



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – PZ Memo No. 16-067**

DATE: SEPTEMBER 7, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR16-0008 ARISTA AT OCOTILLO

Request: Rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring ‘for-sale’ multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water’s edge, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for a 210-unit multi-family development

Location: northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road

Applicant: Ed Bull, Burch & Cracchiolo

Project Info: 10.32 acres, 210 units, 20.25 du/ac

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval of the rezoning and PDP, subject to conditions.

BACKGROUND

The subject site is located at the northwest and southwest corners of Edgewater Way and Dobson Road, south of Queen Creek Road. A lake is adjacent to the site’s northwestern boundary that wraps around to the north of the site. Dobson Road runs the length of the eastern property boundary, with Orbital Sciences south of the site. Northwest across the lake is the Cays at Downtown Ocotillo condominium development that is currently under construction, and a vacant parcel that received zoning and PDP approval for a hotel.

The subject site received zoning and PDP approval for multi-family residential in the form of condominium units as part of the larger Downtown Ocotillo development. A condition was added requiring that the units be 'for-sale'.

The request for rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's edge, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for a 210-unit multi-family development.

SITE LAYOUT/ARCHITECTURE

Unit mix includes 115 one bedroom, 87 two bedroom, and 8 three bedroom units. The request reorganizes the concentration of units to predominantly along the lakeside, with two four-story buildings adjacent to the lake and four three-story units adjacent to the larger buildings, though internal to the site. Two-story carriage units are located along the perimeter of the site. With the higher concentration of units adjacent to the lake, building heights are increased above the code allowed 45-feet. The two four-story buildings contain an upstairs mezzanine for views over the lake and Downtown Ocotillo. Due to the mezzanine, the building height is increased to 57-feet, resulting in a request for Mid-Rise Overlay.

Two-story carriage units are located along the perimeter of site reducing the visibility of surface parking. Relief from the required 50-foot building setback along Dobson Road is requested to accommodate five carriage unit buildings. Site amenities include a terraced water feature, firepit, terraced sun lawn, and pool, in addition to the standard fitness and media rooms commonplace in multi-family developments.

While the site is bisected by Edgewater Way, a private drive, the design team has tied the two sites together with architecture, a formal landscape design along the street frontages, monumentation for the development, and street pavement treatment at the entrances.

Architectural design of the site continues the Santa Barbara style predominant throughout Ocotillo. The design team has incorporated a number of covered arched walkways, arched windows, and tile detailing. Building massing is broken-up through the incorporation of areas of the building stepping out from the main body. Two building designs are provided for the carriage units to provide diversity.

DISCUSSION

Planning Staff supports the request for Mid-Rise Overlay, and encroachment into the building setback along Dobson Road, finding that the project represents a quality residential development. The design team has attractively furthered the Santa Barbara design style in the area. While concerns with the 2007 proposal regarding for-sale units triggered a discussion on rental versus ownership, the proposed design of the site provides a layout and unit organization that largely looks and feels like a for-sale development, but operates as a rental development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the request for Mid-Rise Overlay, two neighborhood meetings were held. The first neighborhood meeting was held June 7, 2016; 15 neighbors attend including a couple of representatives from the Ocotillo Association. Overall general support was offered with general questions being asked. The second neighborhood meeting was held July 12, 2016; two representatives from the Ocotillo Association attended.
- The Ocotillo Design Board has reviewed the proposal and has provided general design related feedback.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0008 ARISTA AT OCOTILLO, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arista at Ocotillo" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0008, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.

7. 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.
8. Maximum building height shall be limited to 57 feet.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0008 ARISTA AT OCOTILLO, subject to the following conditions:

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2. Landscaping along all street fronts shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. All raceway signage shall be prohibited within the development.
5. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
6. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner, property owners' association, or homeowners' association.
8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.

