

B.

JUN 17 2015



**MEMORANDUM**                      **Planning Division – PZ Memo No. 15-063**

**DATE:**            JUNE 17, 2015

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

**SUBJECT:**        APL15-0002 PECOS RANCH AREA PLAN AMENDMENT/DVR15-0008 RESEDA /PPT15-0003 RESEDA

- Requests:**        Area Plan amendment to the Pecos Ranch Area Plan from Church to Single-Family Residential
- Rezoning from Planned Area Development (PAD) for Church and School to PAD for Single-Family Residential
- Preliminary Development Plan (PDP) for subdivision layout and housing product
- Preliminary Plat (PPT) approval for a single-family subdivision
- Location:**        Northwest corner of Germann Road and Arrowhead Drive, east of Dobson Road
- Applicant:**        Brennan Ray, Burch & Cracchiolo, P.A.
- Developer:**        Porchlight Homes
- Project Info:**     Approximately 4 acres with 32 single-family residential units; approximately 8.39 du/ac

**RECOMMENDATION**

Planning Staff, upon finding the Area Plan amendment to be consistent with the General Plan, recommends approval subject to conditions. Planning Staff, upon finding the Rezoning request to be consistent with the General Plan, recommends approval subject to conditions. Planning Staff recommends approval of the Preliminary Development Plan (PDP) and Preliminary Plat subject to conditions.

**BACKGROUND**

The approximate 4-acre site is located at the northwest corner of Germann Road and Arrowhead Drive which is east of Dobson Road. The property is a part of the Pecos Ranch Area Plan designated as Church. The 7.5-acre church property was zoned Planned Area Development (PAD) in 1998, with a two year timing condition. In 2001, a PAD zoning time extension was approved for an additional two years along with rezoning 1.9 acres from PAD (Church) to PAD (School). The Chandler Presbyterian Church sold a portion of the property for a future private school, grades pre-school through 6<sup>th</sup> with approximately 400 students. The school did not develop. The church developed a 9,000 square foot worship building as part of phase one.

The subject property is primarily surrounded by residential including apartments to the west, townhomes to the east, single-family residential lots to the south, and a church to the north which is surrounded by single-family residential lots. The property fronts Germann Road to the south and Arrowhead Drive to the east.

**GENERAL PLAN/AREA PLAN AMENDMENT**

The General Plan designates this property as Residential. The Pecos Ranch Area Plan designates this property for Church as part of a larger master planned residential area. The request includes amendment to the Pecos Ranch Area Plan from Church to Single-Family Residential.

**REZONING/DEVELOPMENT STANDARDS**

The request is to rezone approximately 4 acres from PAD (Church and School) to PAD (Single-Family Residential). Porchlight Homes proposes to develop a single-family residential community that includes 32 single-family residential units at approximately 8.39 du/ac. The rezoning request includes PDP approval for the subdivision layout and housing product. There is a full-movement entry/exit off of Arrowhead Drive, an adjacent collector street. A secondary emergency access only is provided off of Germann Road. The lots are uniquely configured along a single curvilinear street with tracts accessing garages. The typical lot size is 58'x46' (2,668 sq. ft.) providing varied setbacks with a minimum front yard building setback of 10 feet along the main interior street and 3 feet to garages within tracts. Minimum side yard and rear yard setbacks are 5 feet.

Since all of the lots are less than 7,000 square feet, all of the Residential Development Standards (RDS) for subdivision diversity would be required. However, it is realized that this type of infill subdivision cannot meet all of the subdivision diversity standards due to the parcel's small size and configuration. The lot sizes are not practical for deeper rear yard setbacks and rear yard vehicle access. The unconventional lot layout incorporates diversity elements such as a curvilinear street and a community swimming pool with a covered entry focal point, a sunscreen covered cabana, and beehive fireplace. The subdivision design meets the intent of the RDS subdivision diversity elements as outlined in the Development Booklet. A sense of neighborhood arrival is provided at the entry/exit, visual interest along both streets occurs with staggered decorative perimeter walls and view fencing, and a minimum 20-foot landscape tract along Germann Road.

June 17, 2015

The housing plans are designed as patio homes and include three 2-story homes ranging in size from 1,600 to 2,220 livable square feet with a variety of architectural styles. Each housing plan includes three elevation styles; Spanish, Tuscan, and Provence. Housing plans are designed to fit on specified lots.

Since all of the lots are less than 7,000 square feet, all of the RDS for architectural diversity would be required as well. Again, it is realized that an infill subdivision of this type cannot meet all of the diversity standards as outlined in the RDS. The homes have staggered forward facing garages. The housing product design meets the intent of the RDS architectural diversity elements as outlined in the Development Booklet providing architectural diversity and distinct building materials and features. The homes are designed with varied plane changes and rooflines as well as single-story elements to mitigate a box-on-box appearance. The same elevation and plan style will not be built side-by-side or across the street from each other.

An existing monument sign for Chandler Presbyterian Church will remain along Germann Road. The sign is approximately 130 feet west of Arrowhead Drive.

### **DISCUSSION**

Planning Staff finds the proposed development in conformance with the General Plan. The single-family residential use is compatible with existing residential uses and a church. The two-story housing product is compatible with existing two- and three-story apartment buildings to the west and one- and two-story townhomes to the east as well as single-family homes to the south.

