

BLANDFORD HOMES

NARRATIVE MULBERRY MASTER PLANNED COMMUNITY MODIFICATION TO A PAD MODIFY GARAGE WIDTHS PLAN #3501 & #35012

November 2nd, 2015

Case # _____

Desert Vista 100, LLC and Blandford Homes are requesting a modification to the Mulberry Approved PAD to amend the minimum interior garage width on Mulberry Plan # 3501 and #3502 in the Americana Collection of Homes.

Currently the Zoning Code and the Approved PAD require that the interior width of a garage be a minimum of 20'0". Blandford Homes is requesting to modify only (2) of the twelve plans in the Mulberry Master Planned Community. The plans to be modified are Plans #3501 and #3502 and would amend the minimum interior garage width to 19'4".

The 8" that is subtracted from the Garage width would be placed in the entryway and now the entryway would be 8" wider. The overall 35' width of front elevation will remain the same as it currently is approved for.

The current Zoning requirement to have a minimum of 20" interior width of the garage creates a hardship for RSL-4.5 Zoned lots that are 45' wide, have 5" side yards and have a desirable front facing entry door. The homes with the narrow entry are showing resistance from Homebuyers. Homebuyers would rather have 8" more in the entryway and 8" less in the garage. The minimum garage length remains the same and in accordance with the Zoning Ordinance.

Feel free to call me any time at 480-892-4492 with any further questions.

Sincerely,


Paul R. Dugas

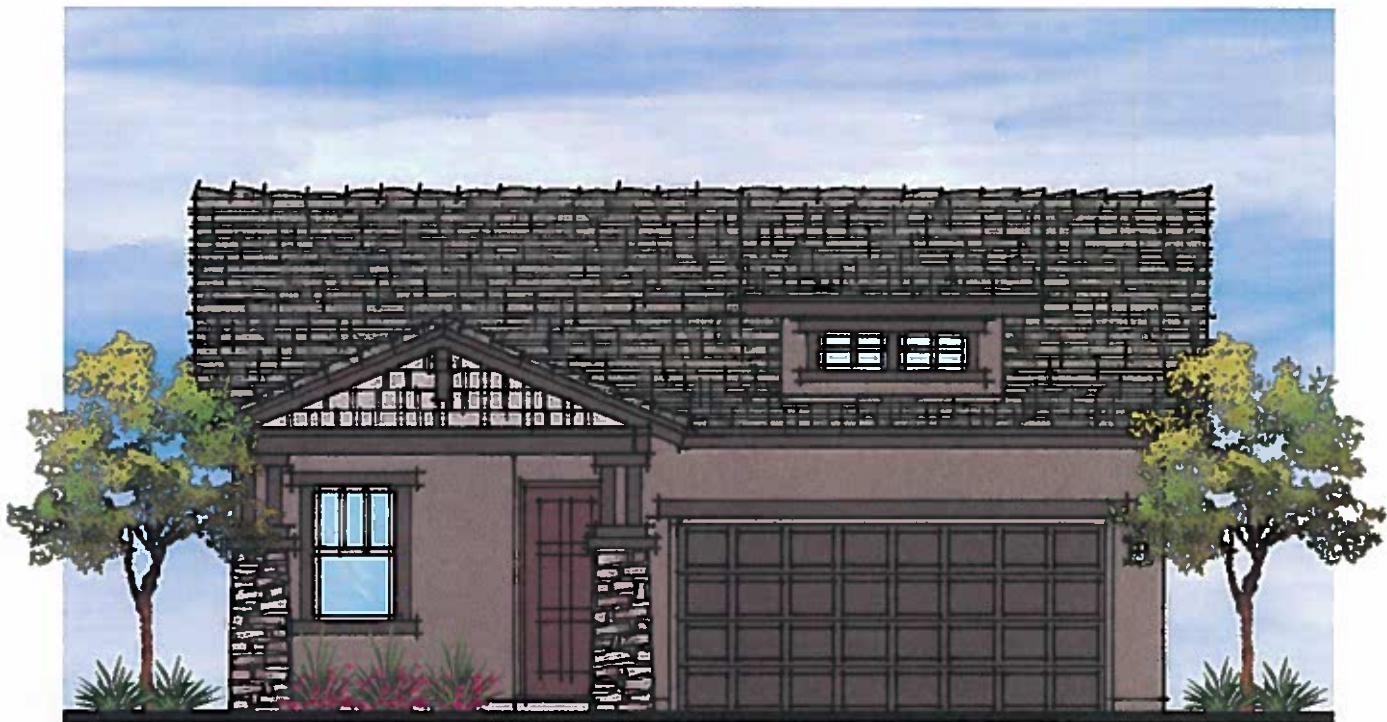
Director of Land Development
Desert Vista 100/ Blandford Homes