PROPOSED MOTIONS

Rezoning

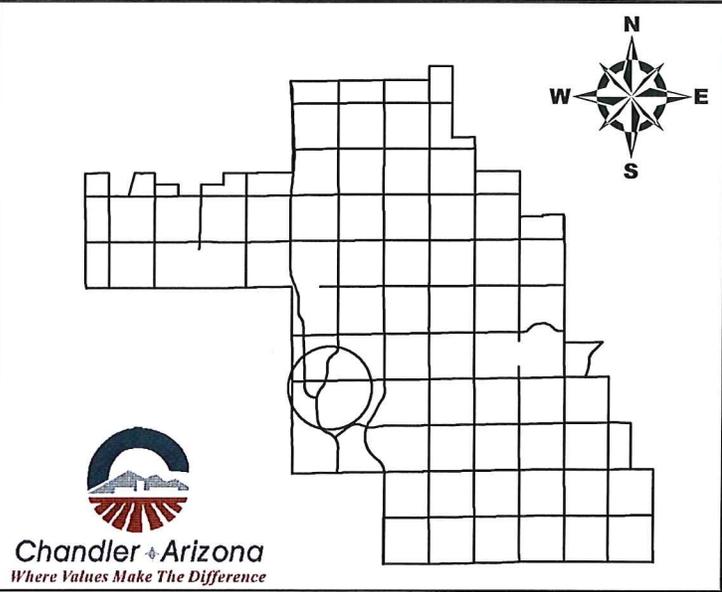
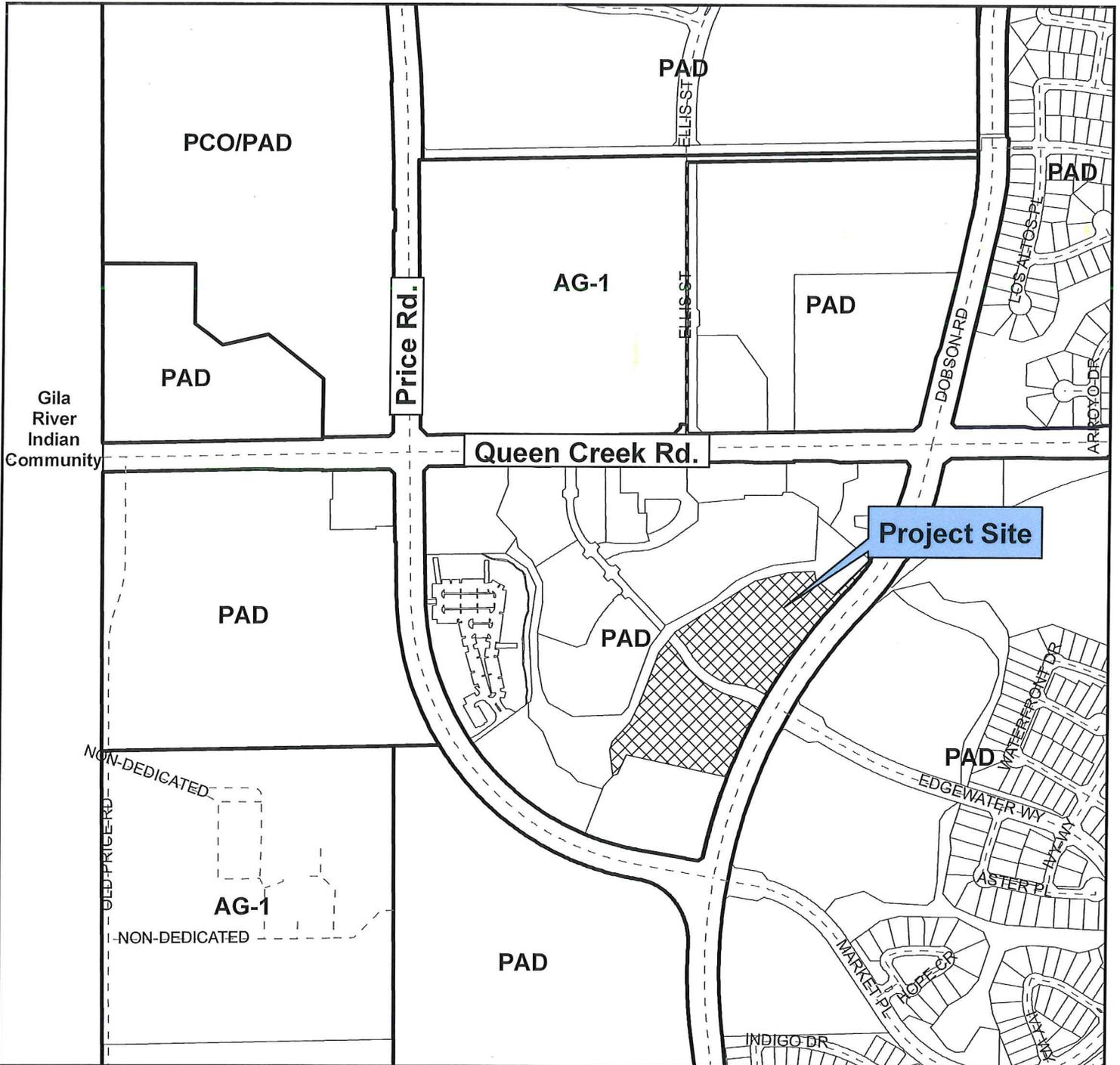
Motion Planning Commission to recommend approval of rezoning DVR16-0008 ARISTA AT OCOTILLO, Rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring 'for-sale' multi-family units, and Mid-Rise Overlay for building heights up to 57 feet on a portion of buildings adjacent to water's, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

