Christopher Todd COMMUNITIES™

Canyon Trails

Planned Area Development Narrative Report

Southeast Corner of Van Buren St. and 173rd Ave.

Case #

Submitted: January 9, 2018

Revised: TBD

By:

Beus Gilbert PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

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Request

The subject property is located at the southeast corner of Van Buren Street and 173rd Avenue, adjacent to the Loop 303 Freeway, and generally consists of 19.46 net acres and 22.10 gross acres. *(See Exhibit A, Aerial Vicinity Map)* The property is currently zoned PAD and designated for commercial and medium high density residential uses as a part of the Canyon Trails PAD. *(See Exhibit D, Existing Zoning)*

The Christopher Todd Communities at Canyon Trails PAD ("CTC at Canyon Trails") seeks to remove the subject property from the Canyon Trails PAD and separately rezone it Final PAD as a stand-alone project pursuant to this document.

While the request considers the replacement of property zoned for commercial uses with residential, given the limited access of the property following the construction of the Loop 303, the property can no longer support viable commercial. Rezoning to allow for multi-family residential will afford the City of Goodyear a quality development on this vacant parcel and an increase in residents to support Goodyear's service and retail businesses.

Property Overview

The subject property is shown on the Aerial Parcel Map (Exhibit B).

Adjacent to the site to the west across 173rd Avenue are existing single family homes within the Canyon Trails project and to the south is vacant farmland designated for medium-high density "court homes" also as a part of Canyon Trails. (*See Exhibit D, Existing Zoning*) To the north across Van Buren Street is land currently owned by the State of Arizona, used for part of the interchange between the Loop 303 and Interstate 10 and to the east of the subject property is a Maricopa County Flood Control District (MCFCD) channel and the Loop 303 freeway.

Plan Conformance

The Goodyear 2025 General Plan designates the property with a Neighborhoods land use category as well with the Village Center Overlay. (*See Exhibit C, General Plan Land Use Plan*) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the above category and overlay both allow multi-family zoning with a PAD.

A few of the Goals, Objectives, and Standards within the General Plan that support rezoning of the property for multi-family are listed below:

<u>Goal GD-1 - Physical Growth and Development</u>

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

<u>Goal CC-2 – Community and Cultural Development</u>

A diverse stock of high quality housing that meets the needs of all residents.

<u>Objective GD-1-1 – Land Use</u>

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Objective CC-2-1 – Housing

Provide diverse and quality housing products.

Policy B *Promote higher residential densities near and within the City Center, along the McDowell Road/Interstate 10 commercial corridor, the future Loop 303 corridor south of I-10, and near transit stations.*

Land Use and Transportation Plan Development Standards

Standard 1 - Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Category

Medium Density Residential. Residential uses with densities greater than 5 dwelling units per acre up to 12 dwelling units per acre, may be considered along arterial roads, adjacent to commercial areas, adjacent to community and regional parks or significant open space areas, adjacent to interstates when appropriately buffered, or to provide transition between low and high density residential uses.

Standard 53 – Village Center Overlay

Multi-family residential developments are appropriate in the Village Center Overlay. The development shall have strong ties to nearby commercial areas and ample pedestrian access.

Development Plan

CTC at Canyon Trails is a unique multi-family development that allows each rental unit the benefits of having a privately enclosed backyard.

While multi-family in zoning, with multiple dwelling units on a single parcel, CTC at Canyon Trails is a horizontal rental community and functions more like a grouping of attached and detached single-family buildings and is akin to a compact single family subdivision offering central amenities. Unlike the typical vertical apartment complexes that are two or more stories, horizontal communities are single story and in the case of CTC at Canyon Trails, are luxury homes that are for rent. Buildings are grouped to create intimate courtyards, anchored by a shade tree to support healthy neighborhood interaction. There is a main communal area for recreation central to the development consisting of a fitness center, community swimming pool and spa, a covered ramada, and turf for recreation. Each unit offers a small private backyard, similar to a single-family home; however, this yard will be maintained by the site manager, just like the remainder of the property.

CTC at Canyon Trails will fill a niche market for those Goodyear renters who don't need the size of a single-family home or that don't want the maintenance that comes along with a yard, but also don't want the traditional apartment experience with a loud neighbor above or below them in a large building.

Permitted Uses

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standards

The traditional requirements of the City of Goodyear development standards for multi-family are not applicable to the unique residential product used in CTC at Canyon Trails. As such, CTC at Canyon Trails is proposing to use Development Standards from the MF-18 district as a base and modify only certain standards within this PAD. (*See Exhibit E, Final PAD Development Regulations)*

Justification for the modified standards is as follows:

Reduction in Building Setbacks

Reduced perimeter building setbacks have been requested on the front (173rd Avenue) and Side (south). A 30' building setback would normally be required along these borders; however, given that the base zoning district allows for two story structures and all the buildings of CTC at Canyon Trails are limited to single story, the reduction in setback would pose no issues on the nearby properties and roadways.