The subdivision layout and housing product are consistent with the intent of the RDS. The single curvilinear street, unique lot layout, and swimming pool amenity creates a small neighborhood environment that is pedestrian-oriented amongst 32 homes.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 23, 2015. Two persons attended the meeting who reside in nearby subdivisions. They asked general questions about the development and expressed support.
- Planning Staff received a phone call from an area resident who lives north and east of the development off of Arrowhead Drive. The caller has concerns about increased vehicular traffic and congestion from 32 new homes. The caller conveyed there is already congestion in the neighborhood with the apartments and a school bus stop. Staff conveyed that the proposed development's traffic was evaluated and deemed negligible. The caller said that given they were the only one to call about this project, they would not be pursuing their concern.
- As of the writing of this memo, Planning Staff is not aware of any other opposition or concerns with this development.

## **RECOMMENDED ACTIONS**

### **Area Plan**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Pecos Ranch Area Plan amendment from Church to Single-Family Residential.

### **Rezoning**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
8. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

**Preliminary Development Plan**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "RESEDA", kept on file in the City of Chandler Planning Division, in File No. DVR15-0008, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. The same elevation shall not be built side-by-side or directly across the street from one another.

**Preliminary Plat**

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Plat request subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Area Plan**

Motion to recommend approval of the Pecos Ranch Area Plan amendment from Church to Single-Family Residential in case APL15-0002 PECOS RANCH AREA PLAN AMENDMENT (RESEDA), per Planning Staff recommendation.

**Rezoning**

Motion to recommend approval of rezoning request DVR15-0008 RESEDA from Planned Area Development (PAD) Church and School to PAD (Single-Family Residential), subject to the conditions as recommended by Planning Staff.