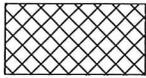
Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0008 ARISTA AT OCOTILLO, for site layout and building architecture for a 210-unit multi-family development, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Downtown/Waters at Ocotillo Zoning Map
3. Site Plan
4. Landscape Plan
5. Mid-Rise Overlay Exhibit
6. Representative Building Elevations
7. Building Perspectives
8. Development Booklet, Exhibit A

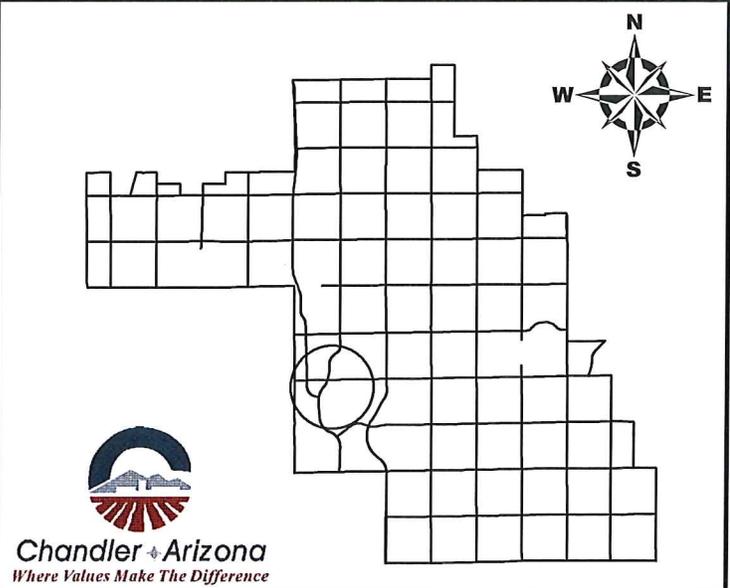
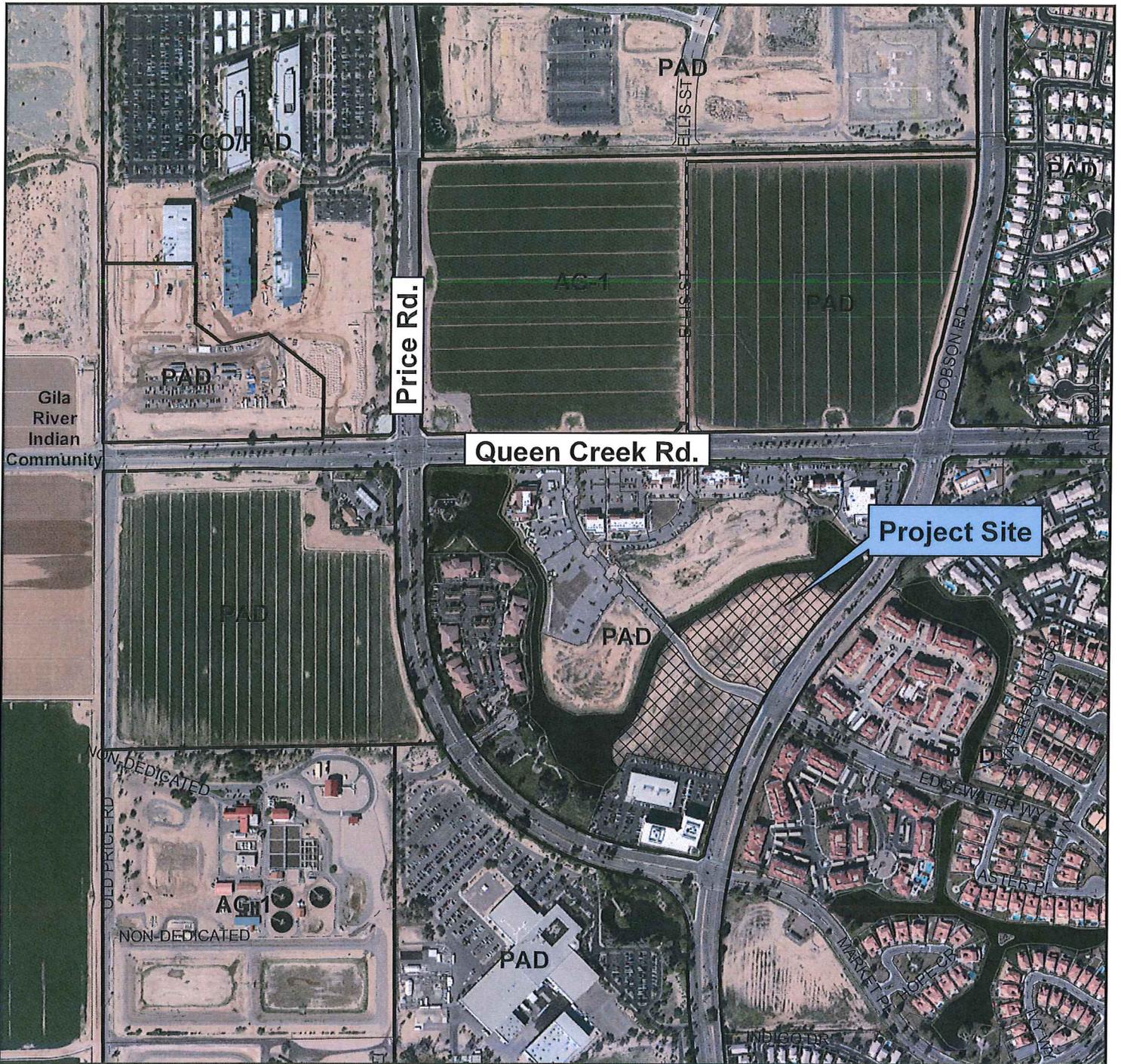