As a Street Side, a 20' building setback would normally be required along the Loop 303 freeway (east property line) whereas this PAD proposes a deeper 30' building setback to offset any potential negative impacts due to the adjacency of the freeway.

Reduction in Perimeter Landscaping

CTC at Canyon Trails includes 12 foot deep private rear yards along Van Buren and 173rd as well as 20 foot deep yards adjacent to the southern property line and 30 foot deep yards along the Loop 303 and MCFCD channel. In lieu of providing a separate perimeter landscape tract, which would normally be found in a multi-family apartment complex, we propose a reduced or eliminated perimeter landscape requirement in these areas as the rear yards, which include landscaping, and functions similar to that of a single-family residential lot, which would not require the aforementioned

perimeter landscaping. Along the adjacent streets of Van Buren and 173rd, an 8' wide tract outside of the perimeter wall is still provided.

Reduction in Building Separation

Traditional multi-family zoning expects large buildings consisting of multiple units, thereby creating a large building mass. CTC at Canyon Trails consists of one-story residential homes that are either fully detached (2 bedroom units consisting of 1,022 square feet under roof) or duplex style (1 bedroom units consisting of a total of 1,336 square feet under roof for the two unit building.) Wherein building separation is typically expected to maintain a 20' between building entrances and 15' between all other building faces, we are requesting a 10' minimum separation. Given the small building mass, this separation allows for a more pedestrian scale and provides an intimate experience in the walkways between the buildings.

Reduction in Density and Height

In support of the above requested reductions, CTC at Canyon Trails is also proposing reductions in the allowed density and height for the property. The reduction in the maximum density from 18 du/ac to 14 du/ac as well as the limitation of maximum 1 story buildings (down from 30 feet allowed in the MF-18 Zoning District used as a base) strengthens the justification for the proposed reduced development standards for perimeter landscaping, building setback and building separation.

