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CITY OF MESA
DEVELOPMENT & SUSTAINABILITY

mesa·az
Planning Division

Planning & Zoning Board/Planning Hearing Officer (PHO) Application

Address: MULBERRY MASTER PLANNED COMMUNITY // 2610 S. SIGNAL BUTTE RD.

Required: Date of Pre-submittal Conference: N/A **Pre-submittal Number:** PS N/A -

Request (Check all that apply):

- ☒ MODIFICATION OF A PAD // PRODUCT GARAGE WIDTH
- ☐ Minor General Plan Amendment
- ☐ Rezoning only (rezoning includes BIZ, DMP, PAD Overlay Districts) (Guidelines Exhibits A.1; A.2)
- ☐ Site Plan Review (SPR) / Site Plan Modification (SPM) only (Guidelines Exhibits A.1; A.2)
- ☐ Combined: Rezoning with Site Plan Review or Site Plan Modification (Guidelines Exhibits A.1; A.2)
- ☐ Preliminary Plat (Guidelines Exhibits A.1; A.2)
- ☐ Council Use Permit (CUP) / Modification to a Council Use Permit (CUP) (Guidelines Exhibits B.1 – B.6)
- ☐ Modification to a Council Use Permit (CUP)
- ☐ Planned Community (PC) District (Guidelines Exhibit C.1)
- ☐ Development Unit Plan (DUP) (Guidelines Exhibit C.2)

Plat Name: MULBERRY PARCELS #2 + #3 **APN Number(s):** VARIOUS

Project Acreage: (to nearest 1/10 acre):

Current Zoning/GP Designation: RSL-4.5 // MDR 4-6

Description of Request: MODIFICATION OF A PAD TO ADJUST THE GARAGE INTERIOR WIDTH FROM THE REQUIRED 20' MIN TO 19'4" MINIMUM. AMERICANA SERIES AT MULBERRY. PLAN #3501 AND #3502 ONLY. THIS REQUEST WILL ALLOW THE FRONT ENTRYWAY/COURTYARD TO BE 8" WIDER.

Legal description:

Owner:

Paul R. Rigas
Original Signature (REQUIRED)

DESERT VISTA 100, LLC
Owner Name

3321 E. BASELINE ROAD
Address

GILBERT, AZ 85234
City/State/Zip Code

480-892-4492
Phone Number

PAUL@BLANDFORDHOMES.COM
Email

Applicant:

Paul R. Rigas
Original Signature (REQUIRED)

BLANDFORD HOMES
Applicant Name/Company

SAME
Contact Person (If Different from Applicant)

3321 E. BASELINE ROAD
Address

GILBERT AZ 85234
City/State/Zip Code

480-892-4492
Phone Number

PAUL@BLANDFORDHOMES.COM
Email

Staff Use Only: Public Notice Assigned Case #: PLN: 2015-00492 Meeting Date

Companion Cases: City Council Meeting Date:

DEPARTMENT USE ONLY

Fee: $ 322.40

Case No: 215-045

Pre-Plat Name: Mulberry

PLN: 2015-00496

Council Intro Date: 1-25-16

P&Z Date: 12-16-15

Council PH Date: 2-8-16

Action: Approved with Conditions

Action: Approved

Continued from:

Continued from:

Vote: 6-0

Vote: 7-0

PN Published: 11-28-15

PN Published: 1-23-15

Posting Date: 12-2-15

Ordinance or Resolution No: 5313

Ord. Map Published:

Approved Zoning:

* *

RELATED CASES

Zoning Cases: 284-091, 206-45; GPminor-14-10; 214-037

Design Review Cases:

BOA/ZA Cases:

Subdivision Files:

ORDINANCE NO. 5313

AN ORDINANCE AMENDING SECTION 11-3-2, OFFICIAL ZONING DISTRICT MAP AND DISTRICT BOUNDARIES, OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z15-045 THE 10000 TO 11000 BLOCK OF EAST GUADALUPE ROAD (NORTH SIDE) LOCATED WEST OF SIGNAL BUTTE ROAD ON THE NORTH SIDE OF GUADALUPE (17 ± ACRES). PAD MODIFICATION. THIS REQUEST WILL ALLOW FOR THE REDUCTION OF THE REQUIRED MINIMUM GARAGE WIDTH FOR LOTS 140 – 143, 175 – 220 AND 299 – 403 WITHIN MULBERRY PARCELS 2 AND 3 AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-3-2 Official Zoning District Map and District Boundaries, of the Mesa Zoning Ordinance is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z15-045), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map attached hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.