Vicinity Map

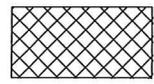


DVR16-0008

Arista at Ocotillo



Vicinity Map



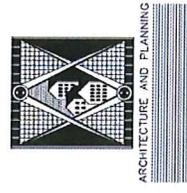
DVR16-0008

Arista at Ocotillo

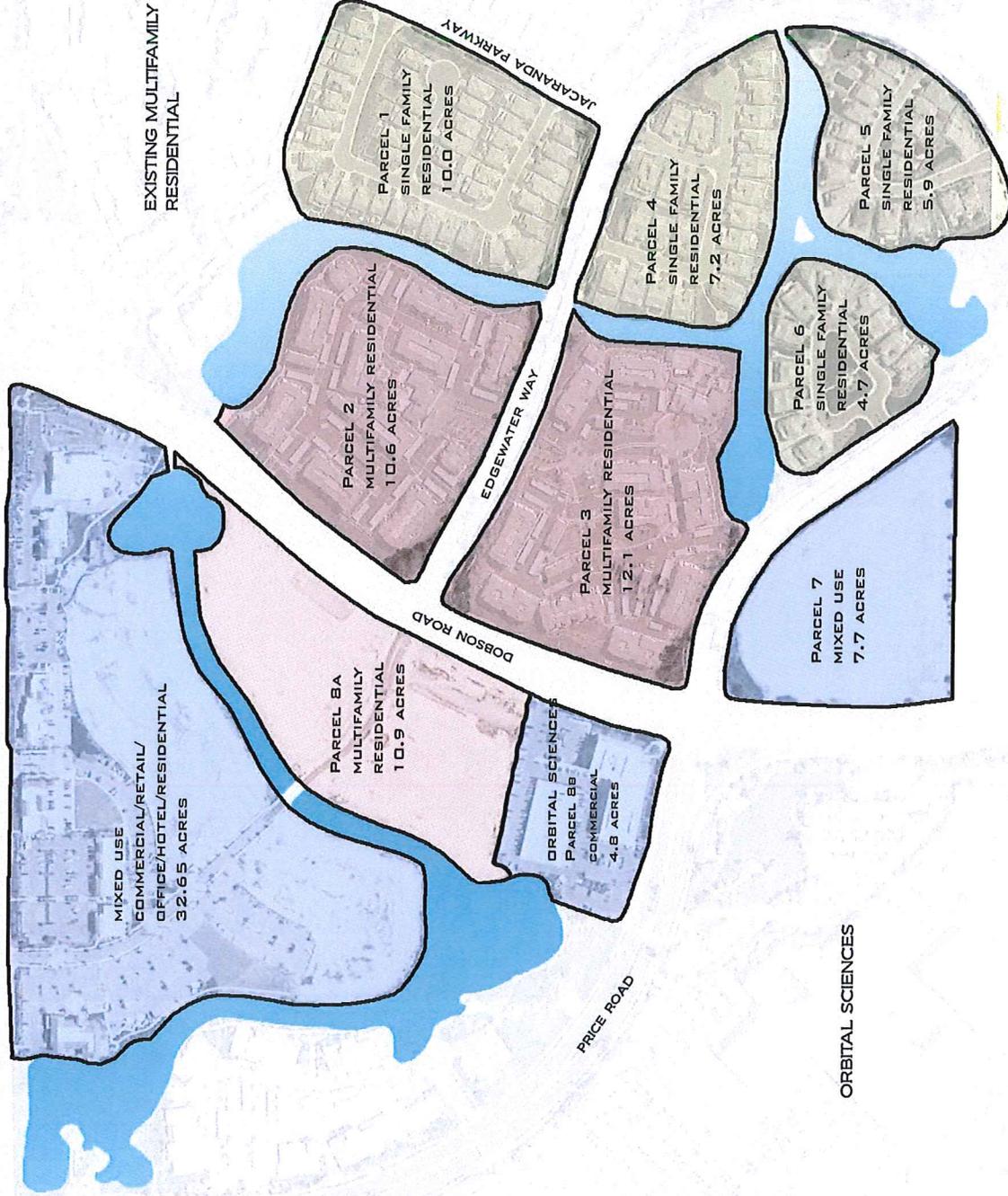
**ARISTA
 AT OCOTILLO**

S DOBSON RD
 & W EDGEWATER WAY
 CHANDLER, ARIZONA

WHITNEYBELL PERRY INC
 1102 East Mesquite Avenue
 Phoenix, AZ 85017-2224
 (602)295-1881



1524
 COPYRIGHT WHITNEYBELL PERRY INC
 3/23/2018
 EXISTING ZONING MAP



ORBITAL SCIENCES



EXISTING ZONING MAP

PRELIMINARY

PROJECT DATA

OWNER:
 THE P&B COMPANY
 7 CHANDLER BLVD
 SCOTTSDALE, AZ 85253
 PHONE: (602) 951-1000
 CONTACT: TOMMY ANDO

ARCHITECT:
 WHITNEYBELL ARCHITECTS INC SUITE 105
 1102 EAST WISCONSIN AVENUE
 PHOENIX, AZ 85014