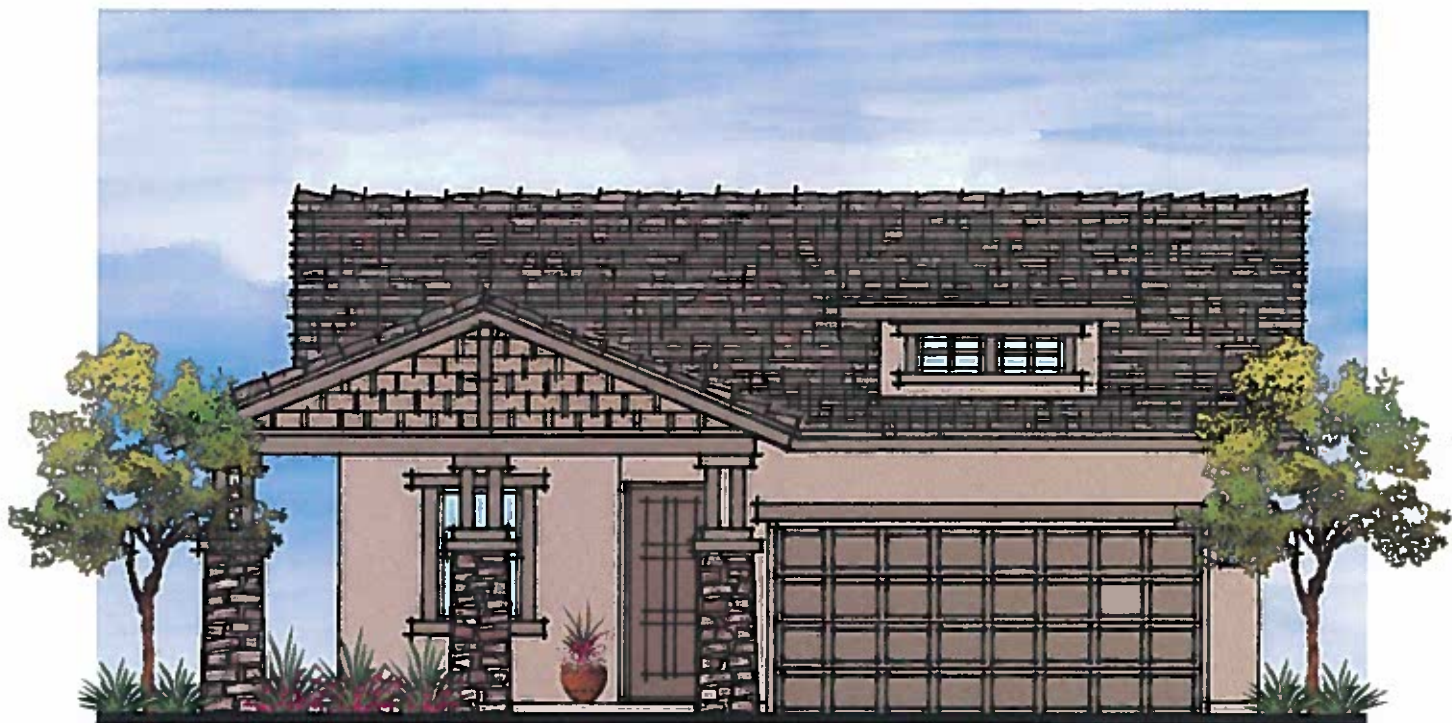


AMERICANA
COLLECTION

AMERICANA COLLECTION
RESIDENCE SIX
1,946 Square Feet



BUNGALOW



BUNGALOW WITH EXPANDED PORCH

**BLANDFORD
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MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will
be forthcoming

All room dimensions are approximate, shown to the maximum dimensions of each room, and are subject to field variation. Dimensions should not be used to calculate room square footage. Some windows and floor plans may vary with each elevation. Please consult a Sales Manager for details. NOTICE: Copyright ©2015 Blandford Homes, LLC. All rights reserved. Patent pending. The elevations and floor plans depicted herein are proprietary and the property of Blandford Homes, LLC, and are protected under Federal Law. We will aggressively enforce our Federal and proprietary rights.



