





EXHIBIT C • EXISTING ZONING PRE-ANNEXATION

McKINLEY GLENN





EXHIBIT D • PROPOSED ZONING AFTER ANNEXATION

McKINLEY GLENN





## LEGEND

|                  |                      |
|------------------|----------------------|
| NET ACREAGE:     | 9.0 AC.              |
| PROPOSED ZONING: | PAD                  |
| # OF LOTS:       | 22                   |
| NET DENSITY:     | 2.4 DU/AC            |
| TYP. LOT SIZE:   | 78' X 135'           |
| OPEN SPACE:      | 15% of Net Site Area |

\*ALL HOMES TO BE ONE STORY

## VICINITY MAP

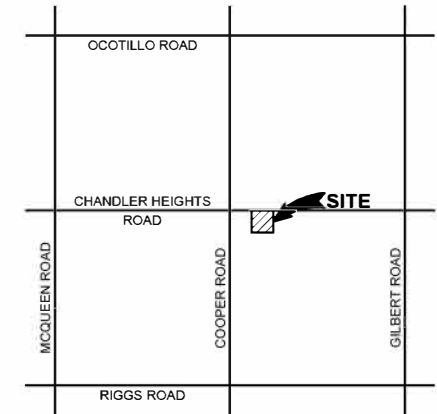


Table 1: Proposed PAD Development Standards

| Development Standard               | Proposed PAD          |
|------------------------------------|-----------------------|
| Min. Lot Area                      | 10,000 sq. ft.        |
| Min. Lot Width                     | 78'                   |
| Min. Lot Depth                     | 135'                  |
| Max. Lot Area                      | 50%                   |
| Max. Building Height               | 25', 1-story          |
| Front Yard Setback <sup>(1)</sup>  | 10'                   |
| Rear Yard Setback                  | 20'                   |
| Side Yard Setback <sup>(2,3)</sup> | 5', cumulative of 15' |

- (1) 20' from back of sidewalk to front of face of the garage; 10' to side loaded garage or livable area
- (2) The combined total feet of both side yards shall not be less than fifteen (15) feet
- (3) Lots 15 and 22 shall provide side yards not less than 15' where adjacent to perimeter of the site

EXHIBIT E • CONCEPTUAL SITE PLAN

McKINLEY GLENN



C.I.P. #ST1614.401

PRELIMINARY DEVELOPMENT PLAN  
MCKINLEY GLENN

**RICK**  
ENGINEERING COMPANY

22415 NORTH 16TH STREET  
PHOENIX, AZ 85024  
602.957.3350

Tucson • San Diego • Riverside • Orange  
Sacramento • San Luis Obispo • Denver  
1-800-4-A-RENTAL



Express 9-30-22

Contact Arizona 811 at least two full working days before you begin excavation.



Call 811 or click [Arizona811.com](http://Arizona811.com)

DATE: FEBRUARY, 2021

|        |        |
|--------|--------|
| OTAWA: | PS/PSH |
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**NOTE:**  
REFER TO GRADING AND  
DRAINAGE PLAN FOR ADDITIONAL  
SECTIONAL DETAILS AND TRACT  
INFORMATION.

37' STREET SECTION

(R) 37' STREET SECTION

37' STREET SECTION

## EXHIBIT F • PRELIMINARY DEVELOPMENT PLAN

**McKINLEY GLENN**



EXHIBIT G • CONCEPTUAL LANDSCAPE PLAN

McKINLEY GLENN

## PLANT PALETTE

### CHANDLER HEIGHTS STREET TREES

| BOTANICAL NAME                 | COMMON NAME  |
|--------------------------------|--------------|
| Fraxinus velutina 'Rio Grande' | Fan-Tex Ash  |
| Pinus eldarica                 | Mondell Pine |