June 17, 2015

**Preliminary Development Plan**

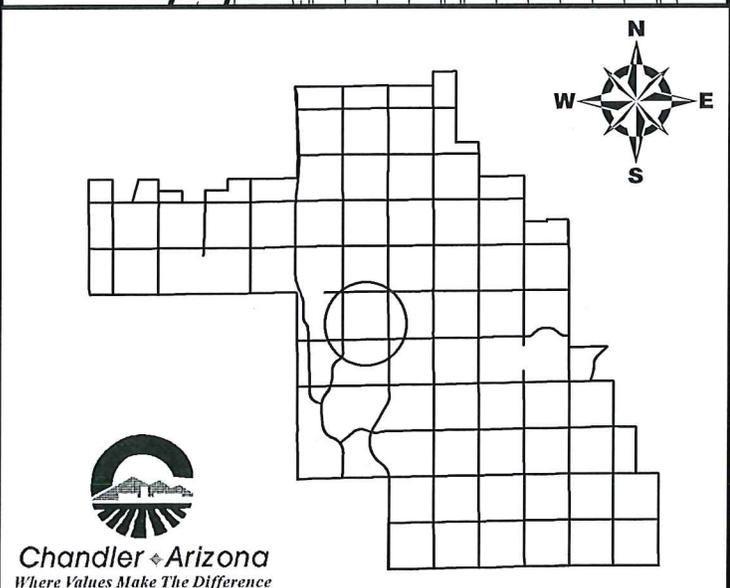
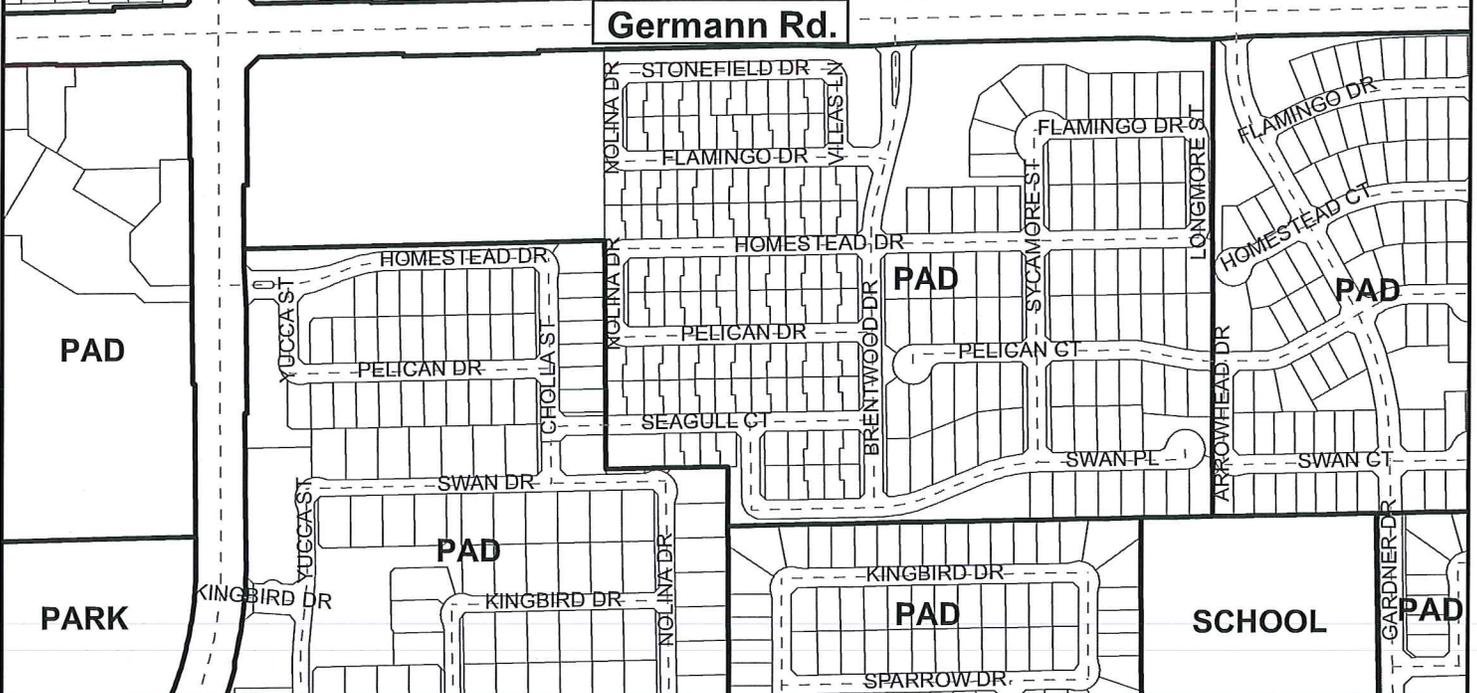
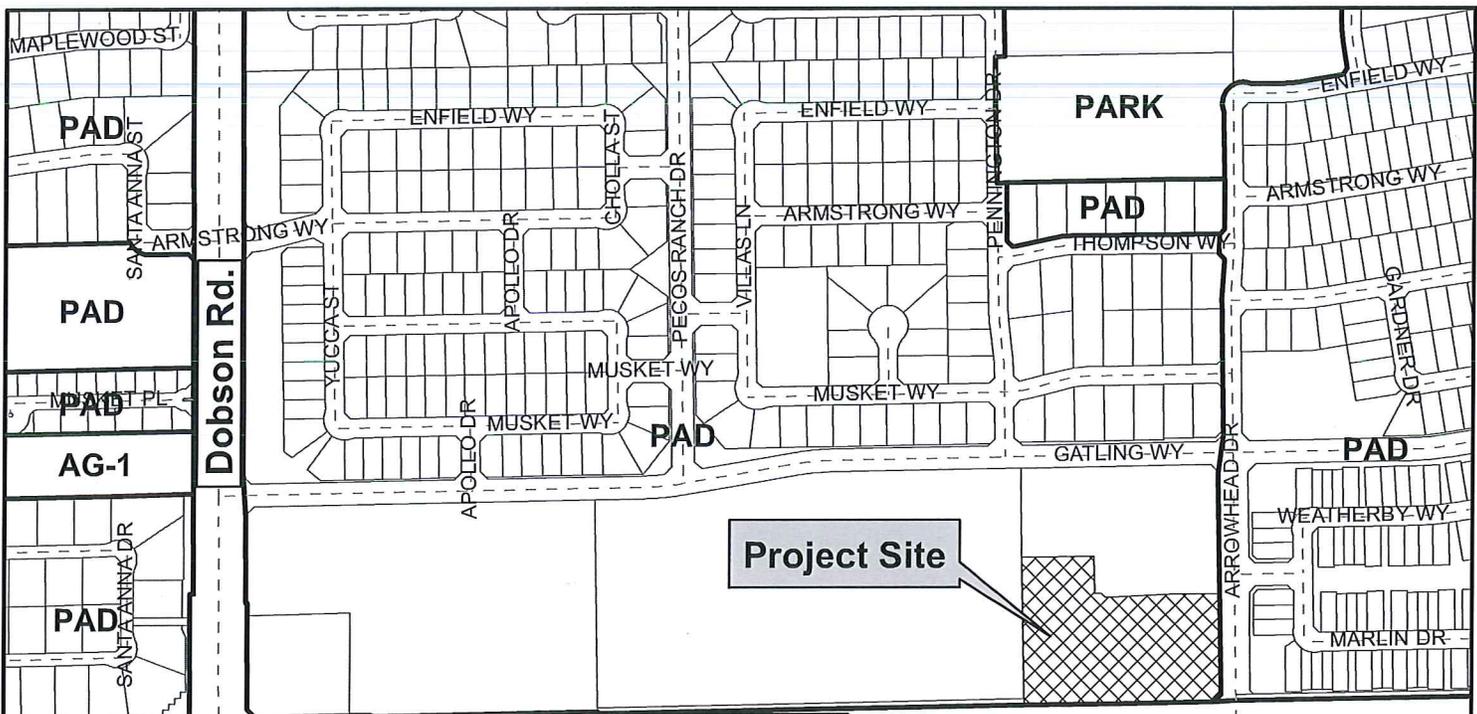
Motion to recommend approval of Preliminary Development Plan request DVR15-0008 RESEDA for the single-family residential development, subject to the conditions as recommended by Planning Staff.

**Preliminary Plat**

Motion to recommend approval of Preliminary Plat request PPT15-0003 RESEDA, subject to the condition as recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plans
3. Building Setback Exhibit
4. Landscape Plan
5. Streetscape Exhibits
6. Housing Plan sample of elevations
7. Preliminary Plat, PPT15-0003
8. Area Plans, Existing and Proposed
9. Development Booklet, Exhibit A