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COTTAGE



COTTAGE WITH EXPANDED PORCH

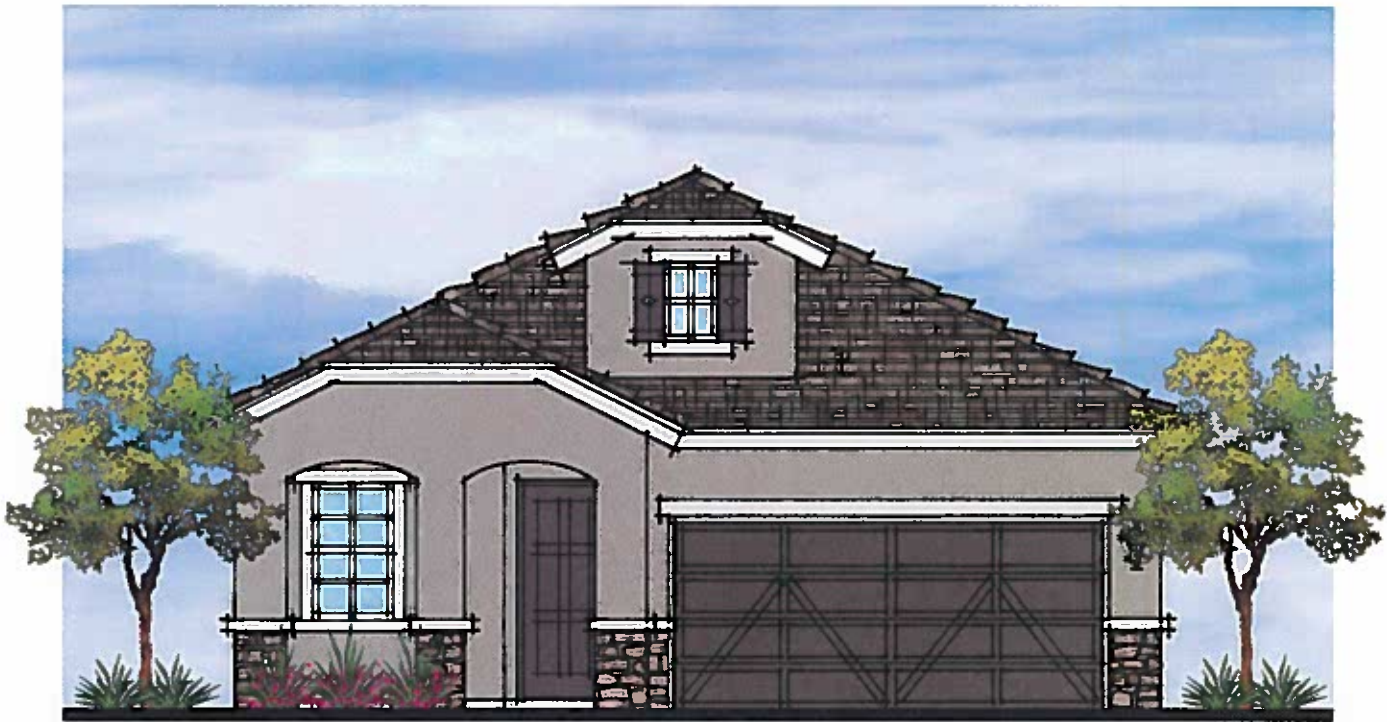
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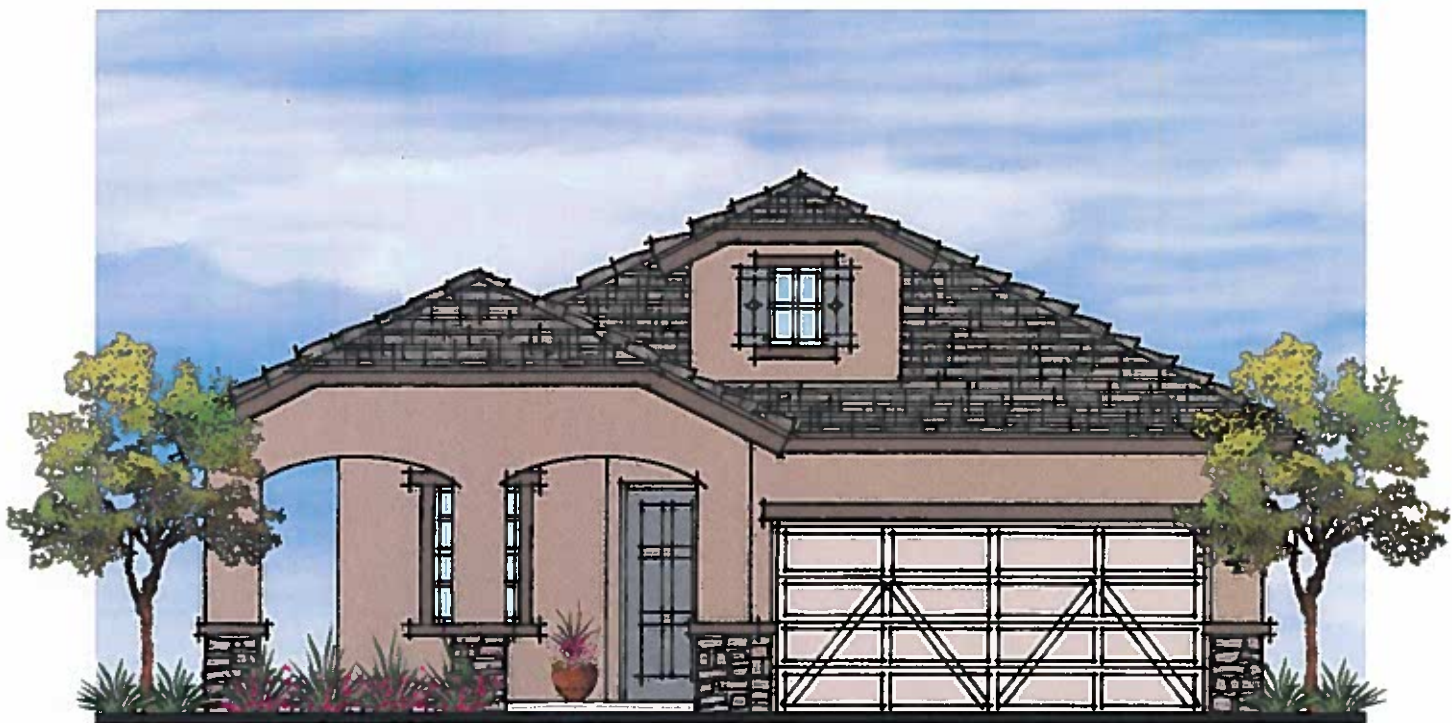
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COUNTRY FRENCH