### INTERNAL SITE TREES

| BOTANICAL NAME                 | COMMON NAME                     |
|--------------------------------|---------------------------------|
| Fraxinus velutina 'Rio Grande' | Fan-Tex Ash                     |
| Parkinsonia X 'Desert Museum'  | Desert Museum Palo Verde        |
| Pistacia chinensis 'Red Push'  | Red Push Pistache               |
| Pinus eldarica                 | Mondell Pine                    |
| Caesalpinia X 'Sierra Sun'     | Hybrid Mexican Bird-of-Paradise |
| Platanus wrightii              | Arizona Sycamore                |
| Prosopis X 'AZT'               | Thornless Hybrid Mesquite       |
| Quercus virginiana 'Heritage'  | Heritage Live Oak               |

### SHRUBS / ACCENTS / CACTI

| BOTANICAL NAME                  | COMMON NAME            |
|---------------------------------|------------------------|
| Dodonaea viscosa                | Hopbush                |
| Tecoma s 'Gold Star'            | Gold Star Yellow Bells |
| Leucophyllum l. 'Lynn's Legacy' | Lynn's Legacy Sage     |
| Leucophyllum z. 'Cimarron'      | Blue Ranger            |
| Eremophila maculata 'Valentine' | Valentine Emu Bush     |
| Eremophila hygrophana           | Blue Bells Emu Bush    |
| Hesperaloe p. 'Brake Lights'    | Brake Lights Red Yucca |
| Muhlenbergia c. 'Regal Mist'    | Regal Mist Muhly       |
| Muhlenbergia c. 'El Toro'       | Bull Grass             |
| Russelia equisetiformis         | Coral Fountain         |