Section 3: PENALTY.

CIVIL PENALTIES:

A. Any owner, occupant or responsible party who is found responsible for a civil violation of this Ordinance, whether by admission, default, or after a hearing, shall pay a civil sanction of not less than $150 or more than $1,500, per citation. A second finding of responsibility within 24 months of the commission of a prior violation of this Ordinance shall result in a civil sanction of not less than $250 or more than $2,500. A third finding of responsibility within 36 months of the commission of a prior violation of this Ordinance shall result in a civil sanction of not less than $500 or more than $2,500. In addition to the civil sanction, the responsible party shall pay the applicable fees and charges set forth in the City's Development and Sustainability Department (Code Compliance) Schedule of fees and Charges, and may be ordered to pay any other applicable fees and charges.

B. The 36 month provision described above of this Section shall be calculated by the dates the violations were committed. The owner, occupant, or responsible party shall receive the enhanced sanction upon a finding of responsibility for any violation of this Chapter that was committed within 36 months of the commission of another violation for which the owner or responsible party was convicted or was otherwise found responsible, irrespective of the order in which the violations occurred or whether the prior violation was civil or criminal.

C. Each day in which a violation of this Ordinance continues, or the failure to perform any act or duty required by this Ordinance or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

A. A person who commits a violation of this Ordinance after previously having been found responsible for committing three (3) or more civil violations of this Ordinance within a twenty-four (24) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a class 1 criminal misdemeanor. The Mesa City Prosecutor is authorized to file a class 1 criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.

B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars ($2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars ($500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.

C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 8th day of February, 2016.

APPROVED:

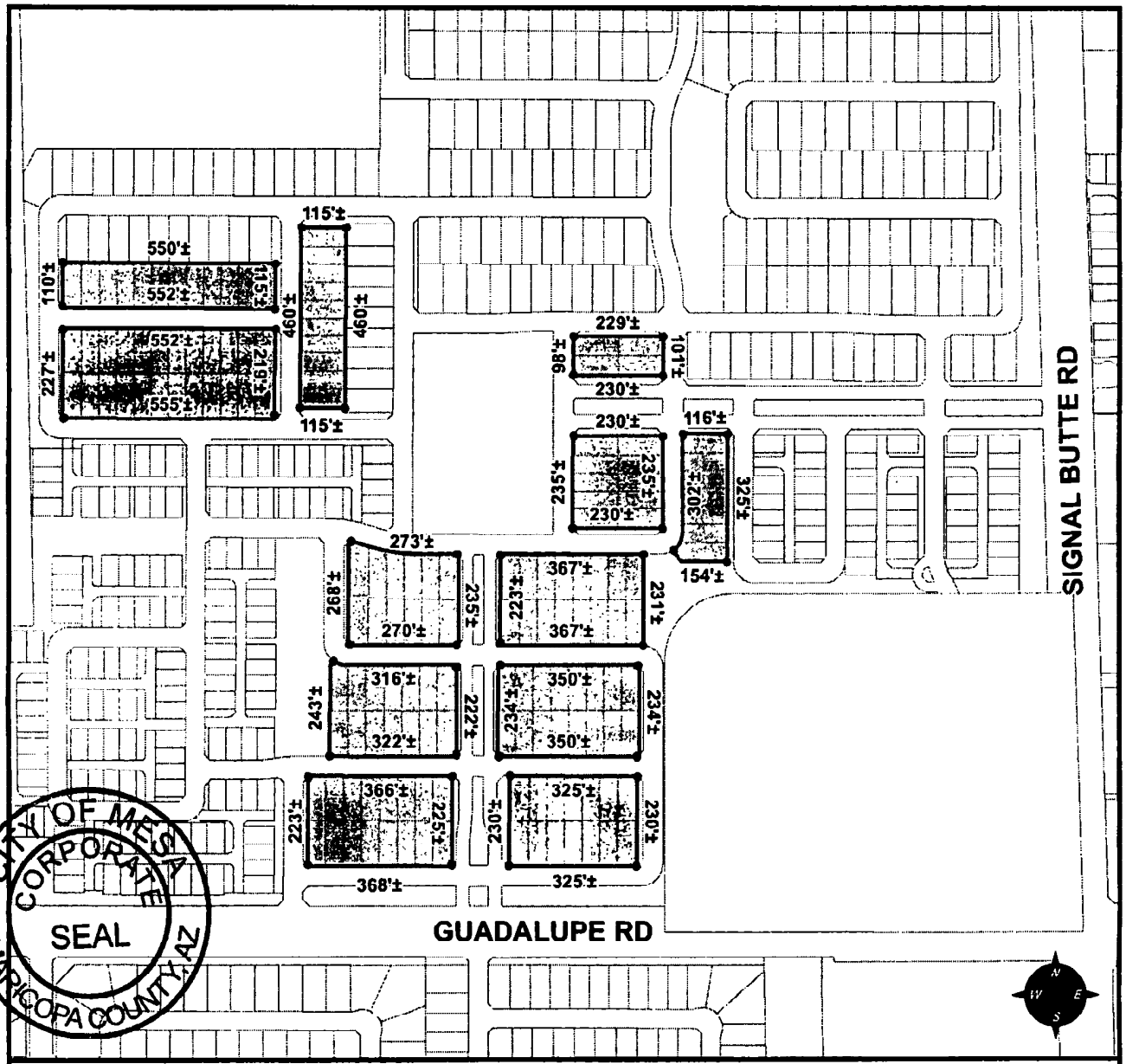
Mayor

ATTEST:

City Clerk

mesa az

OFFICIAL SUPPLEMENTARY ZONING MAP
AMENDING THE CITY OF MESA ZONING MAP



CASE: Z15-045
ACREAGE: 17±
REQUEST: PAD MODIFICATION. THIS REQUEST WILL ALLOW FOR THE REDUCTION OF THE REQUIRED MINIMUM GARAGE WIDTH FOR LOTS 140 - 143, 175 - 220 AND 299 - 403 WITHIN MULBERRY PARCELS 2 AND 3.

ORDINANCE: 5313

Please be advised that the attached zoning changes were approved by the Mesa City Council on February 8th, 2016 by Ordinance # 5313. If you have any questions concerning these changes, contact the City of Mesa Planning Division at 480-644-2385.

John Giles
MAYOR

ATTEST: DeAnn Wickham
CITY CLERK

DATE: 02/08/2016

6. Introduction of the following ordinance and setting February 22, 2016 as the date of the public hearing on this ordinance:

*6-a. **Z15-020 (District 6)** 6400 block of East Test Drive. Located west of Power Road and south of US Hwy 60. Modification of an existing PAD overlay in the LI zoning district; and Site Plan Modification (2± acres). This request will allow for the development of auto sales on Lot F. Wendy Riddell, Riddell & Rosensteel, applicant; Joseph and Jeanette M. Cardinale Revocable Trust, owner.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-3; Boardmembers Allen, Ikeda, and Hudson; nay)

7. Take action on the following resolution and introduction of the following ordinance relating to the terms, rates, fees, and charges for solid waste utility service, and setting February 22, 2016 as the date of public hearing on this ordinance:

*7-a. Resolution declaring modified solid waste terms, rates, fees and charges for City-owned solid waste utility service filed with the City Clerk to be a public record and providing availability of the documents for public use and inspection. **(Citywide)** – Resolution No. 10741.

*7-b. Ordinance adopting schedules of terms, rates, fees and charges for City-owned solid waste utility service allowing for multi-year solid waste service agreement discounts for business and commercial establishments. **(Citywide)**

8. Discuss, receive public comment, and take action on the following ordinances:

*8-a. **Z15-045 (District 6)** The 10000 to 11000 block of East Guadalupe Road (north side). Located west of Signal Butte Road on the north side of Guadalupe (17± acres). PAD Modification. This request will allow for the reduction of the required minimum garage width for Lots 140 – 143, 175 – 220 and 299 – 403 within Mulberry Parcels 2 and 3. Paul R. Dugas, Blandford Homes, applicant; Desert Vista 100, LLC, owner. – Ordinance No. 5313.

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0; Chair Johnson, absent)

*8-b. Acknowledging receipt of the report and recommendations of the Independent Compensation Commission for Elected Officials (ICCEO) and to increase the compensation for the Offices of Mayor and City Council as recommended by the ICCEO by amending Ordinance 5196. - Ordinance No. 5314.

Items not on the Consent Agenda

9. Items from citizens present.

There were no items from citizens present.