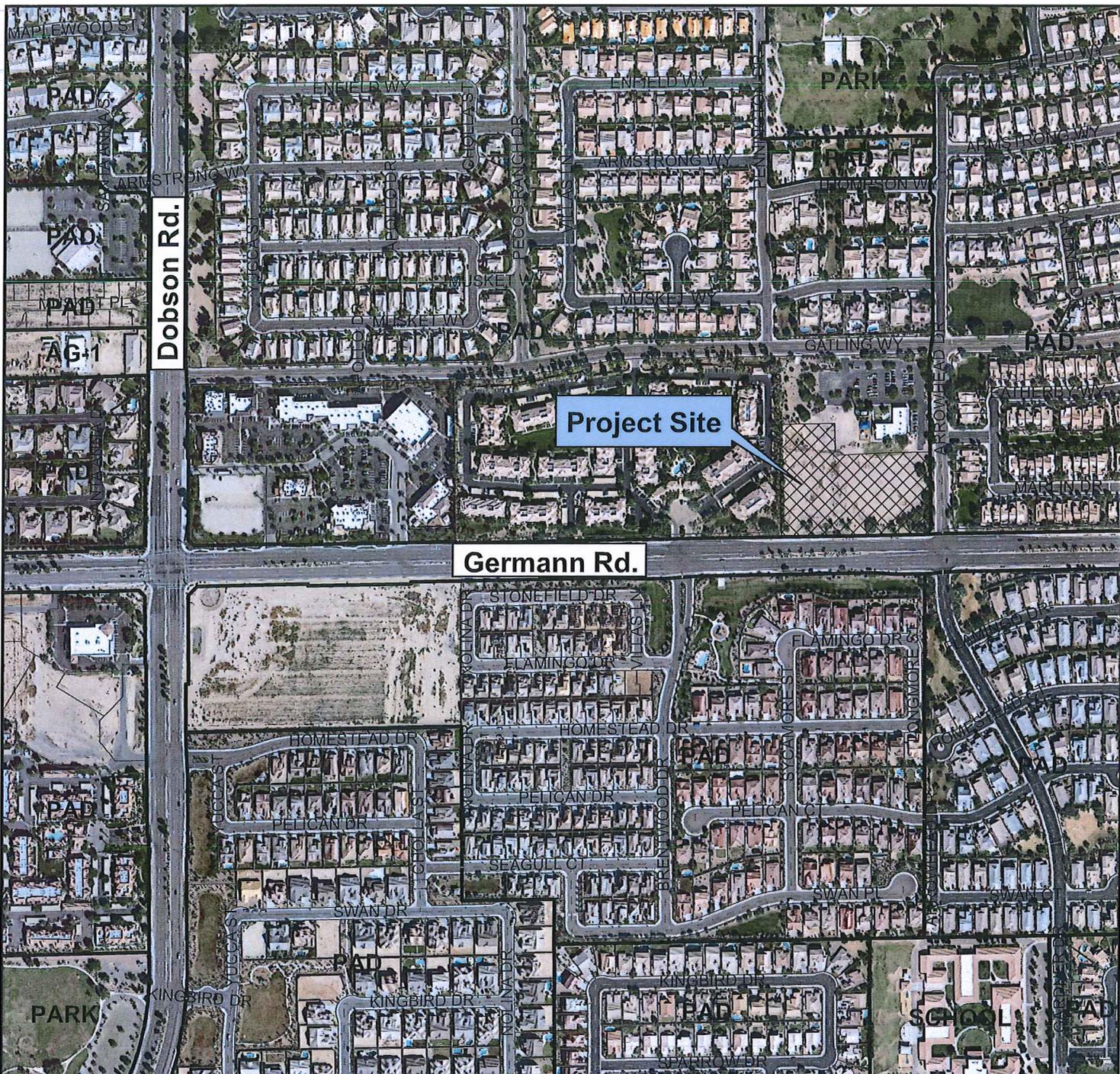
## Vicinity Map



**APL15-0002/  
DVR15-0008**

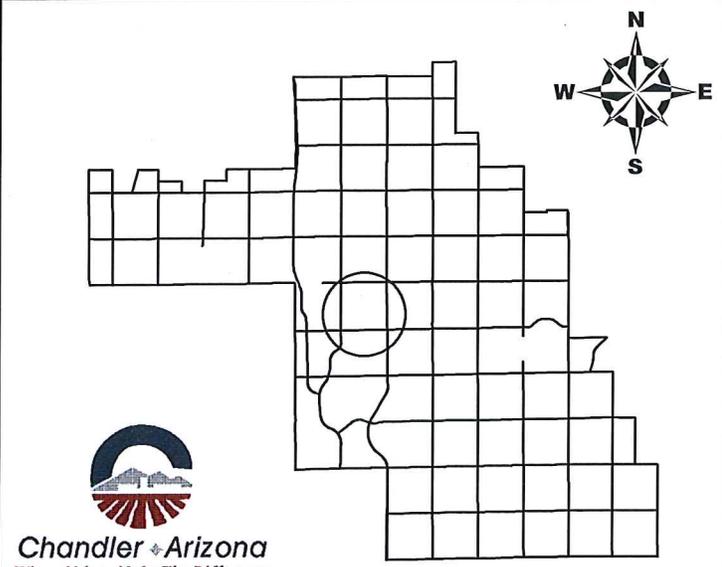
**Pecos Ranch Area Plan amendment/  
Reseda**