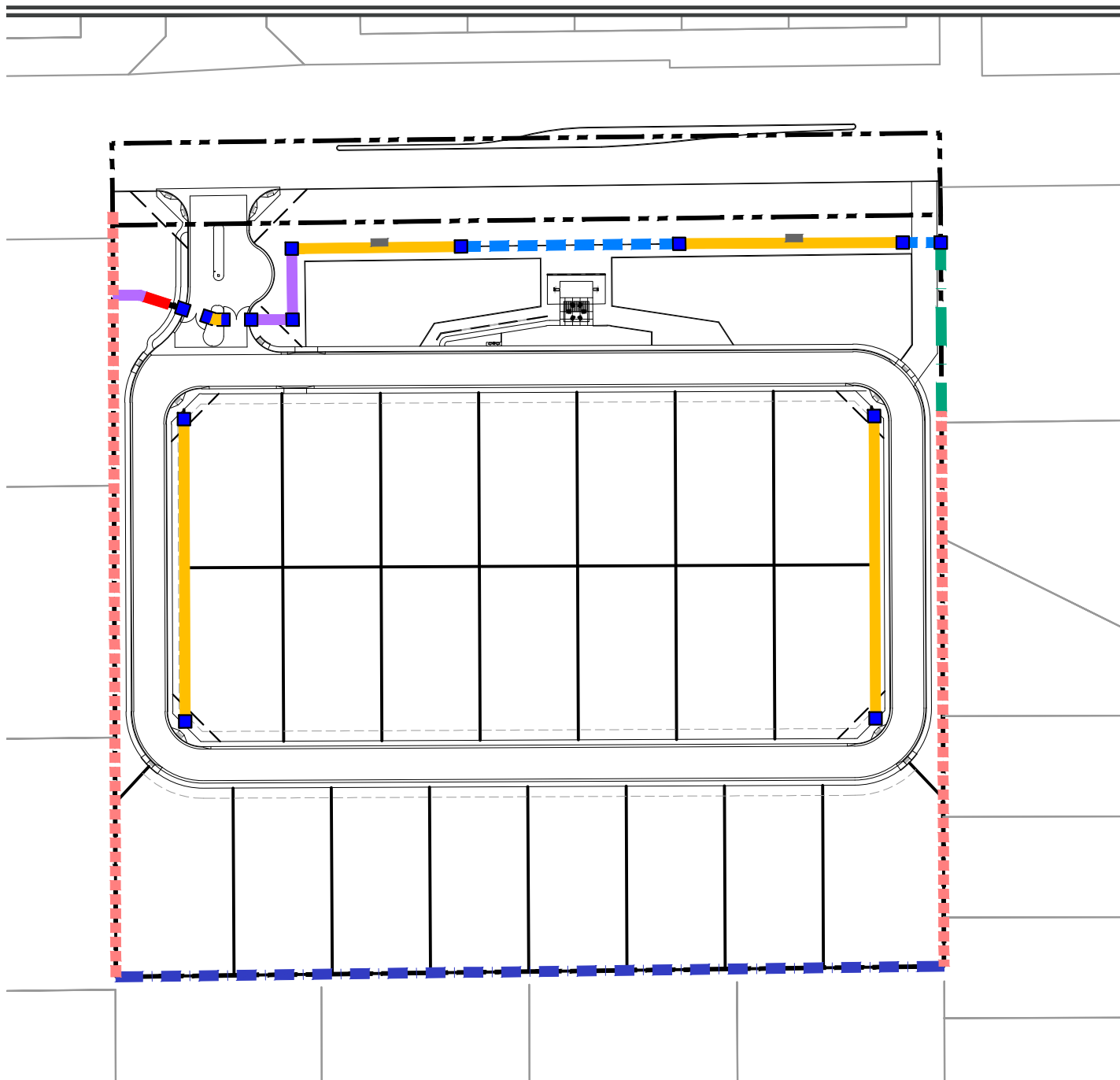
### GROUND COVER

| BOTANICAL NAME                    | COMMON NAME             |
|-----------------------------------|-------------------------|
| Baccharis X 'Starr' Thompson      | Dwarf Coyote Bush       |
| Bougainvillea 'Monika'            | Ooh-La-La Bougainvillea |
| Eremophila g. 'Mingew Gold'       | Outback Sunrise Emu     |
| Lantana 'New Gold'                | New Gold Lantana        |
| Rosmarinus o. 'Huntington Carpet' | Trailing Rosemary       |

## LANDSCAPE KEYNOTES

- 1 9.5' LANDSCAPE TRACT
- 2 DETACHED SIDEWALK
- 3 MONUMENT SIGN
- 4 PASSIVE OPEN SPACE / RETENTION
- 5 ENTRY PORTAL
- 6 PERIMETER THEME WALL
- 7 GATED ENTRY
- 8 SIDEWALK
- 9 AMENITY (RAMADA, SEATING, CORNHOLE)
- 10 MAIL CLUSTER BOX



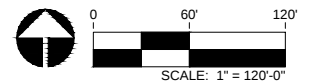


## LEGEND

- THEME WALL
- DOOLEY WALL
- EXISTING WALL
- 6'-0" DOOLEY WALL ON 2'-0" MAX. RETAINING WALL
- 100% VIEW FENCE
- 33% VIEW WALL
- THEME WALL ENHANCEMENT
- ENTRY MONUMENT
- DECORATIVE COLUMN