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Planning and Zoning Board

Case Information

CASE NUMBER:	**Z15-045 (PLN2015-00496)**
LOCATION/ADDRESS:	The 10000 to 11000 blocks of East Guadalupe Road (north side).
GENERAL VICINITY:	Located north of Guadalupe Road and west of Signal Butte Road.
REQUEST:	Modification of the existing PAD overlay to reduce the requirement minimum garage width for lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3 (17± acres).
PURPOSE:	This request will modify an existing PAD to allow a reduction in the garage width for specified lots within Mulberry Parcels 2 and 3
COUNCIL DISTRICT:	District 6
OWNER:	Phoenix Land Division, LLC
APPLICANT:	Desert Vista, 100, LLC-Paul Dugas
STAFF PLANNER:	Lesley Davis

SITE DATA

PARCEL NUMBER(S):	312-02-250 to 338; 374 to 377 and 412 to 414
PARCEL SIZE:	17± acres
EXISTING ZONING:	Residential (RSL4.5 PAD)
2040 GP CHARACTER AREA:	Neighborhoods
CURRENT LAND USE:	Vacant (under construction)

SITE CONTEXT

NORTH:	Existing single residences – zoned RS-7 PAD (Villages at Eastridge)
EAST:	(across Signal Butte Road) Existing nursing home, small lot residential project, existing church sites – zoned RM-4 PAD, RM-2 PAD and AG
SOUTH:	(across Guadalupe Road) Existing single residences – zoned RS-6 PAD (Santa Rita Ranch) and vacant 12.5 acres-zoned AG, Mesa 2025 land use designation is NC and MDR 4-6
WEST:	Vacant site and existing school

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: ☒ Approval with conditions. ☐ Denial
PROP 207 WAIVER: ☒ Signed ☐ Not Signed

HISTORY/RELATED CASES

December 7, 1983:	Annexed into the City of Mesa (ordinance 1752).
July 16, 1984:	Comparable zoning approved from Maricopa County Rural-43 to City of Mesa AG, Z84-091.
August 28, 2006:	City Council approved GPMinor06-03 to revise the Mesa 2025 General Plan designation from MDR 4-6 to MDR 6-10 and Z06-45 for rezoning of 175± acres from AG to R1-9 PAD, R1-6 PAD and R-2 PAD, ordinance 4589, for the Desert Vista Development Master Plan.
August 25, 2014:	City Council approved GP Minor14-10 and Z14-037 for the development of a 1,056 lot, five parcel development for Mulberry (172± acres).
November 3, 2014:	City Council approved the final plats for Mulberry Parcels 1 through 4.
April 20, 2015:	City Council approved Z15-008, for modification of the existing PAD overlayto eliminate the 10' vehicular access setbackfor lots 1-89 in Mulberry Parcel 1 and lots 114-117 and 152-154 in Mulberry Parcel 2 (30± acres).

PROJECT DESCRIPTION/REQUEST

This request is to amend the PAD for lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3, currently zoned RSL4.5 PAD (Z14-037). The request includes a change in the development standards approved for this portion of the project. The request is to reduce the required minimum garage width, per section 11-32-4.F. of the Zoning Ordinance from 20-feet to 19-feet, 4-inches. The reduction of the garage width has been requested to accommodate an increased width for the entrances to two of the approved master plans approved for the identified lot ranges.

The Mulberry Development is located north of the northwest corner of Signal Butte and Guadalupe. The subdivision plats for Parcels 1 through 4 recorded December of 2014 and are currently under construction. Parcel 5 will develop in the future and is required to return to the Planning and Zoning Board for site plan approval. The 20± acre corner at the northwest corner of Signal Butte Road and Guadalupe Road is zoned LC PAD. A 123,000 SF Fry's Marketplace with 12,040 SF of shops attached to the south are currently under construction on that site.

NEIGHBORHOOD PARTICIPATION

The applicant has completed mailing written notifications to all property owners within 500' of the site. The notification included a letter describing the project and exhibits showing the proposal.

At the time of writing this report Staff has not received any inquiry regarding the proposal. In addition, the applicant has not reported that they have received any inquiries.

CONFORMANCE WITH THE GENERAL PLAN

The Mesa 2040 General Plan Character area designation – Neighborhoods. The primary focus of the neighborhoods character type is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Quality of a development is also a key component of the plan. The overall development, as previously approved establishes a unique neighborhood character that is consistent with the goals and objectives of the Plan. The proposedmodification to reduce the width of the garage by 8-inches, for two of the homes plans on a specified number of lots,does not create a significant deviation from the previous approval. This project is still consistent with the General Plan.

