

ARMISTEAD CITRUS

3743 E. McKELLIPS ROAD East of Val Vista, South Side PROJECT NARRATIVE Case # _____

McDowell Citrus 100, LLC managed by Jeff Blandford is proposing RS-35 PAD zoning for the (11.48) acre Armistead Citrus Parcel and located at 3743 E. McKellips Road East of Val Vista/ South Side. The total net acreage of the parcel is 11.48 acres. McDowell Citrus 100, LLC is proposing a (11) Lot Residential Subdivision and upon re-zoning Armistead Citrus the Parcel would have a density of (.96) DUA.

The proposed residential single-family development of Armistead Citrus is compatible with the surrounding General Plan land uses and Zoning uses. RM-4 and RS-35 are located to the east. RS-35 is located to the west and RS-35-PAD is located to the south and north.

We are proposing an Executive Level, High Quality 11-lot subdivision. Lots would be a minimum of 25,516 square feet with a maximum of 28,416 square feet. The development concept for Armistead Citrus is to create a high quality traditional neighborhood by developing a variety of architectural expressions along intimate streets. Architectural styles for the homes will consist of French Provincial, Craftsmen, and Old World Architecture. Great care will be taken in the development of these totally new elevations and floor plans to reflect high quality designs and materials that fit the quality of many of the surrounding neighborhoods. Square footages of the homes will range from 3500 square feet to 5300 square feet.

As many of the existing citrus trees will be saved and new citrus trees will be planted throughout the community to retain the citrus heritage of the surrounding communities. Two rows of existing and new Citrus trees will be planted along McKellips and they will be flood irrigated with RWCD water.

The gated entry and exit to and from the proposed community will be carefully designed. The entrance and exit will feature a 90 degree entrance to create a sense of privacy along with decorative concrete brick surface treatments, thematic entry signage and landscaping that reflects the character of the overall community. The community will have private streets to allow for a less than the typical right of way area, which in turn allows for additional safe and visible open space. In addition to providing greater security and privacy, the private streets also allow for more variation in street scene and configuration.

The proposed development of Armistead Citrus will include (11) detached single-family homes. Homes will be built on typical lots that will be a minimum of 133 feet in width, and 180 feet in depth or larger. The setbacks proposed for the Homes and Optional Guest Houses/Casita's located in the Community will be a 25 foot front yard setback, 30 foot rear yard setbacks, 10 foot minimum side yard setbacks with a total side yard aggregate setback totaling 30 feet. Accessory Buildings/ RV Garages having minimum front yard setbacks of 45 feet, side yard setbacks of 10 feet and rear yard setbacks of 15 feet. Maximum Lot coverage will be 40% on all cases.

Blandford Homes will offer a minimum of four different floor plans, with each having at least three different elevations. Building elevations will incorporate architectural details that provide interest and variety while promoting visual relief to the homes. Details reflecting the design theme will include arched window elements, divided light windows, stone veneers, wrought iron, and front porches or courtyards. Detailing will focus on front elevations and entry areas and will transition around corners as necessary.

McDowell Citrus, LLC and Blandford Homes are committed to building a quality product in relationship with the existing citrus area, maintaining the prestige and natural beauty of the area along with preserving its heritage. Our vision is that Armistead Citrus will be recognized as one of the premier communities in the Valley and with the development of this community, McDowell Citrus 100, LLC will continue to take Northeast Mesa to yet a higher stature.