Exhibit A

Aerial Vicinity Map

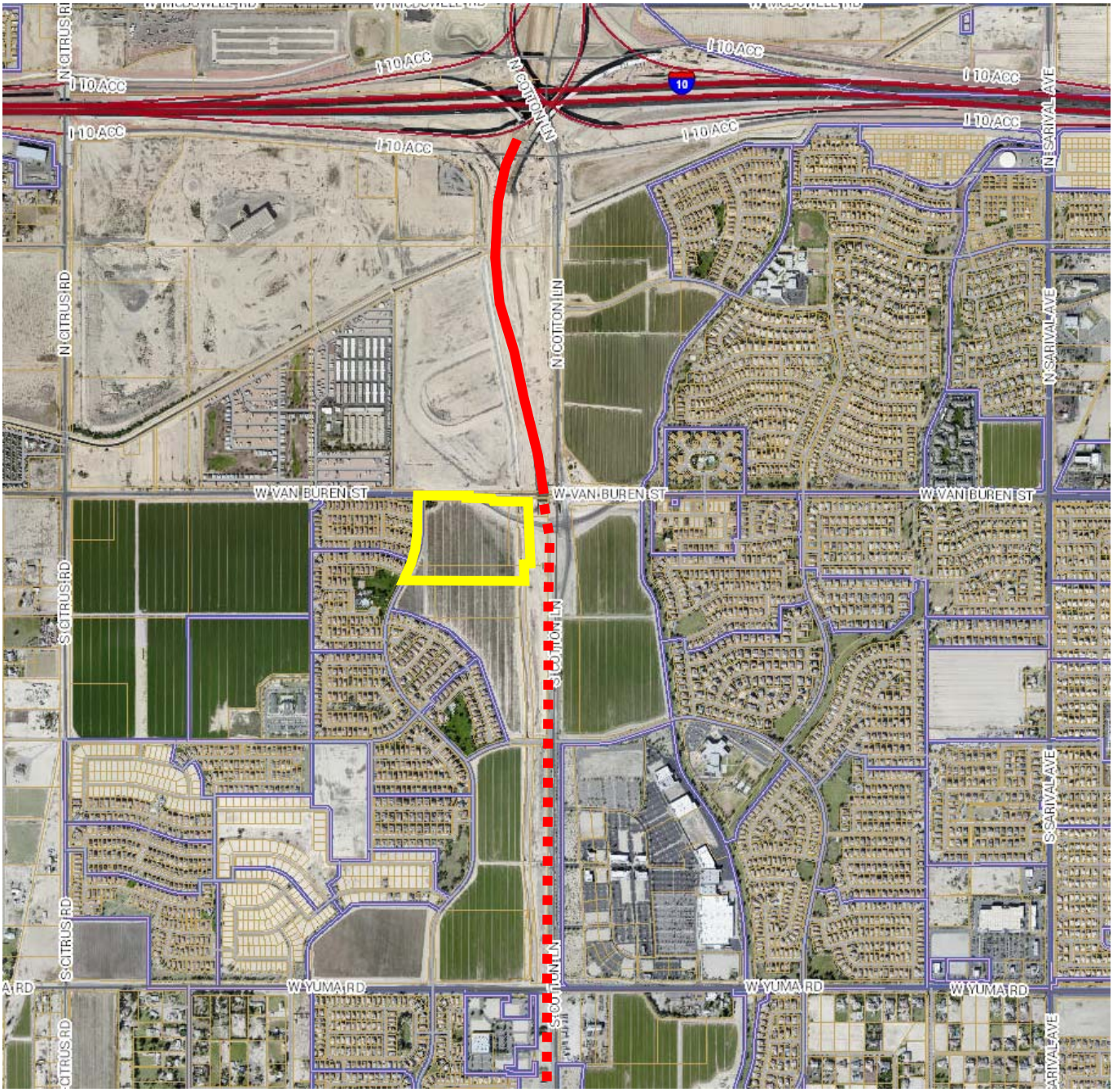


Exhibit B

Aerial Parcel Map

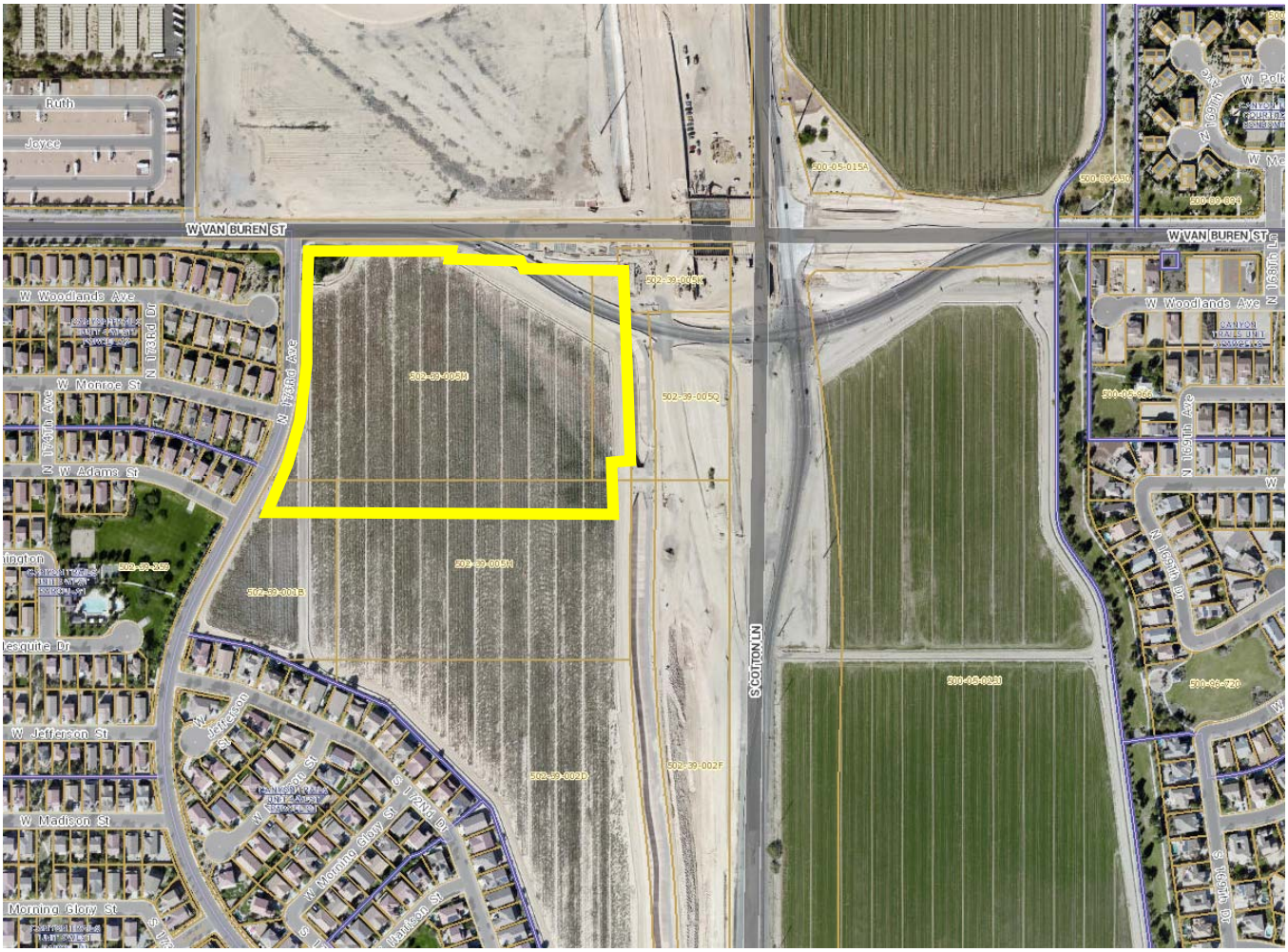