STAFF ANALYSIS

SUMMARY:

The approved Mulberry Development includes 4 subdivisions with atotal of 545 lots with four lotsizes. The four sizes include 40' x 79' (Green Court), 45' x 115', 52' x 120', and 60' x 125'. This request is specifically to amend the development standards for 155 RSL4.5 PAD lots. Specifically lots 140-143, 175-220 and 299-403 within Mulberry Parcels 2 and 3, which are all 45' x 115' lots. The request would allow a garage width of 19-feet, 4-inches for plans 3501 and 3502 within Blandford's "Americana Series". The Zoning Ordinance currently requires a minimum width of 20-feet. The applicant has requested this change to increase the width of the entries of the homes based on feedback they are receiving from potential homebuyers, who have indicated that the entry to the homes are too narrow.

Staff's concern with this proposal is the reduction to the width of the garage. Reducing the width of the garage makes it less convenient for homeowner's to park within the garage and has the potentialof increasing the likelihood of homeowners choosing not to park within their garage. This puts more vehicles in driveways and on the streets and decreases the quality of the development over time. The applicant is only proposing this change, however totwo out of their four plans that are approved for the 155 lots in the ranges they have identified. Staff is comfortable that the requirements in place that limit the number of identical homes adjacent to or across the street from one another, coupled with homebuyer preferences, will naturally reduce the number of homes that will be built with the reduced width. Staff would not be supportive of additional house plans that reduce the garage width and would recommend that the applicant make adjustments in other areas in the future to accommodate a comfortable entrance to their homes.

CONCLUSIONS:

The overall design of the project with thegrid street pattern, dispersed open space, architectural entry features, the community park, landscaped boulevards, tree lined streets, and the connection to the commercial corner will all work together to create a unique high quality Mesa neighborhood. This is a large project and has had many moving pieces along the way as they have developed. Staff believes that this is a good project and the reduction of the width of the garages for two master plans within specified lot ranges, to increase the entrance width, will have minimal impact on the overall design for the project. Planning staff is recommending approval of the Mulberry PAD amendment subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.

*4-e **Z15-045 District 6.** The 10000 to 11000 block of East Guadalupe Road (north side) Located west of Signal Butte Road on the north side of Guadalupe (17 ± acres). PAD Modification. This request will allow for the reduction of the required minimum garage width for Lots 140 - 143, 175 - 220 and 299 - 403 within Mulberry Parcels 2 and 3. Paul R. Dugas, Blandford Homes, applicant; Desert Vista 100, LLC, owner. (PLN2015-00496)

Staff Planner: Lesley Davis
Staff Recommendation: Approval with Conditions

Summary: Staff member Lesley Davis presented the request to amend the PAD. Ms. Davis stated that staff would not typically be supportive of a reduction in garage width. However, the concerns that staff had have been eleviated because of the quality of the development and it effects only 2 of the 4 plans.

Boardmember Allen clarified that the Ordinance was modified in 2011 to require garage sizes to be a minimum of 20x22. Planning Director John Wesley replied this to be correct and clarified that the requirement is to ensure garage sizes are sufficient for two cars. Ms. Allen stated her concern is of setting a precedence for future developments.

Mr. Wesley responded by stating that staff's initial response was that the developer designed the homes knowing the standards and why would staff support this exception. Mr. Wesley continued to explain that as staff worked on the request, they recognized it would effect only a few lots. He stated that the stipulations were worded so not to set precendence as it is a very good development and it was causing some problems with buyers.

It was moved by Boardmember Ikeda and seconded by Boardmember Astle

That: The Board recommends approval of zoning case Z15-045 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Development in conformance with Ordinance #5247, (Z14-037), except as modified by this case.
3. Compliance with all City development codes and regulations.

Vote: 6-0 (Chair Johnson, absent)

* * * * *

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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.