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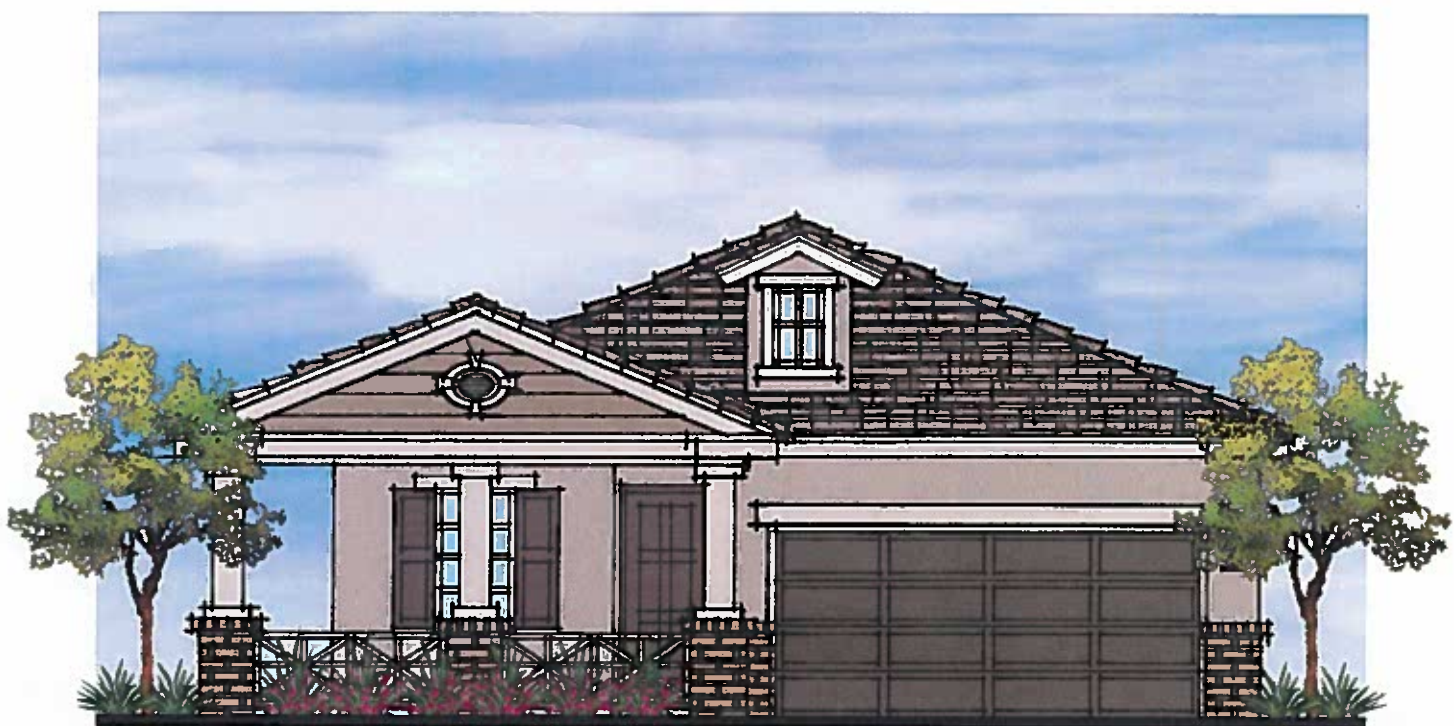
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TRADITIONAL