EXHIBIT H • CONCEPTUAL WALL PLAN

McKINLEY GLENN



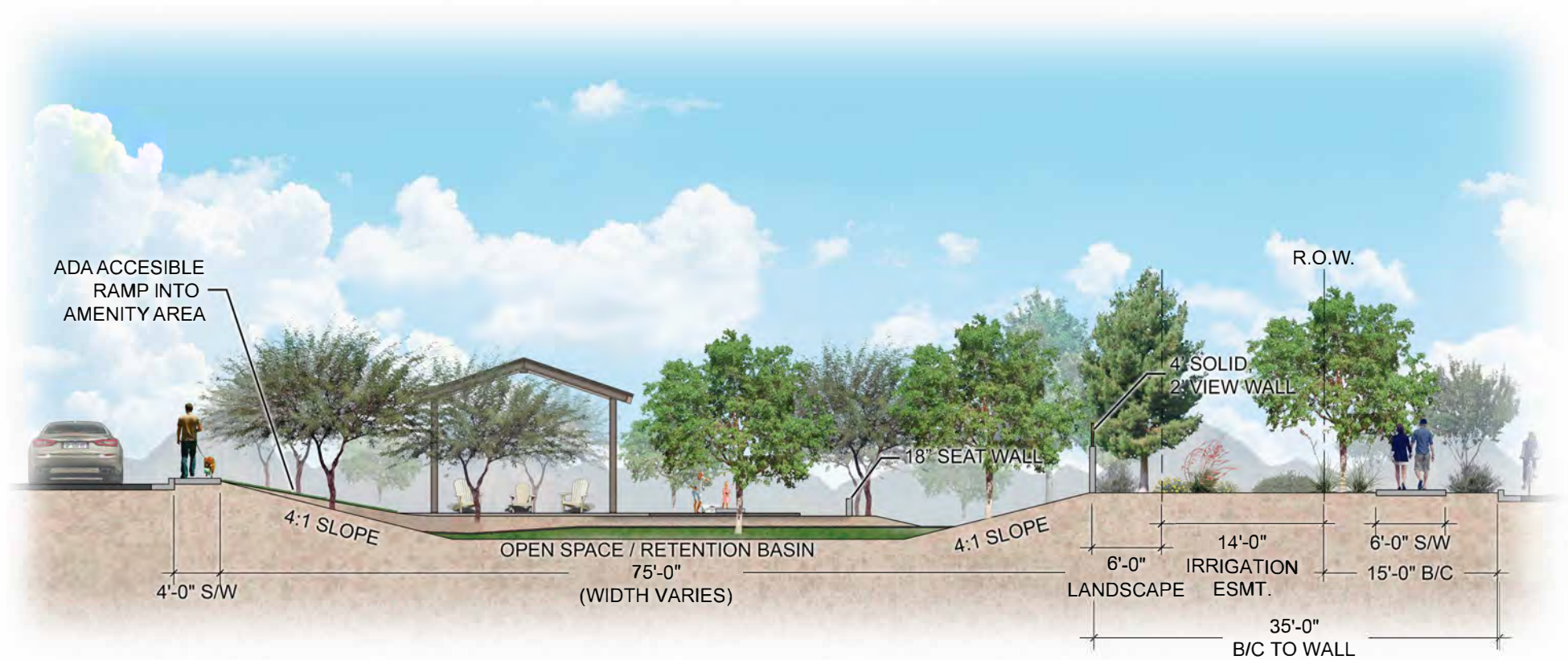
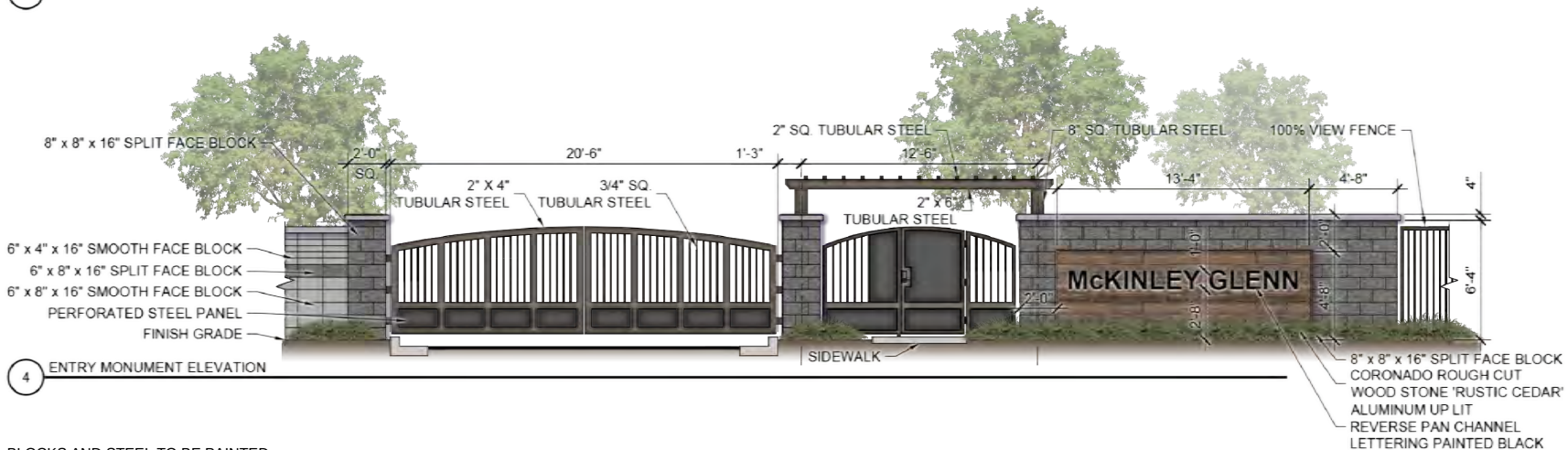