 PHONE: (602) 951-2011
 FAX: (602) 951-1881

DEVELOPERS:
 THE P&B COMPANY
 7 CHANDLER BLVD
 SCOTTSDALE, AZ 85253
 PHONE: (602) 951-1000
 CONTACT: TOMMY ANDO

TO BE ASSIGNED:
 MHC & SPC OF DOBSON RD AND EDgewater WAY
 APN NUMBERS: 300-28-006
 300-30-006
 300-30-007

SITE AREA (GROSS): 14.58 ACRES (625,614 S.F.)
SOUTH: 34.25 ACRES (1,476,015 S.F.)
SITE AREA (NET): 11.20 ACRES (487,448 S.F.)
SOUTH: 31.20 ACRES (1,377,448 S.F.)
SOUTH: 31.20 ACRES (1,377,448 S.F.)
CURRENT ZONING: [UNSPECIFIED]
BUILDING HEIGHT ALLOWED: 2, 3 & 4 STORIES
PROVIDED: 2, 3 & 4 STORIES
DENSITY (NET): 216 DU/13.32 ACRES = 16.23 DU/ACRE
PROVIDED: 216 DU/13.32 ACRES = 16.23 DU/ACRE
TOTAL BUILDING AREA: 4,297,138 SF.
LOT COVERAGE (NET): 44%
PROVIDED: 44%