CITY OF CHANDLER 4/30/2015

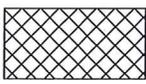


**Project Site**

**Germann Rd.**



## Vicinity Map



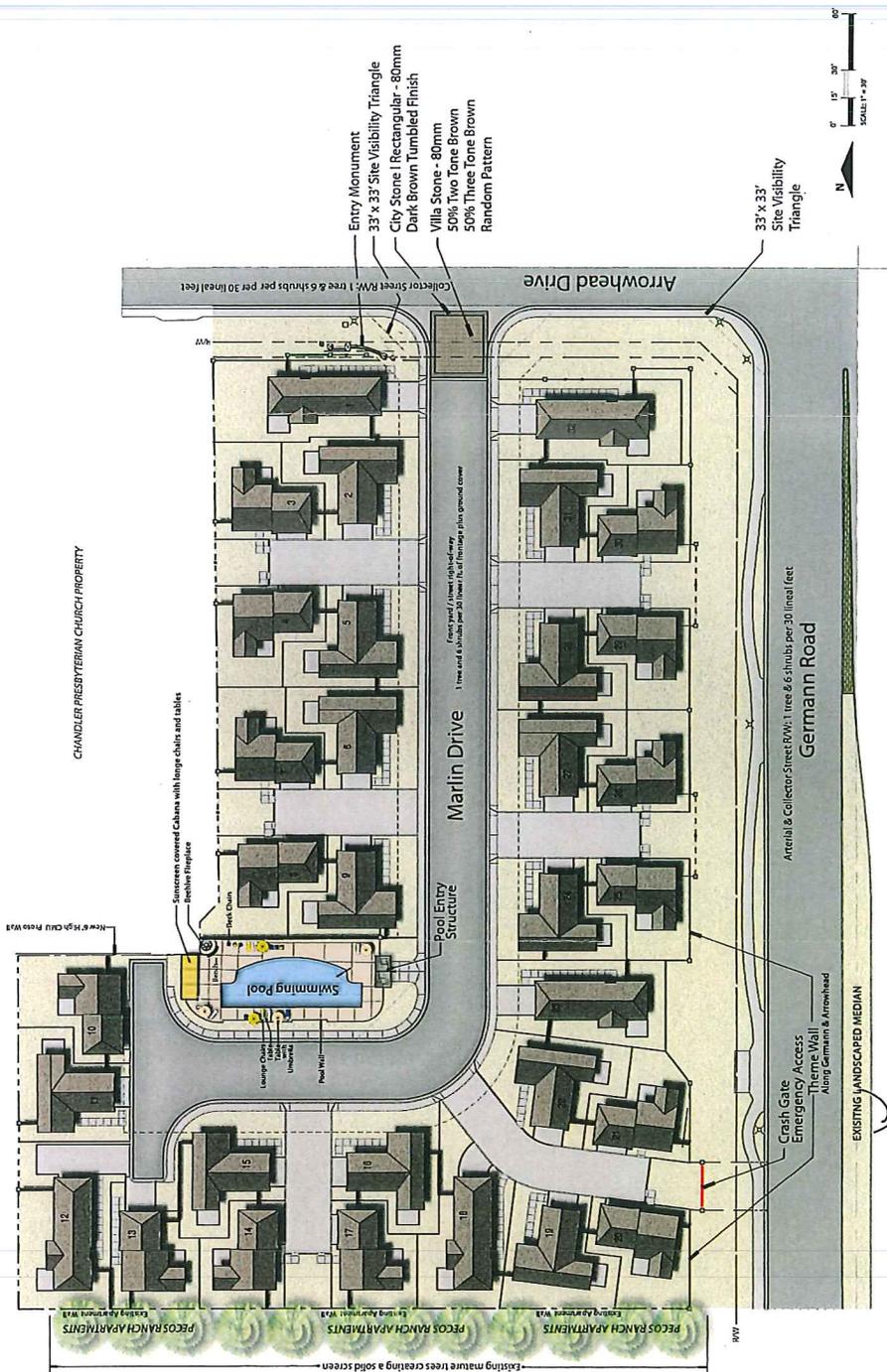
APL15-0002/  
DVR15-0008

**Pecos Ranch Area Plan amendment/  
Reseda**



CHANDLER PRESBYTERIAN CHURCH PROPERTY

CHANDLER PRESBYTERIAN CHURCH PROPERTY



# SITE PLAN

ISSUE #1720/2015



colored site plan

PORCHLIGHT  
HOMES  
**RESEDA**  
Germann Road & Arrowhead Drive  
Chandler, Arizona



# RESEDA

## CHANDLER, AZ

### SITE PLAN

www.bowmanconsulting.com  
 Phone: (480) 629-8830  
 Tempe, Arizona 85281  
 1295 West Washington Ste 108