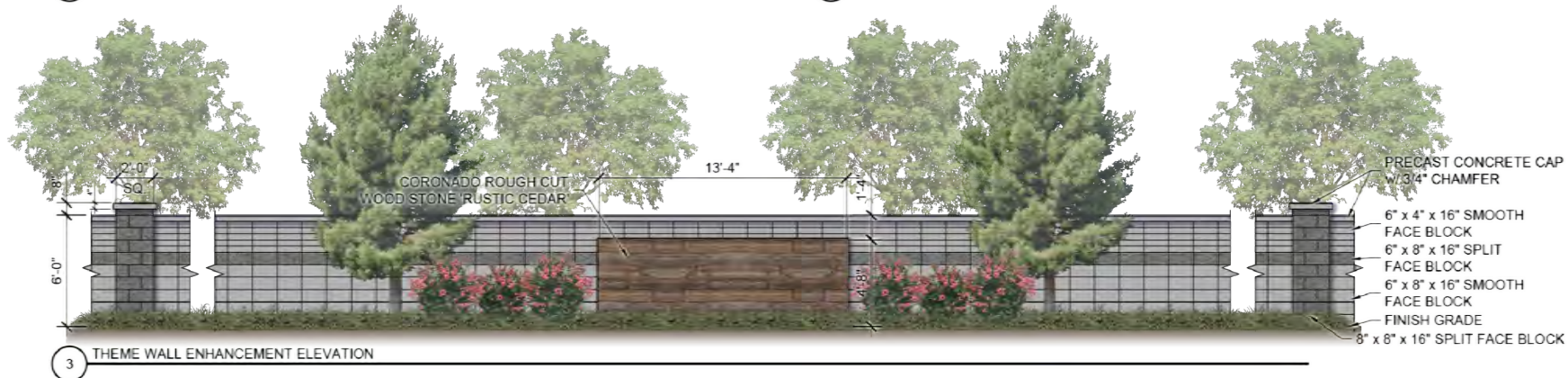
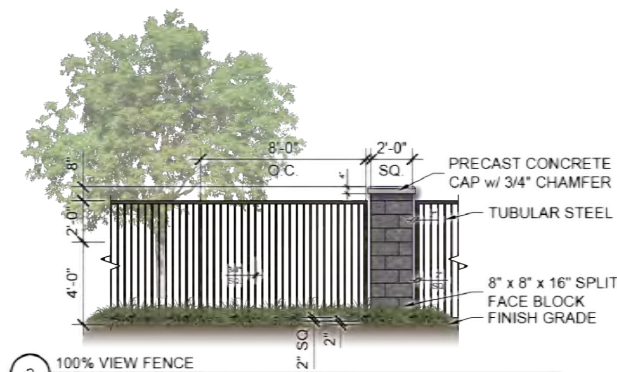
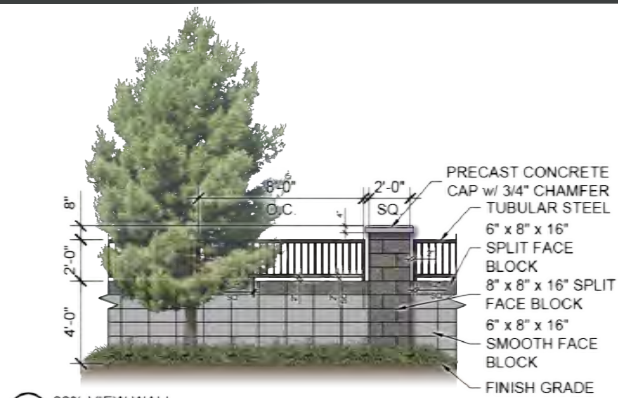