UNIT MIX:
 NORTH TOTAL # OF UNITS: 13
 STUDIO UNIT: 8
 2 BR CARTRIDGE LOFT UNIT: 5
 3-STORY CARTRIDGE UNIT: 4
 2 BEDROOM UNIT: 21
 3 BEDROOM UNIT: 21
 TOTAL UNITS: 100

SOUTH TOTAL # OF UNITS: 110
 STUDIO UNIT: 6
 2 BR CARTRIDGE LOFT UNIT: 6
 3-STORY CARTRIDGE UNIT: 4
 2 BEDROOM UNIT: 32
 3 BEDROOM UNIT: 39
 TOTAL UNITS: 210

PARKING:
 REQUIRED: 100
 PROVIDED: 110

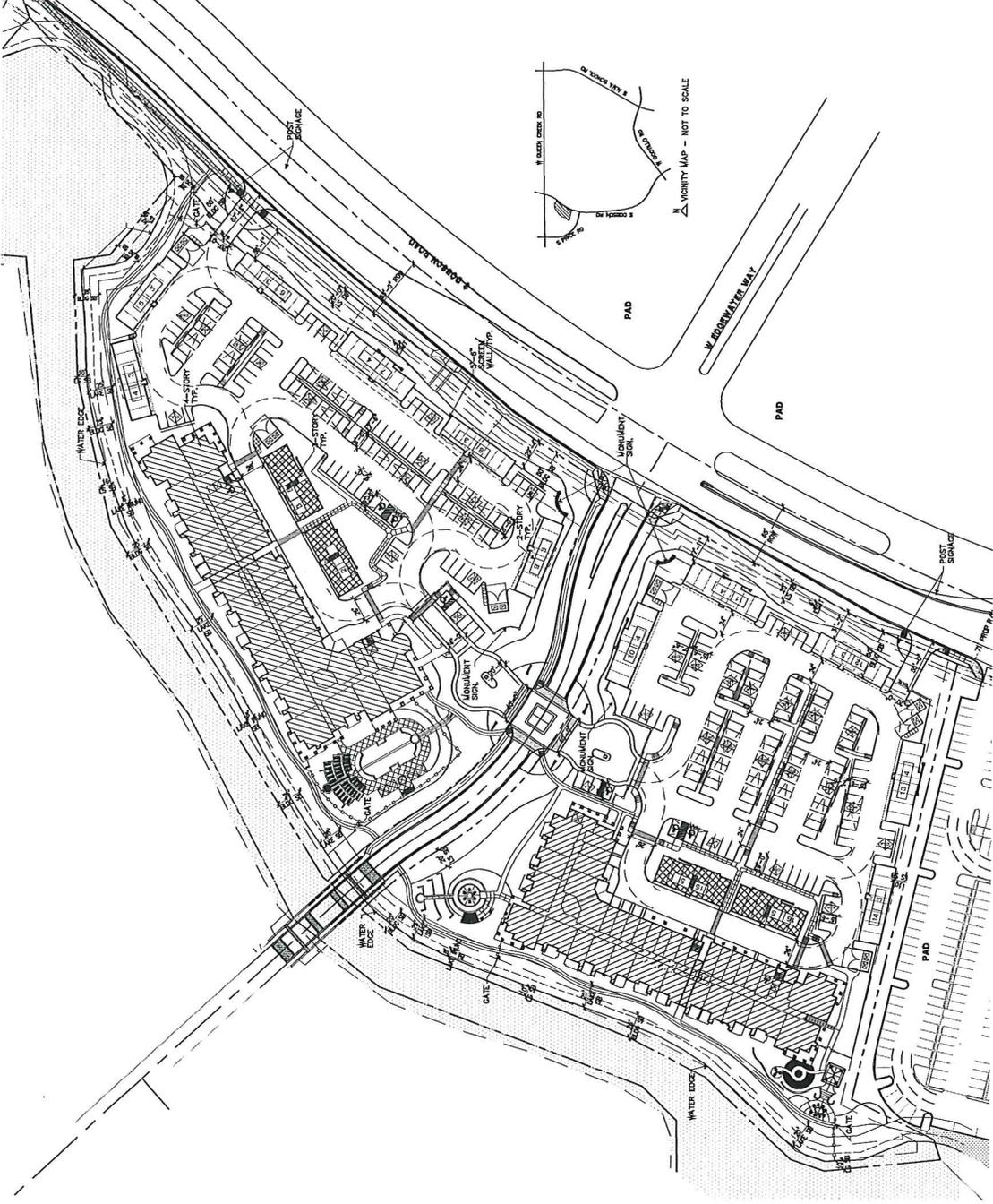
STUDIO UNITS:
 8 UNITS
 8 P.S.
 2 BEDROOM UNITS: 21
 24 P.S.
 3 BEDROOM UNITS: 4
 9 P.S.
 TOTAL: 171.5 P.S.