TRADITIONAL WITH EXPANDED PORCH

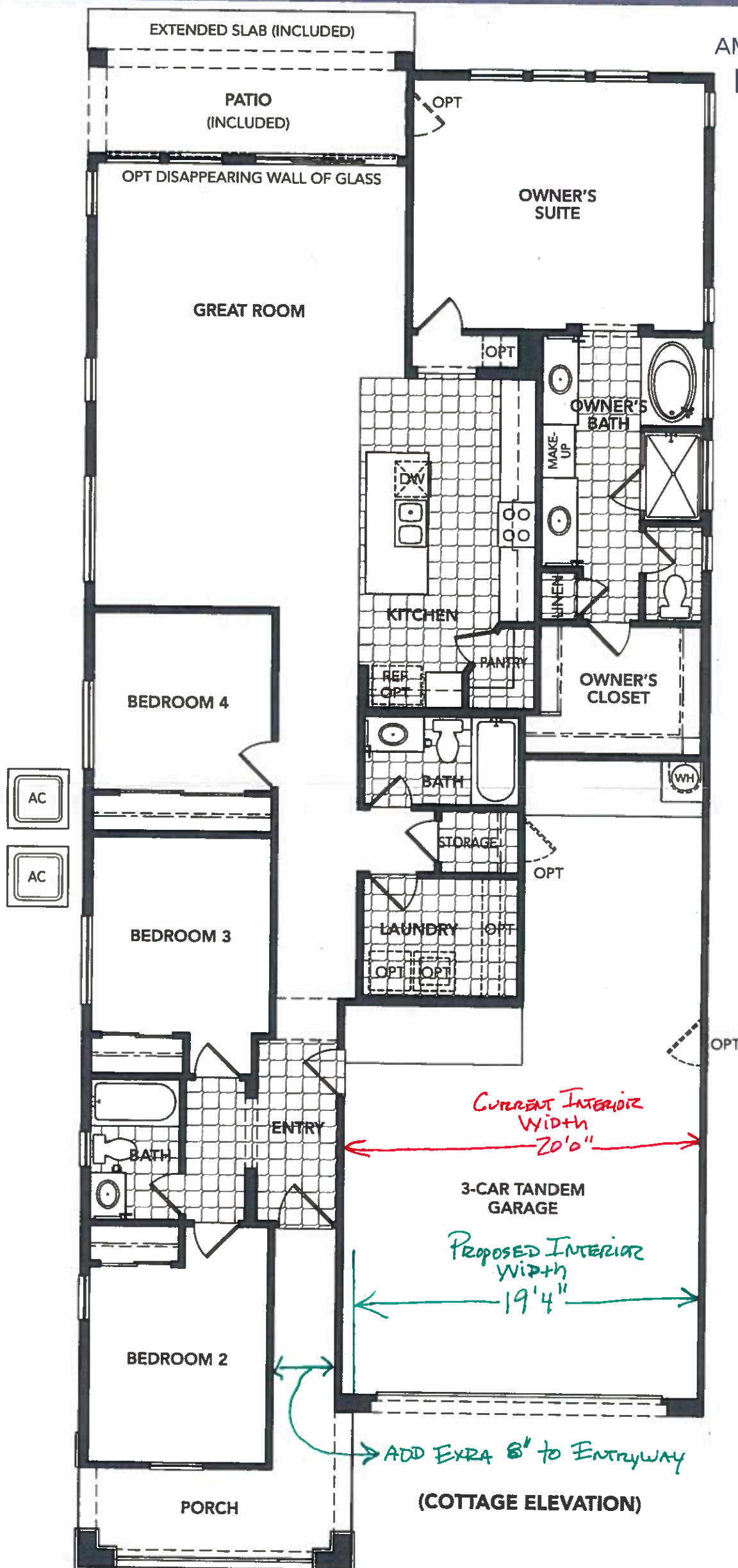
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AMERICANA COLLECTION
RESIDENCE FIVE
1,701 Square Feet