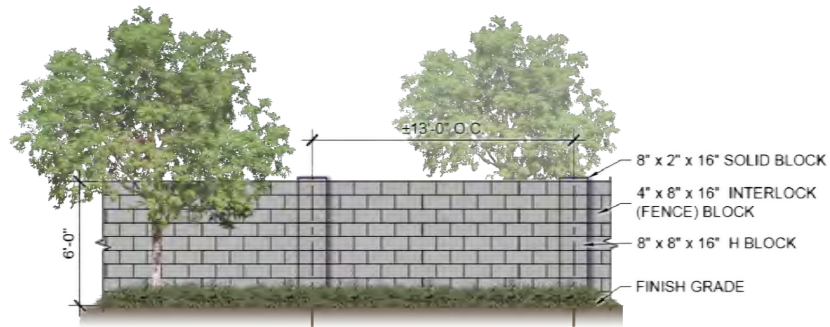
EXHIBIT I • AMENITY ELEVATION



NOTE: BLOCKS AND STEEL TO BE PAINTED.

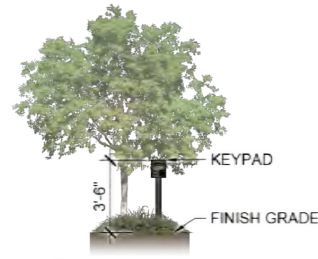
## EXHIBIT J • WALL DETAILS

McKINLEY GLENN



5 DOOLEY WALL ELEVATION

SCALE: 3/8" = 1'-0"



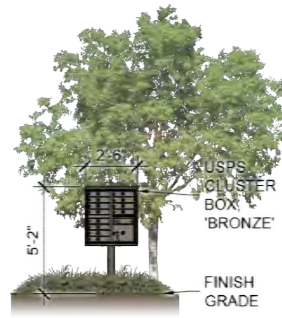
6 GATE KEYPAD ELEVATION

SCALE: 3/8" = 1'-0"



7 6'-0" DOOLEY WALL ON 2'-0" MAX. RETAINING WALL

SCALE: 3/8" = 1'-0"



8 MAIL BOX ELEVATION

SCALE: 3/8" = 1'-0"

NOTE: BLOCKS AND STEEL TO BE PAINTED.