Exhibit C

General Plan Land Use Plan

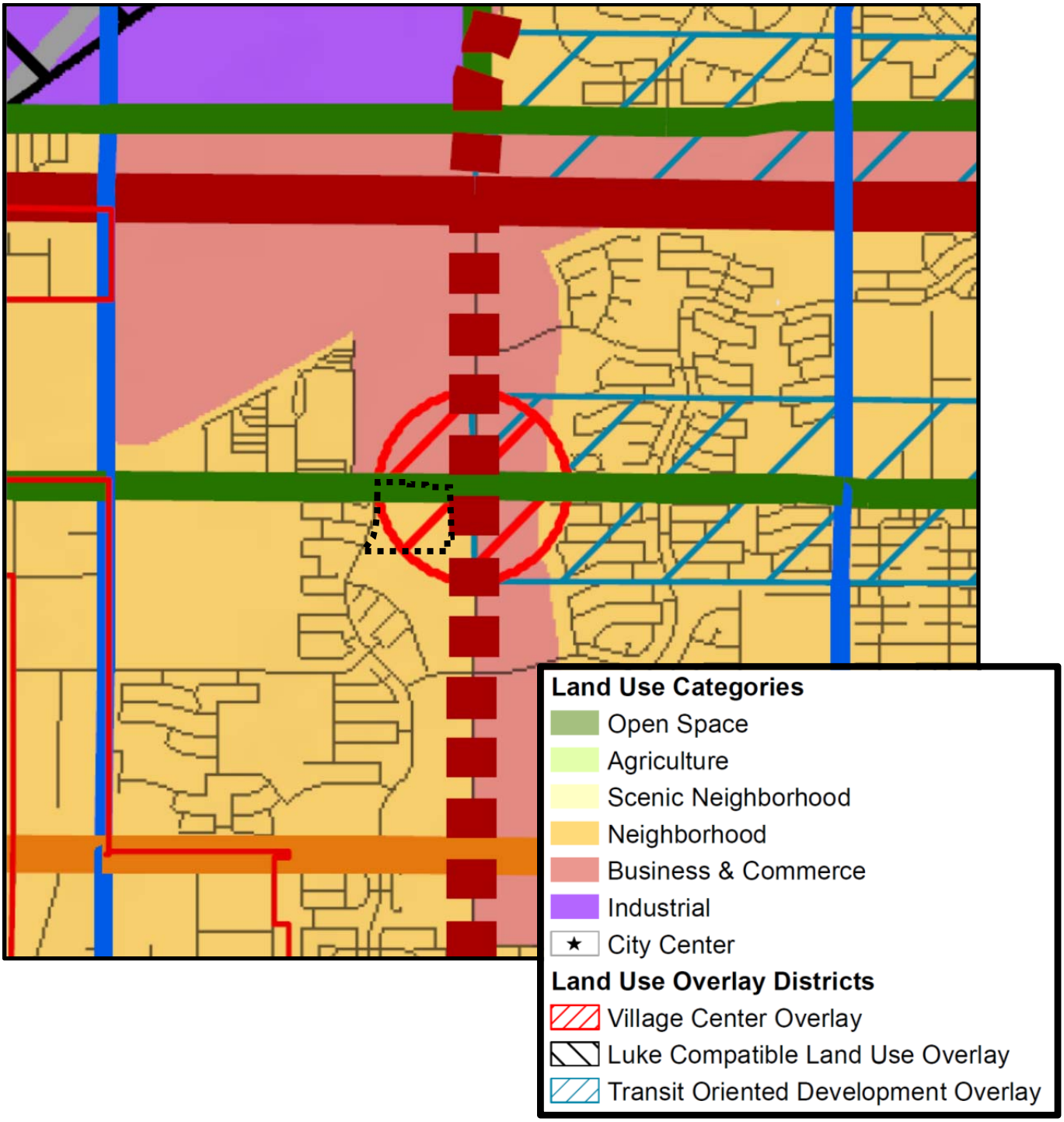


Exhibit D

Existing Zoning

(Canyon Trails PAD Land Use Plan)