COTTAGE



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CRAFTSMAN



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SPANISH



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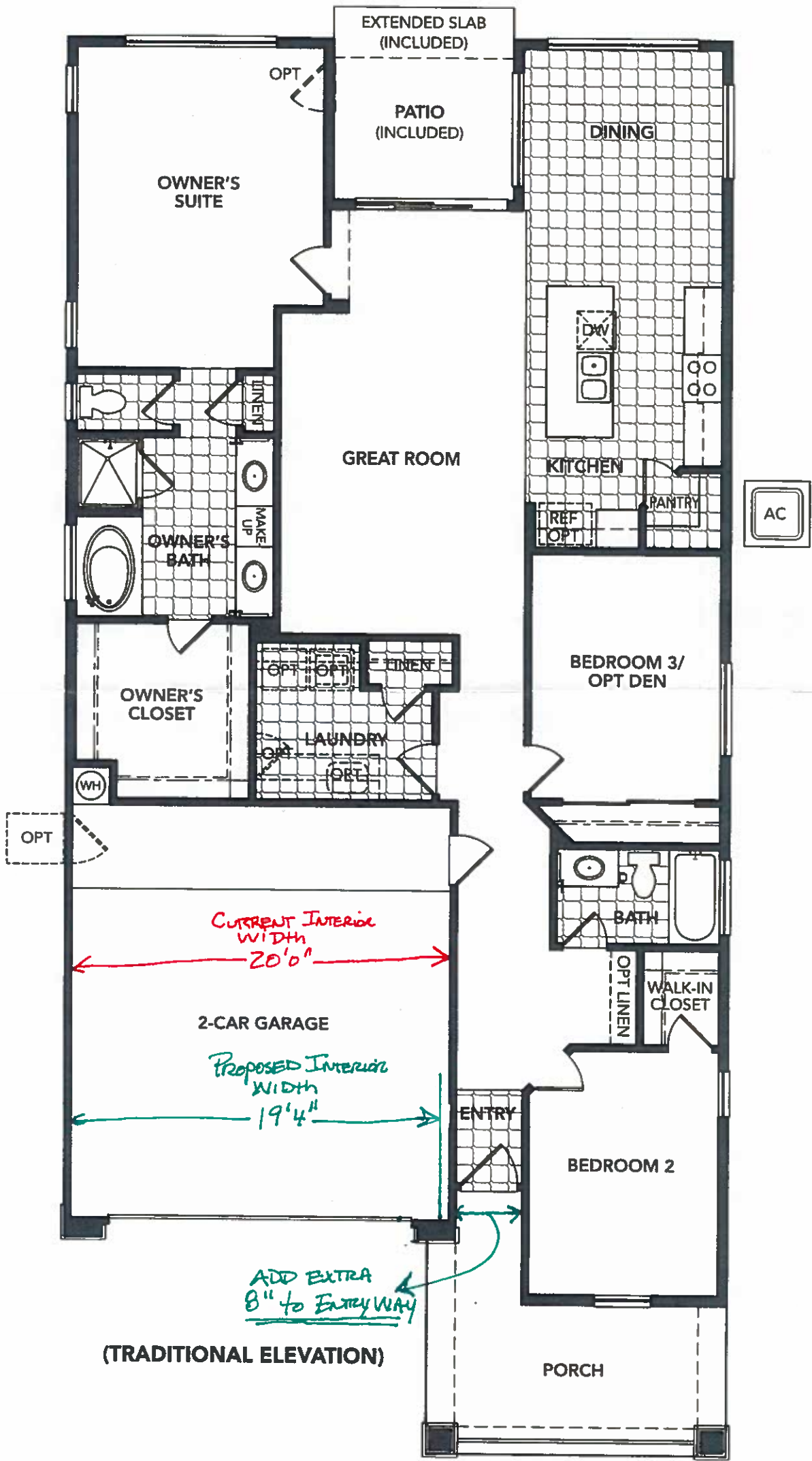
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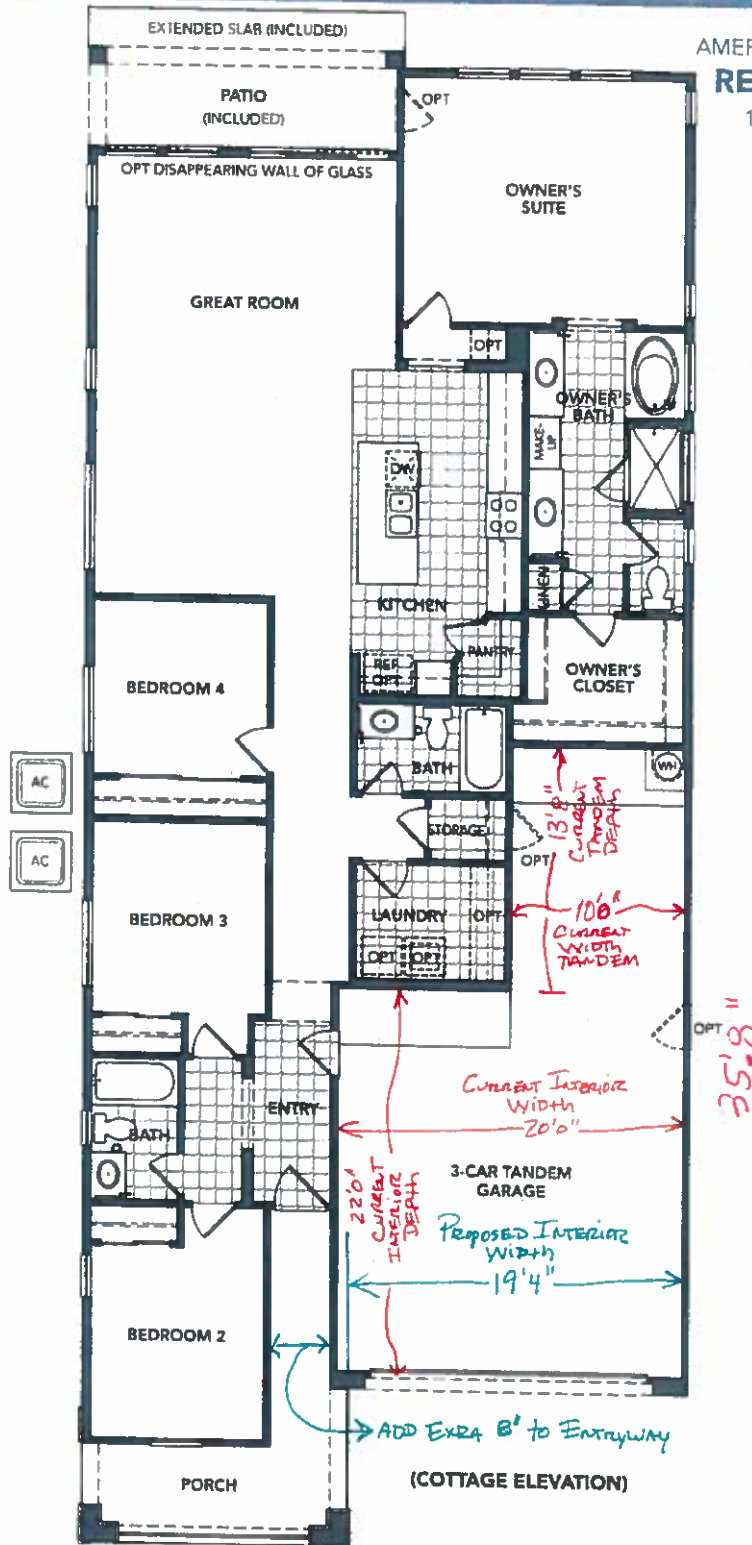