STUDIO UNITS:
 6 UNITS
 6 P.S.
 2 BEDROOM UNITS: 42
 24 P.S.
 3 BEDROOM UNITS: 4
 9 P.S.
 TOTAL: 166.5 P.S. - L71 P.S./U

REMARKS:
 MODEL SOUTH: 159 P.S.
 CARTRIDGE: 54 P.S.
 OPEN: 28 P.S.
 TOTAL PROVIDED: 137 P.S.
 ACCESSIBLE PARKING: 1.68 P.S./U
 TOTAL: 138.68 P.S.

REQUIRED:
 26 x 302 = 8 SPACES
 TOTAL: 32 SPACES

GENERAL SPACE CALCULATIONS:
 100 SF PER ROOM
 100 X 302 = 30,200 SF
 APPROX. 30,200 SF OPEN SPACE



SCALE: 1" = 30'-0"

PRELIMINARY SITE PLAN

**ARISTA
 AT
 OCOTILLO**
 EDgewater & DOBSON
 CHANDLER, ARIZONA

PRELIMINARY

WHITNEYBELL ARCHITECTS INC
 1102 East Wisconsin Avenue
 Phoenix, Arizona 85014-2784
 (602) 951-1881



ARCHITECTURE AND PLANNING

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 100%
**SITE PLAN
 PRELIMINARY**



**ARISTA
AT OCOTILLO**

S DOBSON RD
& W EDGEWATER WAY
CHANDLER, ARIZONA

PRELIMINARY

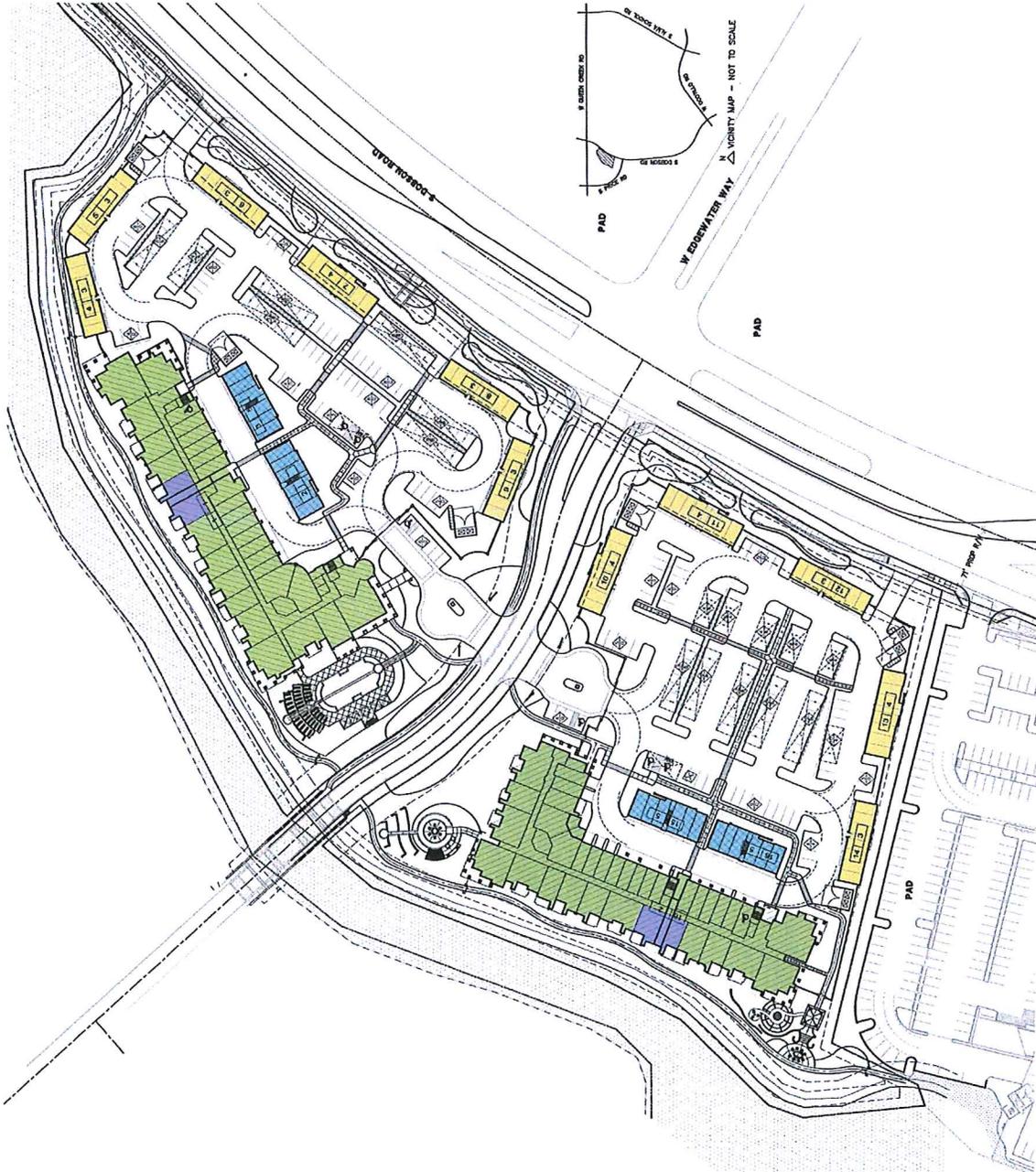
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1102 East Missouri Avenue
Phoenix, Arizona 85014-2784
(602)265-1891