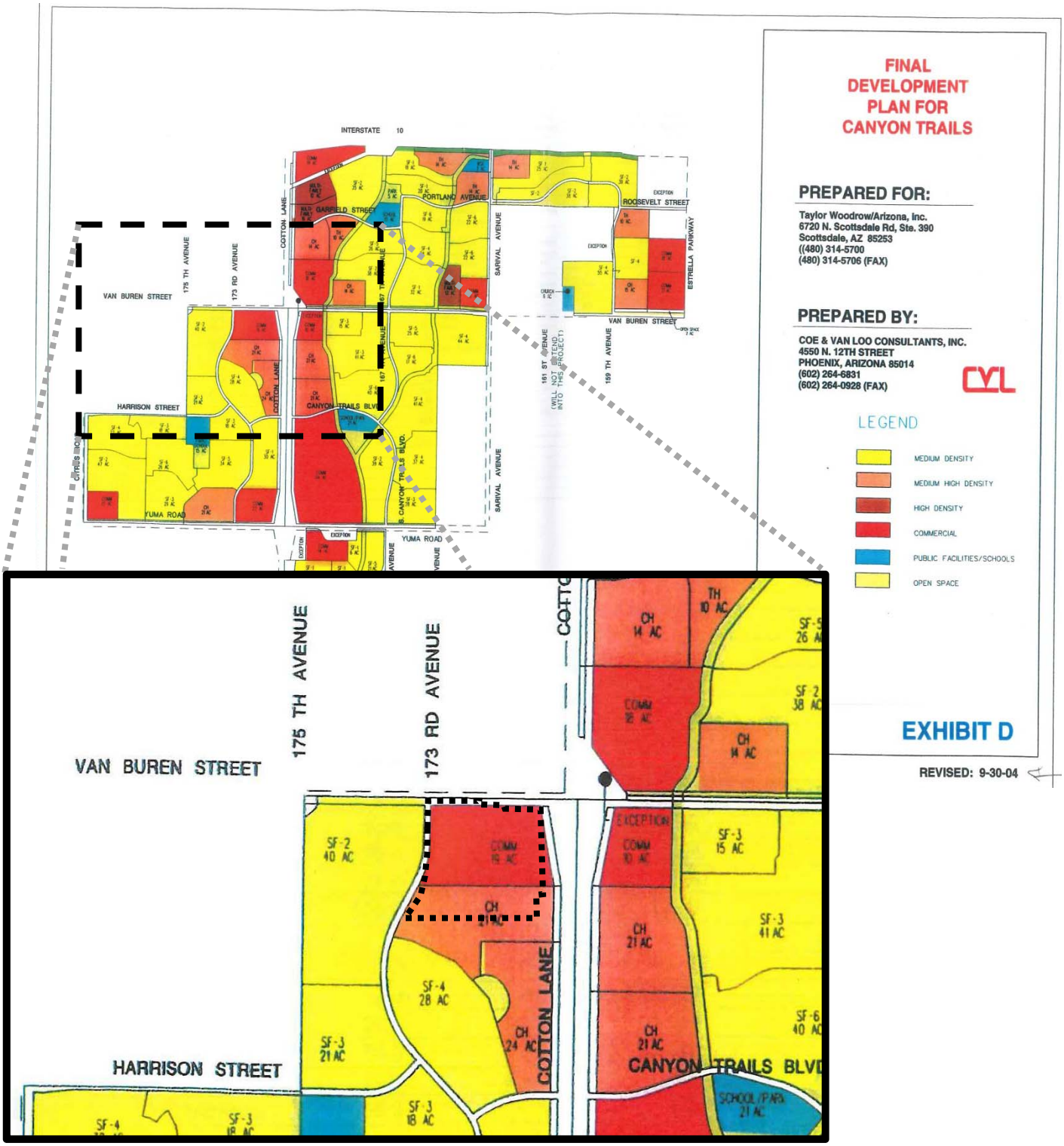


Exhibit E

Christopher Todd Communities at Canyon Trails PAD

FINAL PAD Development Regulations

Unless otherwise modified below, development on the property shall comply with the applicable standards contained with the City of Goodyear Zoning Ordinance for Multi-Family, specifically MF-18.

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standard	**CTC at Canyon Trails Development Regulations** (Modifications to MF-18 Zoning are noted in **bold**)
Maximum Density (dwelling units per net acre)	**14 du/ac**
Maximum Height (Primary and Accessory buildings)	**16 ft./1 story for residential primary buildings** **20 ft./1 story for residential accessory buildings (office, fitness center, etc.) ***
Minimum Building Setbacks (Perimeter)	
Front (173rd Avenue)	**20 ft.**
Street Side (Van Buren)	20 ft.
Side (south)	**20 ft.**
Rear (Loop 303/ MCFCD)	30 ft.
Min. Separation Between Buildings (1-story)	**10 ft.**
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173rd Avenue)	**8 ft.**
Street Side (Van Buren)	**8 ft.**
Side (south)	**0 ft.**
Rear (Loop 303/ MCFCD)	**0 ft.**

* If a vehicular entry portico is provided, a sufficient height of 25 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

Exhibit F

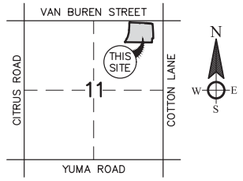
Christopher Todd Communities at Canyon Trails PAD

Conceptual Site Plan

(On following page)

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NTS

CITY OF GOODYEAR SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OFWAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

   c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.

   d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.

   e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OFWAY, AND STREET CENTER MEDIAN LANDSCAPING:

   a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.