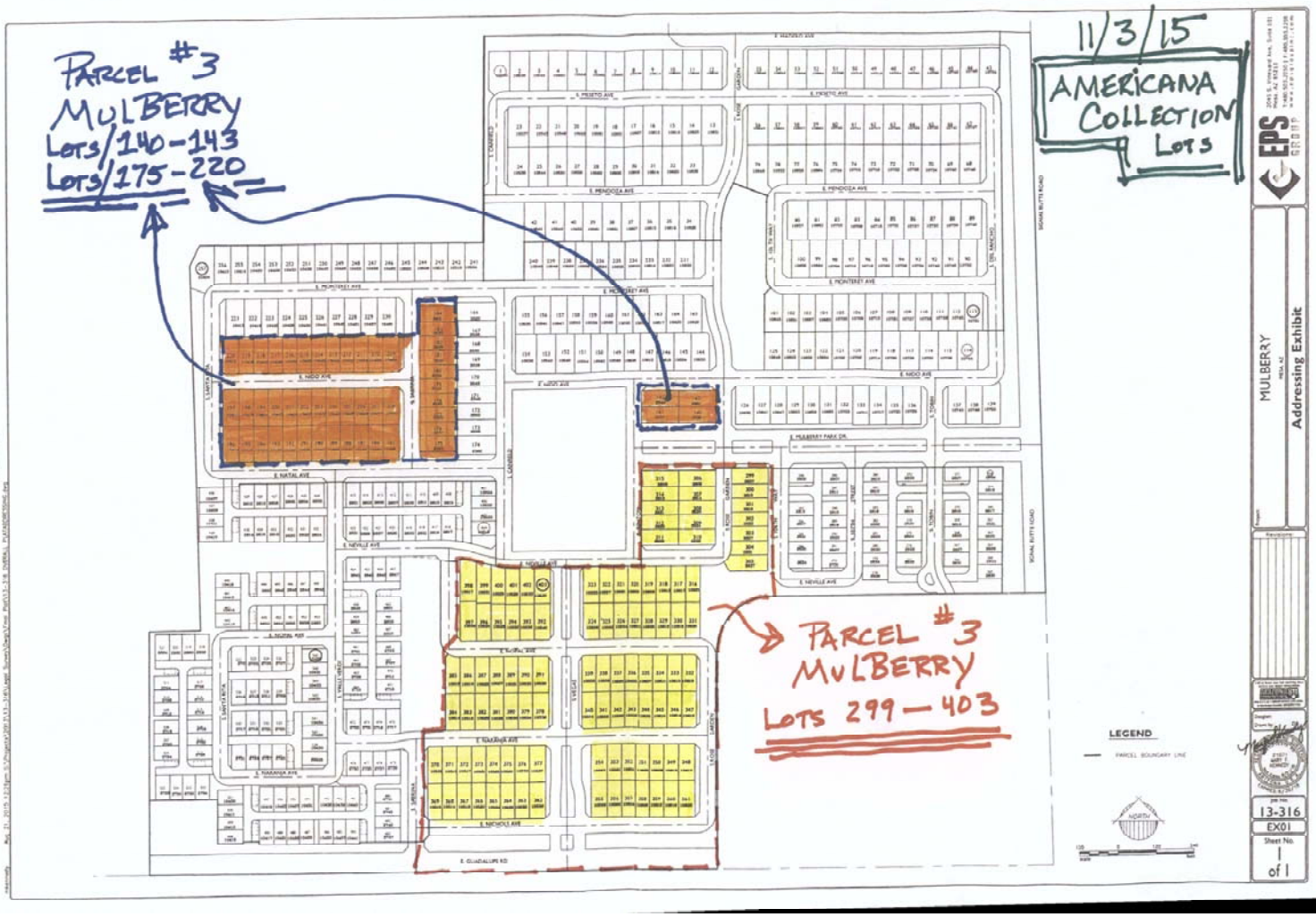
Sincerely,

Paul R. Dugas

Paul R. Dugas
Director of Land Development
Desert Vista 100/ Blandford Homes

EQUAL HOUSING OPPORTUNITY

3321 EAST BASELINE ROAD • GILBERT, ARIZONA 85234 • (480) 892-4492
Administrative FAX (480) 892-5106 • Construction FAX (480) 892-9066 • Customer Service FAX (480) 892-8885


PARCEL #3
MULBERRY
LOTS/140-143
LOTS/175-220
11/3/15
AMERICANA COLLECTION LOTS
PARCEL #3
MULBERRY
LOTS 299—403
LEGEND
PARCEL BOUNDARY LINE
NORTH
EPS GROUP
MULBERRY
Addressing Exhibit
13-316
EX01
Sheet No.
1
of 1
13-316

MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE SIX

1,946 Square Feet

BUNGALOW

BUNGALOW WITH EXPANDED PORCH

APPROVED PLANS
CITY COUNCIL
DATE: 2.22.16
WITH STIPS: YES ☑ NO ☐

BLANDFORD HOMES

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 agressively enforce our Federal and proprietary rights.

MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION
RESIDENCE SIX
1,946 Square Feet

COTTAGE

COTTAGE WITH EXPANDED PORCH

BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will be forthcoming

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AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE SIX

1,946 Square Feet

COUNTRY FRENCH

COUNTRY FRENCH WITH EXPANDED PORCH

BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will be forthcoming

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AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE SIX

1,946 Square Feet

TRADITIONAL

TRADITIONAL WITH EXPANDED PORCH

BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will be forthcoming

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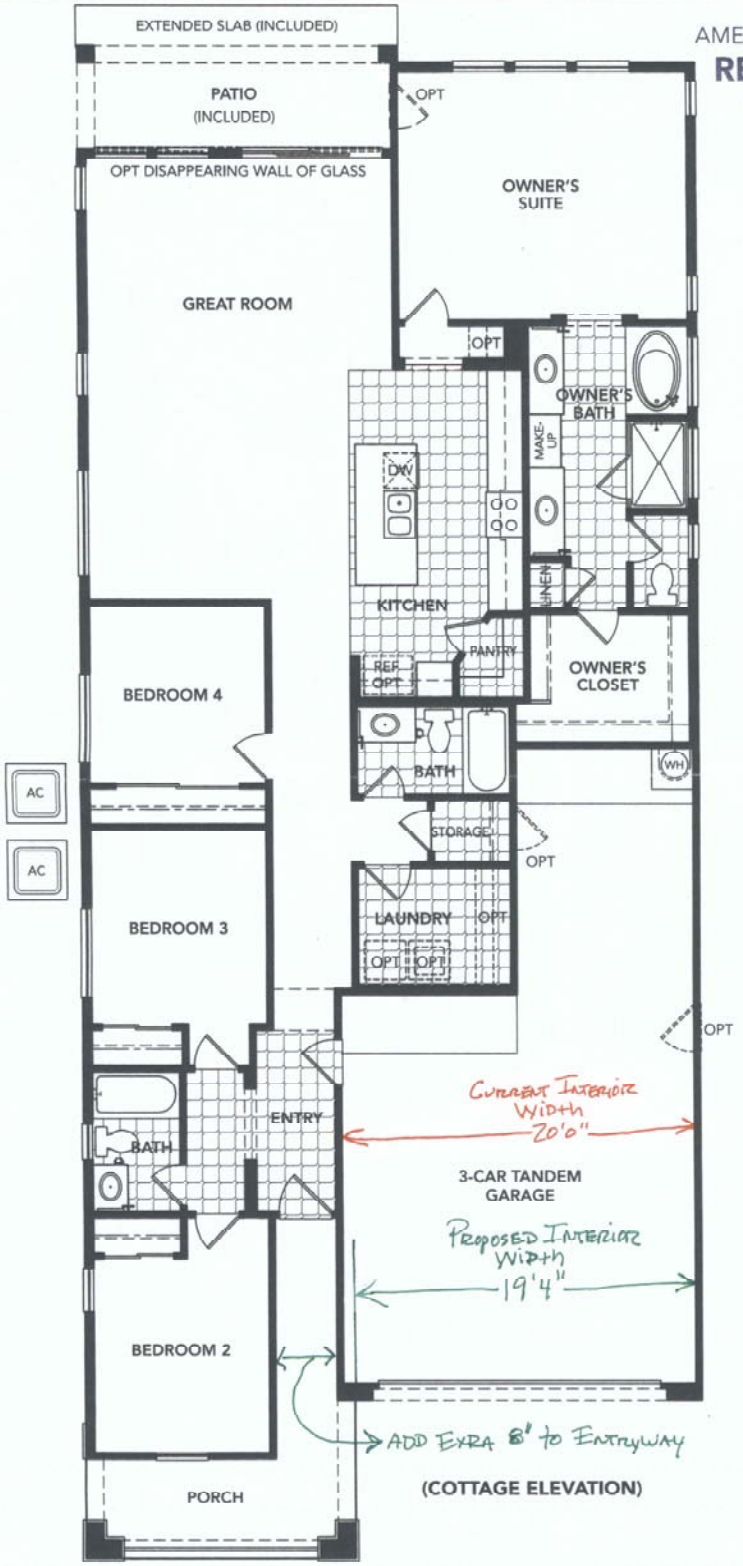
AMERICANA COLLECTION

AMERICANA COLLECTION

RESIDENCE SIX

1,946 Square Feet



BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 7/12/15
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. Porch size, railing, columns, courtyards, gates vary dramatically per front elevation theme style. 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 agressively enforce our Federal and proprietary rights.

MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE FIVE

1,701 Square Feet

COTTAGE

COTTAGE WITH EXPANDED PORCH

BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will be forthcoming

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MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE FIVE

1,701 Square Feet

CRAFTSMAN

CRAFTSMAN WITH EXPANDED PORCH

BLANDFORD HOMES

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 agressively enforce our Federal and proprietary rights.

MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE FIVE

1,701 Square Feet

SPANISH

SPANISH WITH EXPANDED PORCH

BLANDFORD HOMES

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 agressively enforce our Federal and proprietary rights.

MULBERRY™

AMERICANA
COLLECTION

AMERICANA COLLECTION

RESIDENCE FIVE

1,701 Square Feet

TRADITIONAL

TRADITIONAL WITH EXPANDED PORCH

BLANDFORD HOMES

MulberryNeighborhood.com

PRELIMINARY 9/1/15
Minor modifications will be forthcoming

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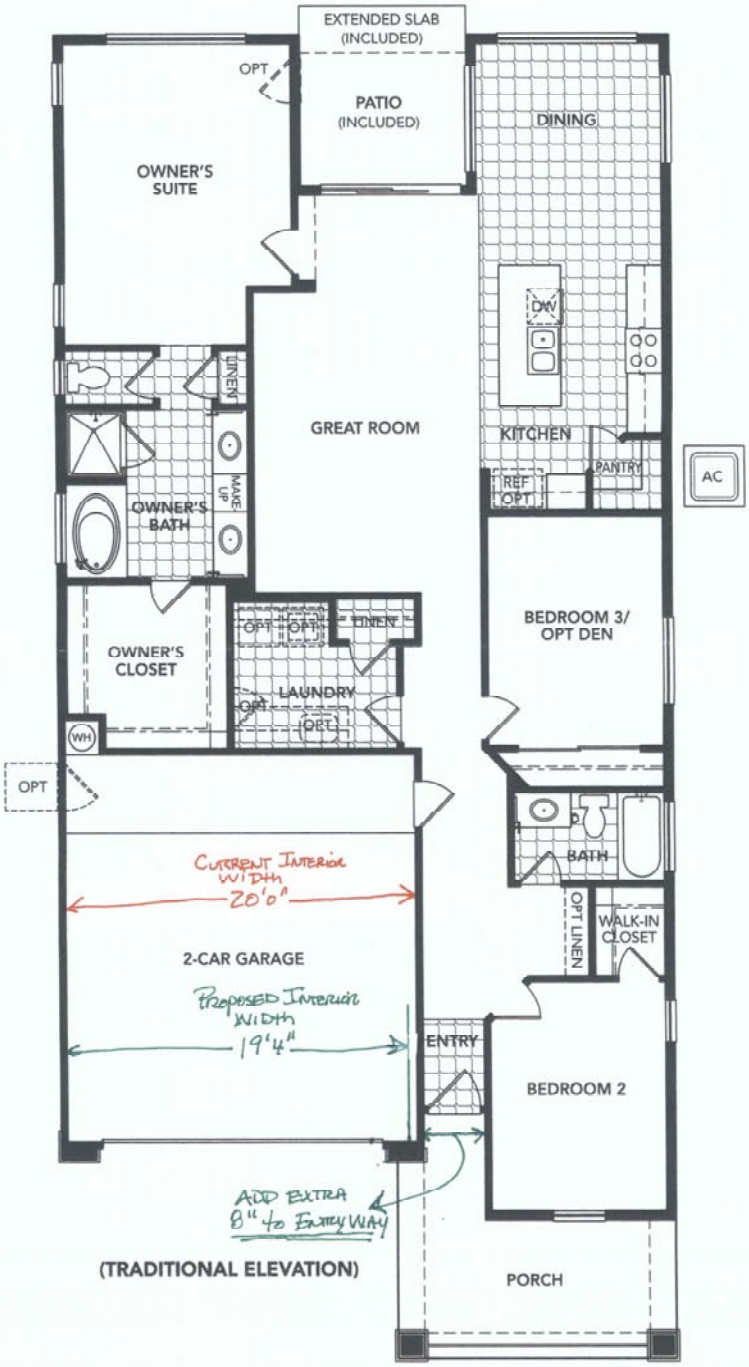
MULBERRY

AMERICANA COLLECTION

AMERICANA COLLECTION

RESIDENCE FIVE

1,701 Square Feet



BLANDFORD HOMES

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PRELIMINARY 7/12/15
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. Porch size, railing, columns, courtyards, gates vary dramatically per front elevation theme style. 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 agressively enforce our Federal and proprietary rights.