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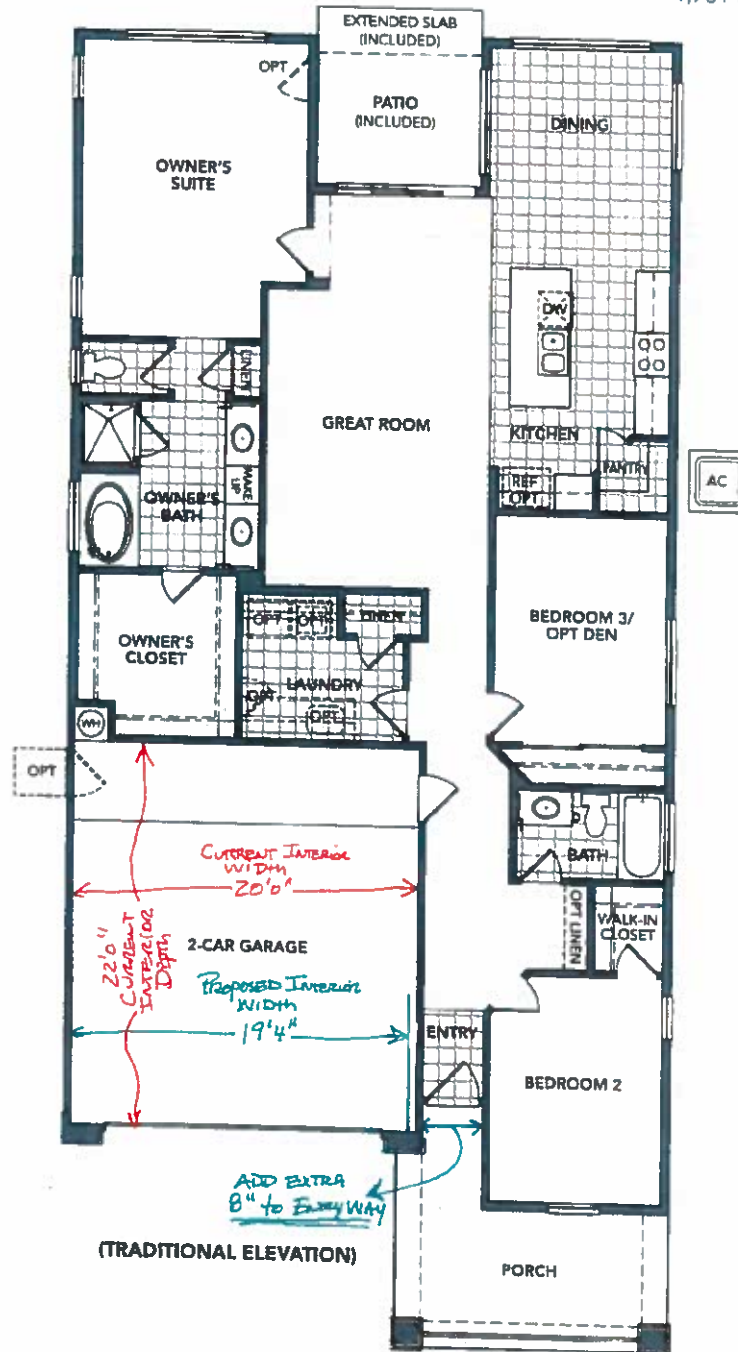
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MULBERRY PARCEL #2 & 3
10000 – 11000 BLOCK OF EAST GUADALUPE ROAD
Citizen Participation Plan
December 1st, 2015