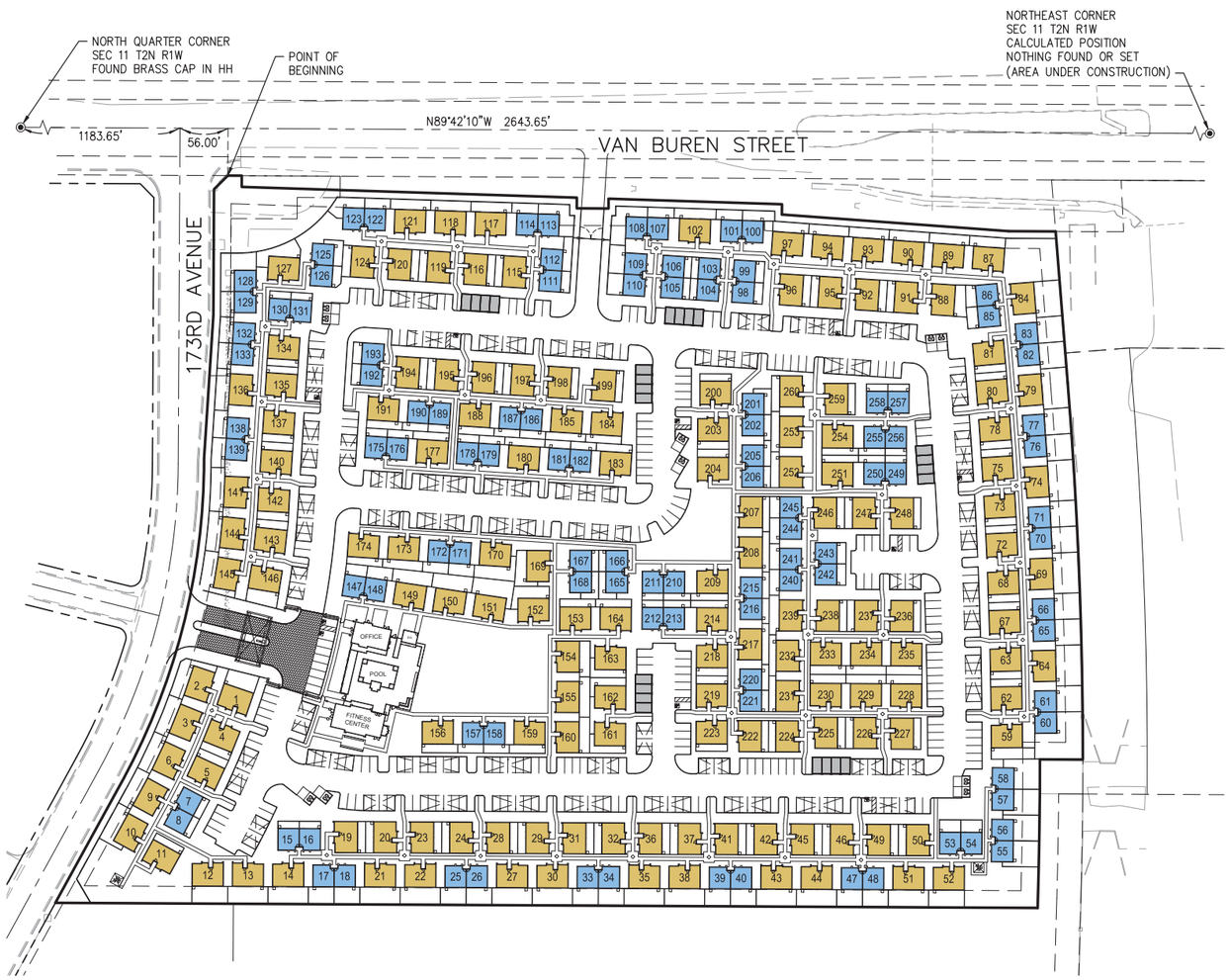
   b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.

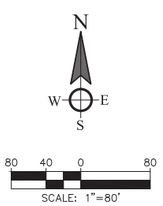
   c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.

   d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.

   e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.

   f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.