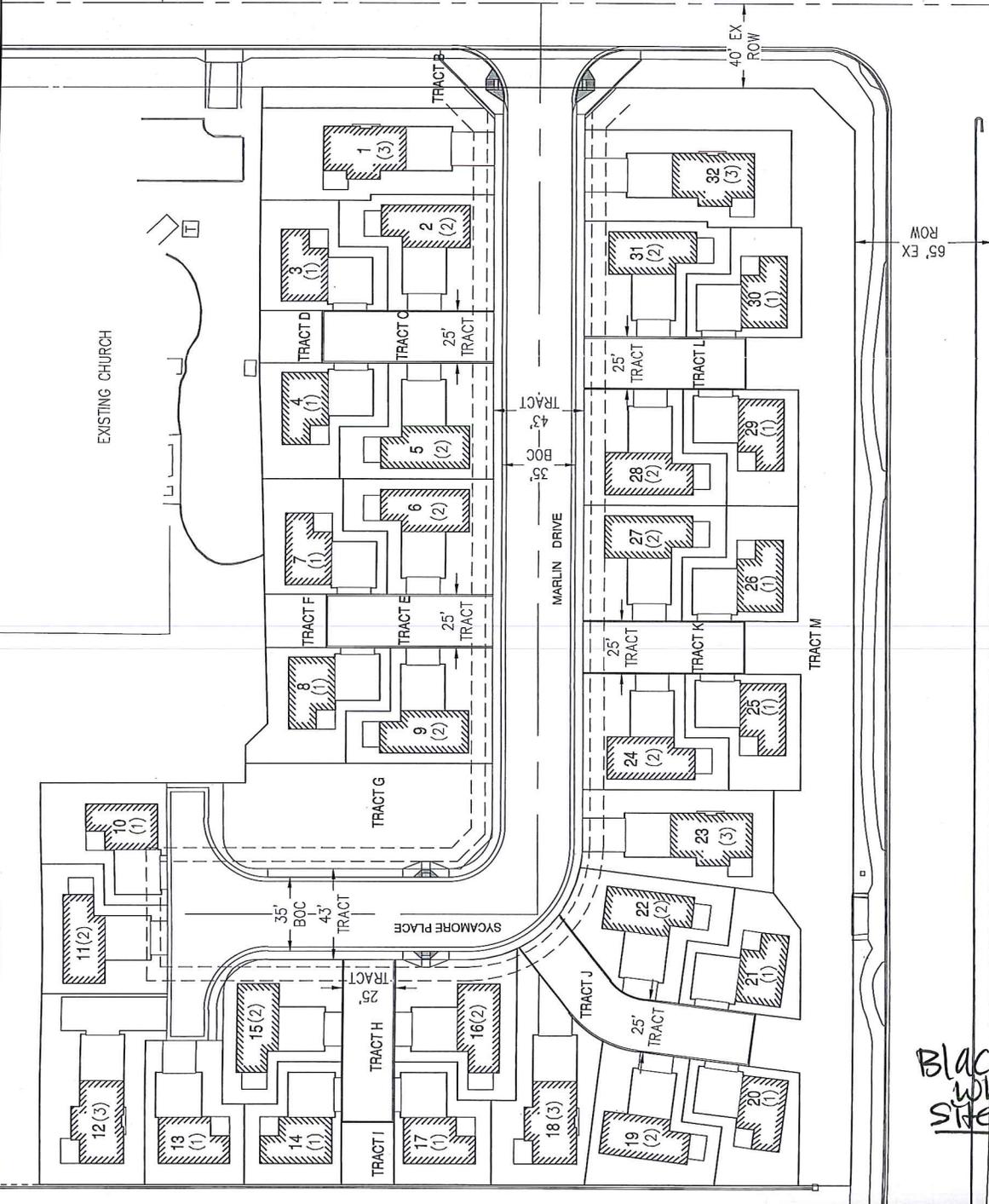
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 DATE 04/13/2015  
 SCALE 1" = 50'  
 DRAWN ALD  
 SHT 1 OF 1

CAD FILE NAME: P:\050109 - NWC Arrowhead Dr & Germann Rd\050109-01-001 (EN)\Engineering\Exhibits\050109-PR-SITE PLAN-EXH.dwg 04/21/2015

**SITE DATA**  
 ZONING: PAD - SINGLE FAMILY RESIDENTIAL  
 TOTAL SINGLE FAMILY LOTS: 32  
 GROSS AREA: 4.91 AC  
 NET AREA: 3.81 AC  
 OPEN SPACE: 0.62 AC  
 NET DENSITY: 8.39 DU/AC  
 MIN. LOT SIZE: 58'x46'  
 MIN. LOT AREA: 2,344 SF  
 AVERAGE LOT AREA: 3,126 SF  
 FEMA ZONE: ZONE "X"

HOME FLOOR PLAN - (1) (2) OR (3)  
 AS NOTED

**PARKING:**  
 GARAGE: 64 SP  
 ON-STREET: 19 SP  
 DRIVEWAY: 4 SP  
 TOTAL ON-SITE: 87 SP



*BLACK & WHITE SITE PLAN*







**Plan 2** Elevation C - Provence Lot 19  
**Plan 1** Elevation A - Spanish Lot 20



**Plan 1** Elevation C - Provence Lot 21  
**Plan 2** Elevation B - Tuscan Lot 22



**Plan 3** Elevation A - Spanish Lot 23



**Plan 2** Elevation C - Provence Lot 24  
**Plan 1** Elevation B - Tuscan Lot 25



**Plan 1** Elevation C - Provence Lot 26  
**Plan 2** Elevation B - Tuscan Lot 27



**Plan 2** Elevation C - Provence Lot 28  
**Plan 1** Elevation A - Spanish Lot 29



**Plan 1** Elevation B - Tuscan Lot 30  
**Plan 2** Elevation A - Spanish Lot 31



**Plan 3** Elevation C - Provence Lot 32

*Germann Road Streetscape*

04P14051  
PORCHLIGHT HOMES

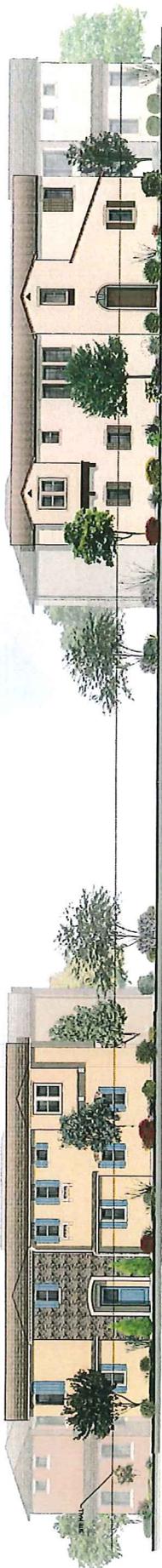
**Germann Road Streetscape**

**Reseda**  
Chandler, AZ

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**Plan 1**  
Elevation B - Tuscan  
Lot 30