ARCHITECTURE AND PLANNING

- FOUR STORY + MEZZANINE AREA
- FOUR STORY AREA
- THREE STORY AREA
- TWO STORY AREA

1524
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MARCH 2016
**MIDRISE AREA
PRELIMINARY**



MIDRISE AREA



**ARISTA
AT OCOTILLO**
S DOBSON RD
& W EDGEWATER WAY
CHANDLER, ARIZONA



BUILDING 1 - REAR ELEVATION
1/16" = 1'-0"

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1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
602.255.1891



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1/24

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NORTH BLDG ELEVATIONS



BUILDING 1 - RIGHT ELEVATION
1/16" = 1'-0"



BUILDING 1 - RIGHT ELEVATION
1/16" = 1'-0"



BUILDING 3 - REAR ELEVATION
18' x 14'0"

ONLY OCCURS ALONG STREET FRONTAGE

TO PARK
TO ROOF
TO ROOF

TO ROOF
TO ROOF



BUILDING 4 - REAR ELEVATION
18' x 14'0"

ONLY OCCURS ALONG STREET FRONTAGE

TO PARK
TO ROOF
TO ROOF

TO ROOF
TO ROOF

ARISTA
AT OCOTILLO
S DOBSON RD
& W EDGEWATER WAY
CHANDLER, ARIZONA

BUILDING 3 - LEFT ELEVATION
18' x 14'0"

ONLY OCCURS ALONG STREET FRONTAGE

BUILDING 3 - RIGHT ELEVATION
18' x 14'0"

BUILDING 4 - LEFT ELEVATION
18' x 14'0"

BUILDING 4 - RIGHT ELEVATION
18' x 14'0"



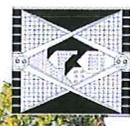
BUILDING 3 - FRONT ELEVATION
18' x 14'0"

BUILDING 4 - FRONT ELEVATION
18' x 14'0"

TO PARK
TO ROOF
TO ROOF

TO ROOF
TO ROOF

PRELIMINARY
WHITNEYBELL PERRY INC
1102 EAST MISSOURI AVENUE
PHOENIX, ARIZONA 85014
(602) 880-1051



ARCHITECTURE AND PLANNING

A2.31
1234
REPRESENT: WHITNEYBELL PERRY INC
32727018.002(24.A0)

CARRIAGE BUILDINGS ELEVATIONS



VIEW OF ENTRY CORNER

Gilbane
Gilbane Development Company



PRELIMINARY





VIEW FROM LAKE

Gilbane
Gilbane Development Company



PB Bell

PRELIMINARY



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