Registered Professional Engineer (Civil)
CERTIFICATE NO.
59959
CLAYTON L.
NEILSEN
Date Signed 11/20/17
ARIZONA, U.S.A.
Expires 06/30/2018

SITE PLAN YIELD

GROSS AREA	±962,816 SF / ±22.10 AC
NET AREA	±847,600 SF / ±19.46 AC
DENSITY PROVIDED	260 UNITS/22.10 AC=11.76 DU/AC GROSS AC
	260 UNITS/19.46 AC=13.36 DU/AC NET AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL PROPERTY

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	106	106	640.84	67,929	41
2 BEDROOM	154	308	997.37	153,595	59
UNITS PROVIDED	260	414		221,524	100
RENTAL OFFICE				1162	
FITNESS CENTER				2178	
GARAGES				5400	
TOTAL:				230,264	

LOT COVERAGE PROVIDED 230,264 SQ FT/19.5*43,560= 27%
LOT COVER ALLOWED 50%

APN NUMBER	502-39-005M, 502-39-005N, PORTION OF 502-39-001B & 502-39-005H
ALLOWED HEIGHT	3 STORY/56'
PROPOSED HEIGHT	1 STORY/16'
CURRENT ZONING	CANYON TRAILS PAD
PROPOSED ZONING	CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS PAD
PROPOSED USE	RESIDENTIAL RENTAL

PARKING SPACES

1 BDRM-1.5 SPACES/UNIT=106x1.5	=	159 SPACES
2 BDRM-2 SPACES/UNIT=154x2	=	308 SPACES
VISITOR PARKING REQUIRED (1/10 UNITS)	=	26 SPACES
TOTAL PARKING REQUIRED	=	493 SPACES
TOTAL SPACES PROVIDED	=	497 SPACES
COVERED PARKING PROVIDED	=	262 SPACES
GARAGE PARKING	=	24 SPACES
UNCOVERED PARKING	=	211 SPACES
ACCESSIBLE SPACES REQUIRED (2% OF PARKING)	=	9 SPACES
ACCESSIBLE SPACES PROVIDED (5 COVERED)	=	10 SPACES
COMMON AREA OPEN SPACE PROVIDED (299,822 SQ FT/22.10 AC)	=	27%
COMMON AREA REQUIRED		MINIMUM 5% OF GROSS AREA

OPEN RECREATIONAL SPACE SUMMARY:

COMMON OPEN SPACE CALCULATION:

POOL	6,678 SF
AMENITY OPEN SPACE	40,076 SF
AMENITY OPEN SPACE (SUM)	46,754 SF
OPEN SPACE WALKING AREA	254,068 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM)	299,822 SF

67% OF OPEN SPACE, 1,153 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 122,788 SF
28% OF OPEN SPACE, 472 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 21,687 SF
5% OF OPEN SPACE, 83 SF/UNIT

SCHOOL DISTRICT:
AVONDALE ELEMENTARY SCHOOL DISTRICT #44 295 W WESTERN AVE
AVONDALE AZ 85323
623-772-5000

AGUA FRIA UNION HIGH SCHOOL DISTRICT
1481 N ELISEO FELIX JR WAY
AVONDALE AZ 85323
623-932-7000

PROJECT CONSULTANT TEAM

OWNERS
BROWNS POINT PROPERTIES LLC,
FULLMER 155 LLLP, &
COTTON & CITRUS LLC
4531 N 16TH STREET, STE 110
PHOENIX, AZ 85016

DEVELOPER
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM

CIVIL/APPLICANT
WESTLAND RESOURCES, INC.
2020 N CENTRAL, SUITE 695
PHOENIX, AZ 85004
(602)888-7000
CONTACT: CLAYTON L. NEILSEN, P.E.
EMAIL:
CNEILSEN@WESTLANDRESOURCES.COM

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

SITE PLAN

1ST SUBMITTAL: November 20, 2017

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°17'50"E	22.63'
L2	N89°42'10"W	16.28'
L3	N00°17'50"E	13.01'
L4	N00°17'50"E	12.45'
L5	N89°42'10"W	37.00'
L6	N00°17'50"E	11.46'
L7	N00°17'50"E	12.00'
L8	N89°42'10"W	54.51'
L9	N89°42'10"W	50.00'
L10	N01°36'51"E	11.76'
L11	N00°17'50"E	147.00'
L12	N00°17'50"E	5.71'
L13	N00°17'50"E	55.00'
L14	N28°45'24"E	151.28'

CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	5465.21'	40.01'	20.00'	00°25'10"
C2	5465.21'	121.27'	60.64'	01°16'17"
C3	780.00'	387.43'	197.80'	28°27'32"

N
W E
S

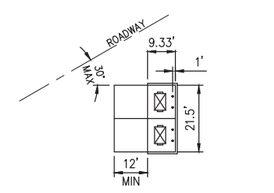
60 30 0 60
SCALE: 1"=60'