**Plan 3**  
Elevation C - Provenance  
Lot 32

**Plan 2**  
Elevation A - Spanish  
Lot 31

**Plan 2**  
Elevation B - Tuscan  
Lot 2

**Plan 3**  
Elevation A - Spanish  
Lot 1

**Plan 1**  
Elevation C - Provenance  
Lot 3

*Arrowhead Drive Streetscape*

04P14051

FORCHLIGHT  
HOMES

For information on the distribution of materials and to schedule a site visit, please contact the Arrowhead Drive Streetscape team at 480.486.1405.

**Arrowhead Drive Streetscape**

**Reseda**  
Chandler, AZ

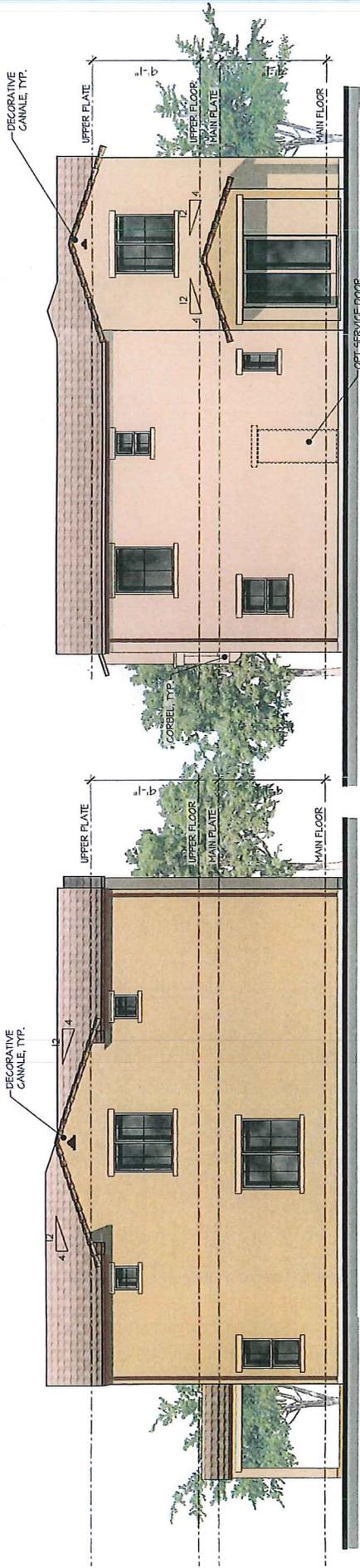
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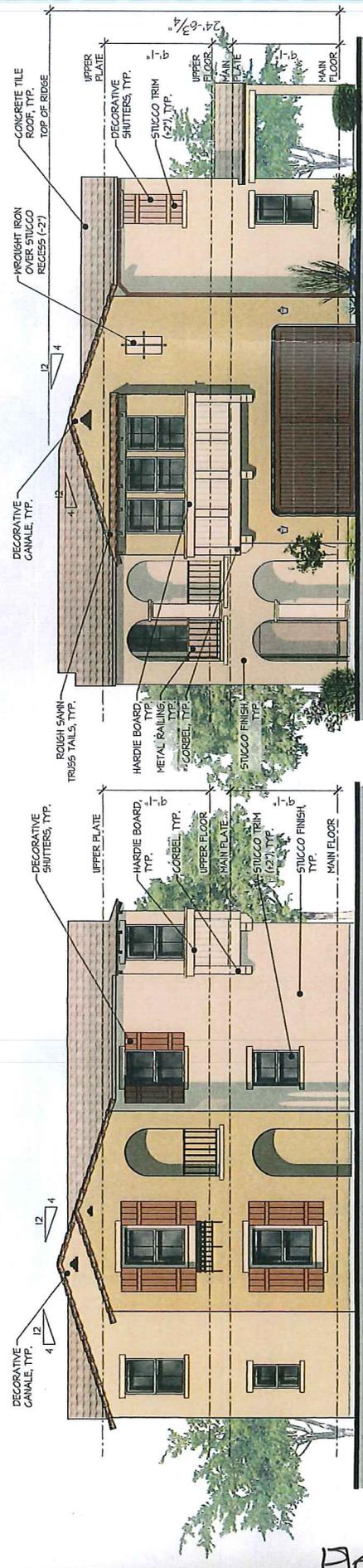
**BSB**  
DESIGN





**Rear Elevation**  
SCALE: 1/8" = 1'-0" (25.4mm) (1/8" = 1'-0" (30.5mm))

**Right Elevation - Interior View**  
SCALE: 1/8" = 1'-0" (25.4mm) (1/8" = 1'-0" (30.5mm))



**Left Elevation - Street View**  
SCALE: 1/8" = 1'-0" (25.4mm) (1/8" = 1'-0" (30.5mm))

**Front Elevation**  
SCALE: 1/8" = 1'-0" (25.4mm) (1/8" = 1'-0" (30.5mm))

**Reseda**  
Chandler, AZ  
April 20, 2015  
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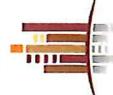
**Plan 2**  
Elevation A - Spanish

