

June 25, 2021

Project Narrative

NEC 75th Avenue and Bethany Home Road

Introduction & Proposal

EPS Group, on behalf of the Beazer Homes, submits this request for Preliminary Plat approval of a ± 20.09 gross acre single-family residential subdivision. The site is comprised of Maricopa County Assessor Parcel Number (APN): 313-17-353, which is located on the northeast corner of 75th Avenue and Bethany Home Road, in Glendale, Arizona. The proposed Preliminary Plat has a total of 71, 45' x 115' and 60' x 115' lots at a proposed net density of 4.25 dwelling units per gross acre. This community is envisioned as a family-oriented, single-family detached, residential community that furthers the goals of the City of Glendale General Plan.

Project Data	
A.P.N.	313-17-353
Current Land Use	Vacant / Undeveloped
Proposed Land Use	Residential
Current General Plan Land Use Designation	MDR 3.5-5.0 DU/AC
Current Zoning District	R1-6
Gross Area	20.09 Acres
Net Area	16.69 Acres
No. of Lots	
45' x 115'	62
60' x 115'	9
Total	71 Total Lots
Net Density	4.25 DU/Acre
Average Area per Lot	5,417 Sq. Ft.
Open Space Area	3.82 Acres (22% of net area)

Relationship to Surrounding Properties

The subject site is undeveloped desert land. The proposed development is surrounded by the existing single family and commercial uses. The existing surrounding land uses and zoning districts are listed in the table below.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
North	Vacant / Agriculture	R1-6
East	Bethany Hermosa Subdivision	R1-6
South	CVS / Eagle Pass Subdivision	C-1 / R1-6
West	Tessera Subdivision	R1-7

Development Standards

The proposed community shall be developed in conformance with the City of Glendale R1-6 Zoning District, as shown in the following table:

R1-6 Development Standards	
Minimum Lot Area	6,000 SF
Minimum Width	40'
Minimum Front Setback*	15' Livable / 20 Garage
Minimum Side Setback	5' / 10' (Minimum 15' between buildings)
Minimum Rear Setback	20'
Minimum Building Separation	15'
Maximum Building Height	30'
Maximum Building Area	45%

Landscape and Open Space

The landscape and open space theme designed for the community includes street trees and streetscape design to promote strong community identity. The landscape and open space network have been designed to provide both visual and actual connection to bring the neighborhood residents together and focus amenity activity on open space and amenities. Landscape within the common open has been designed to provide connectivity to open space amenities through the site. Onsite retention areas will be landscaped to provide areas for active and passive recreation. All passive and active open space areas for the community are located within close proximity to all lots.

Utilities & Services

This subdivision shall be serviced by the following utility companies and community services:

Utilities & Services	
Water	City of Glendale
Sewer	City of Glendale
Electric	Salt River Project (SRP)
Gas	Southwest Gas
Telephone	Century Link / Cox Communication
Cable TV	Century Link / Cox Communication

Grading and Drainage

All drainage design will be in accordance with the City of Glendale Drainage Design Standards. Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage is provided in the Preliminary Grading & Drainage Report, submitted with this application, and in later entitlements with the improvement plans and Final Plat.

Conclusion

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Glendale as we move forward into the Plat and permitting approvals.