KEY NOTES

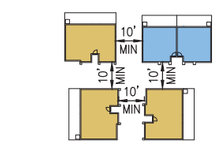
1. REFUSE CONTAINER AREA PER C.O.G. STD DET G-3162-1 & G-3164-1
2. PROPOSED COVERED PARKING (TYP)
3. 28' INSIDE RADIUS, 48' OUTSIDE RADIUS
4. MAIL BOX LOCATION
5. (2) ONE BEDROOM UNITS
6. TWO BEDROOM UNIT
7. PRIVATE BACKYARDS W/ACCESS THROUGH GATES
8. 6" CURB AND GUTTER W/DEPRESSED LIP (TYP)
9. PROPOSED FIRE HYDRANT
10. MULTI-UNIT COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
11. 6' PERIMETER BLOCK WALL. SEE LANDSCAPE PLANS FOR DETAILS & MATERIALS.
12. A/C UNIT (TYP) IN REAR YARDS
14. SITE VISIBILITY TRIANGLE PER C.O.G. STD DET G-3232
15. POOL COMPLEX/LEASING OFFICE
16. KEY SWIPE
17. SITE MAP MONUMENT
18. INGRESS/EGRESS GATE
19. ENTRY MONUMENT
21. ENTRY PORTICO. 14' MINIMUM CLEARANCE IN DRIVE AISLES. SEE BUILDING ARCHITECT PLANS FOR DETAIL & ELEVATION
22. REAR YARD WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
23. ASPHALT
24. OPEN SPACE GRASS AMENITY AREA
25. STAMPED ASPHALT AT ENTRY THROAT
26. PRIMARY PROJECT ENTRY
28. FLAG POLE
29. EGRESS GATES

LEGEND

- RIGHT OF WAY LINE
- BOUNDARY LINE
- STREET CENTERLINE
- ACCESSIBLE ROUTE
- EX WATERLINE
- EX GAS LINE
- EX SEWER LINE
- EX LIGHT POLE
- EX STORM DRAIN MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- EX WATER MANHOLE
- EX SEWER MANHOLE
- EX IRRIGATION MANHOLE
- EX WATER METER
- ONE BEDROOM
- TWO BEDROOM
- GARAGE PARKING
- HANDICAP PARKING



TYPICAL TRASH ENCLOSURE
NTS



TYPICAL BUILDING SPACING
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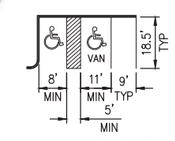


TYPICAL PARKING DETAIL
NTS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 59959
CLAYTON L. NEILSEN
Date Signed 11/20/17
ARIZONA, U.S.A.
Expires 06/30/2018

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

SITE PLAN

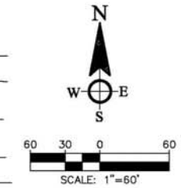
1ST SUBMITTAL: November 20, 2017

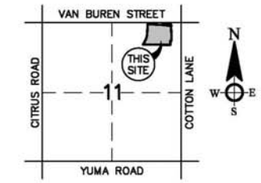
Exhibit G

Christopher Todd Communities at Canyon Trails PAD

Conceptual Landscape Plan

(On following page)





VICINITY MAP
NTS

	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	HOUSE TOTAL SF
1 BEDROOM *	104	41%	1.5	156	66,647
2 BEDROOM *	151	59%	2.0	302	150,603
TOTALS	255	100%		458	217,250
VISITOR PARKING (.25/UNIT)				26	
TOTAL REQUIRED PARKING				484	
			PARKING PROVIDED	520	

ADA PARKING (401–500 PARKING SPACES) 9 (2 VAN)
GARAGES PROVIDED 24

* ALL UNITS SINGLE STORY (15'–6")

SITE DATA	
GROSS ACRES	22.20
NET ACRES	19.23
GROSS DU/AC	11.49
NET DU/AC	13.26

CHRISTOPHER TODD COMMUNITIES AT CANYON TRAILS

CONCEPT PLAN

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

NOVEMBER 21, 2017

Exhibit H

Christopher Todd Communities at Canyon Trails PAD

Conceptual Elevations

(On following page)

1 BEDROOM

SCHEME 01

2 BEDROOM

1 BEDROOM

SCHEME 02

2 BEDROOM

1 BEDROOM

SCHEME 03

2 BEDROOM

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CLIENT NAME:
CHRISTOPHER TODD COMMUNITIES

PROJECT NAME:
CTC - FARMHOUSE COLOR SELECTION

PROJECT LOCATION:

SHEET NAME:
SCHEMES - COLORS & MATERIALS

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REVISIONS:

INSTALL DATE:	
SCALE:	
DATE:	12-22-16
JOB NUMBER:	2162
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	

SHEET SIZE: 24 X 36