Purpose: This citizen participation plan is designed to ensure that citizens, property owners, and neighborhood associations in the vicinity of the Mulberry Parcel #2 & #3, which is located at the 10000-11000 block of East Guadalupe Road are informed of our application to Amend the PAD for Lots 140-143, 175-220 and 299-403 to allow a reduction in the required minimum garage depth.

Contact: Paul Dugas
Desert Vista 100, LLC
3321 E. Baseline Road
Gilbert, AZ 85234
Ph: 480-892-4492
Fax: 480-892-5106
paul@blandfordhomes.com

Pre-Application Meeting: A pre-application meeting was not held on this case. Staff reviewed this Case and recommended that affected residents and nearby registered neighborhoods be contacted.

Action Plan: Members of the community affected by or interested in this application will be informed of the details of the request through a mailed Public Hearing Notification. (Mailing list is attached to the Citizen Participation Plan.)

1. A contact list of citizens, neighborhood associations and agencies will be developed including:
 - Registered neighborhood associations within one mile of the project site
 - Registered homeowners associations within one half mile of the project site
 - Interested neighbors within 500 feet from the site.
2. The Mulberry Community Association (HOA) was contacted and the HOA ratified this request.
3. All Homeowners on the attached mailing list were informed about this request in the Hearing Notification Letter and ask to call Paul Dugas should they have any questions about the PAD Modification. The Notification Letter has a paragraph detailing the PAD Modification request to make sure the Homeowners understood the request to reduce the interior dimension of the affected garages.

Schedule:

Application Submittal:	November 2nd, 2015
Submittal of Citizen Participation Report :	December 2nd, 2015
Planning & Zoning Commission Hearing:	December 16th, 2015
Council Hearing:	January 2016