## EXHIBIT J • WALL DETAILS

McKINLEY GLENN



NOTE: RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

## EXHIBIT J • WALL DETAILS

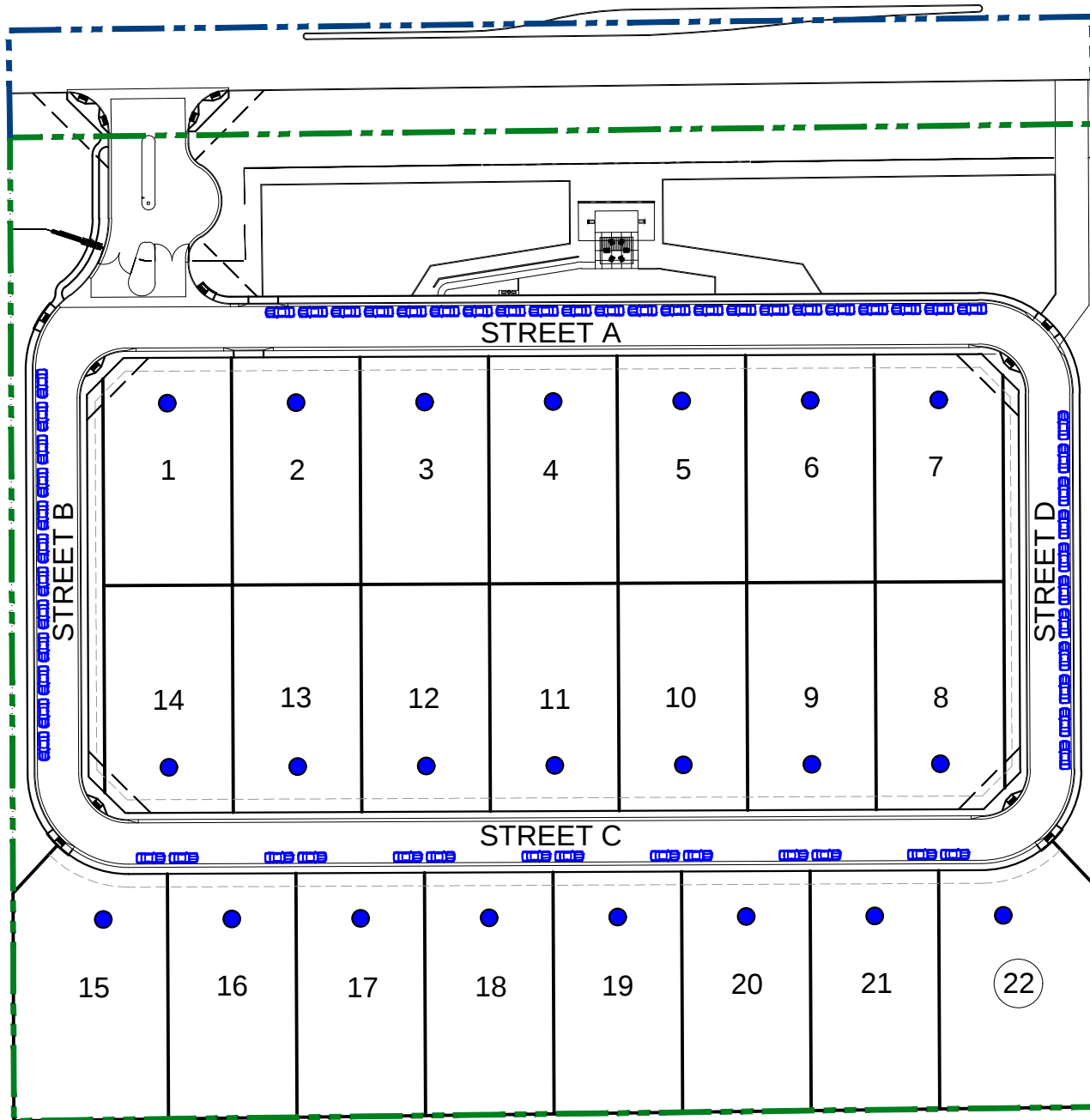
McKINLEY GLENN



NOTE: RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

## EXHIBIT J • WALL DETAILS

McKINLEY GLENN



| SITE DATA                                                |                         |
|----------------------------------------------------------|-------------------------|
| NET AREA:                                                | 9.0 AC (+/-)            |
| PROPOSED ZONING:                                         | PAD                     |
| # OF UNITS:                                              | 22                      |
| NET DENSITY:                                             | 2.4 DU/AC               |
| MINIMUM LOT SIZE:                                        | 75' x 140'              |
| DRIVEWAY GUEST SPACES:                                   | 22 SPACES               |
| *ALL UNITS TO HAVE DRIVEWAYS THAT ACCOMMODATE 3 VEHICLES |                         |
| ON STREET GUEST SPACES (TYP. 9' x 19'):                  |                         |
|                                                          | STREET A - 22 SPACES    |
|                                                          | STREET B - 12 SPACES    |
|                                                          | STREET C - 14 SPACES    |
|                                                          | STREET D - 11 SPACES    |
| TOTAL GUEST SPACES:                                      | 81 SPACES (3.7 PER LOT) |

EXHIBIT K • PARKING ANALYSIS