04P14051

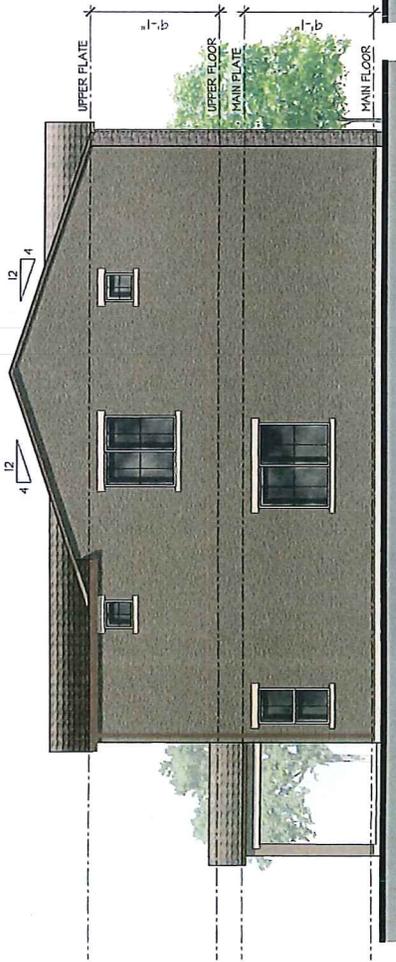
**ORCHLIGHT HOMES**

Elevation

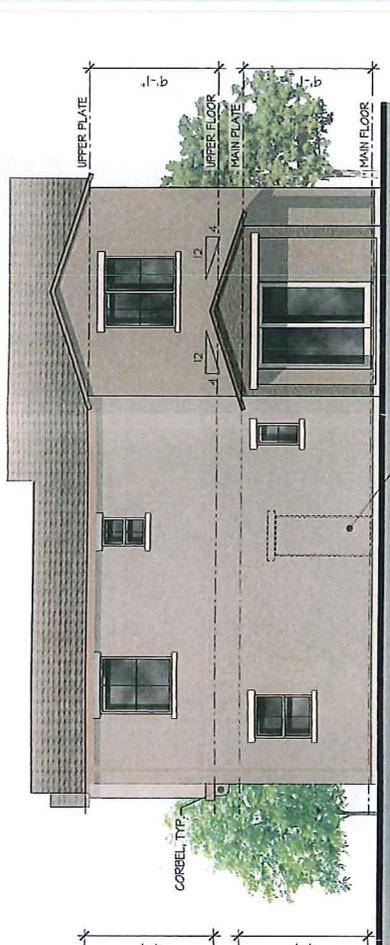
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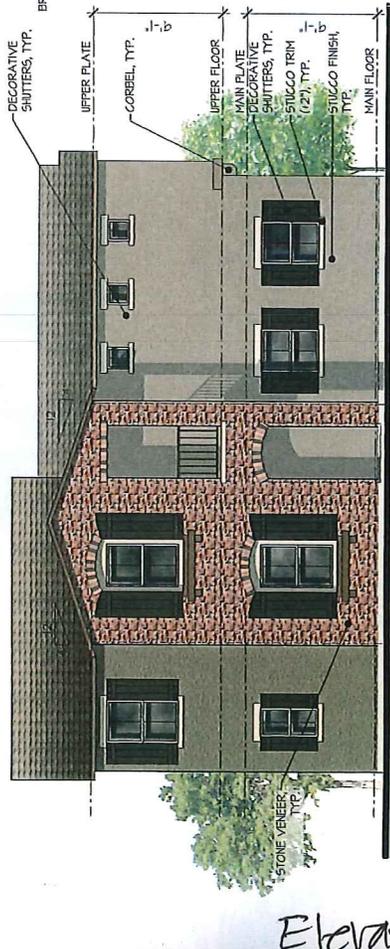
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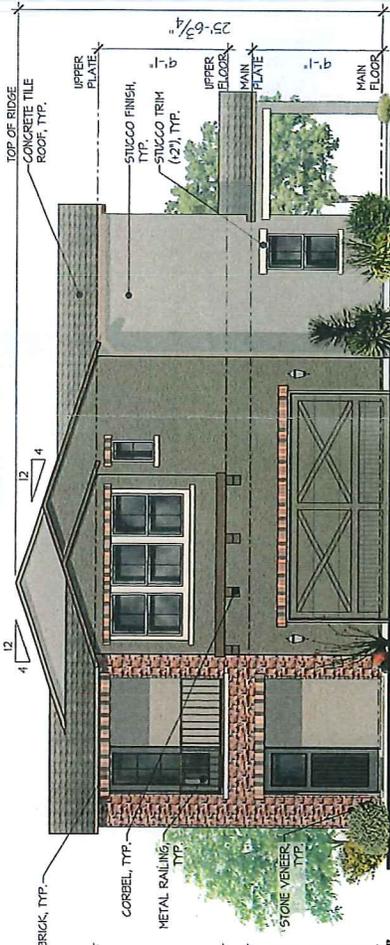
**Rear Elevation**  
SCALE: 1/8" = 1'-0" (20X)



**Right Elevation - Interior View**  
SCALE: 1/8" = 1'-0" (20X)



**Left Elevation - Street View**  
SCALE: 1/8" = 1'-0" (20X)



**Front Elevation**  
SCALE: 1/8" = 1'-0" (20X)

**Plan 2**  
Elevation C - Provence

04P14051

**PORCHLIGHT HOMES**

These drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the project.

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Elevation







