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MEMORANDUM

Transportation & Development – PZ Memo No. 14-004

DATE: FEBRUARY 5, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SAF*

SUBJECT: PDP13-0014 CALABRIA

Request: Preliminary Development Plan (PDP) approval of the housing product for a single-family residential subdivision

Location: Southwest corner of Brooks Farm Road and Cooper Road

Applicant: MBI Builder LLC/Blandford Homes, Christa Walker

RECOMMENDATION

Upon finding the request to be consistent with the Planned Area Development (PAD) zoning, Planning Staff recommends approval subject to conditions.

BACKGROUND

The approximate 30-acre single-family subdivision for 97 lots is located at the southwest corner of Brooks Farm and Cooper roads. North Barrington and Symphony Estates II single-family subdivisions are located north and west of the site. The south boundary borders a recently approved rezoning for a custom single-family home and further south is a farm house and field and then Creekwood Ranch single-family subdivision.

The request is for Preliminary Development Plan (PDP) approval of the housing product for a single-family residential subdivision.

The PDP for site layout, landscape, and site amenities was approved in 2012. The Final Plat was also approved in 2012. The gated subdivision includes private streets with primary ingress and egress via Brooks Farm Road and exit-only/emergency access to Tower Avenue.

Lot sizes range from 7,590 to 14,785 square feet in size. Minimum setbacks are 20 ft. front yard, 20 ft. rear yard for one-story, 30 ft. rear yard for two-stories, and 5 ft. and 10 ft. (total 15 ft.) side yards. Side-entry garages and forward-set livable areas have a reduced minimum front yard setback of 15 ft. Porches can extend up to 10 ft. into the rear yard setback and 5 ft. into the front yard setback.

HOUSING PRODUCT

Two single-story plans and one two-story plan with three elevations per floor plan are proposed. Architectural styles include Spanish, Country French, and Bungalow for each plan. Each home provides three car garages, front porches, and rear patios. The housing product is 45 ft. wide on 60 ft. wide lots. The floor area ranges from 2,454 sq. ft. to 3,538 sq. ft.

The Residential Development Standards (RDS) for architectural diversity apply to the project and the housing product is in conformance. The homebuilder has addressed the nine required elements and optional elements including, but not limited to, four-sided architecture, garages setback behind the front livable space, gated courtyards on two styles of Plans 1 and 2, and nine color schemes with various stones and roof tiles. The two-story plan provides a single story element on the front and rear sides. Window shapes, stone types, wrought iron details, garage door styles, and window grids are detailed to complement each architectural style.

Varied roof ridgelines, decorative windows, wrought iron accents, and decorative pipe vents, and decorative columns provide quality and distinguish the various elevations from one another. Building massing has been broken up through the use of single-story elements, window pop-outs, extended roof overhangs and varied roof forms.

DISCUSSION

Planning Staff supports the requested housing product for Calabria. The architectural styles and elements complement the neighborhood with a quality designed housing product.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on January 9, 2014, at San Tan Junior High. Five neighbors attended the meeting. Questions to the homebuilder related to restrictions on two-story homes, lot sizes, traffic on Tower Avenue, and drainage.
- At the time of this writing, Planning Staff has received several phone calls inquiring about existing speeding traffic, additional traffic generated by this new subdivision, sidewalks, and lot sizes. One resident called and followed up with an email, see attached, stating their opposition to this request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan, recommends approval of PDP13-0014 CALABRIA, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Calabria by Blandford Homes", kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0014, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Calabria", kept on file in the City of Chandler Planning Services Division, in File No. PDP10-0019, except as modified by condition herein.
3. Compliance with original conditions adopted by the City Council as Ordinance No. 3401 in case DVR02-0028 CALABRIA, except as modified by condition herein.
4. The same elevation shall not be built side-by-side or directly across the street from one another.
5. All homes built on corner lots within the residential subdivision shall be single-story.

PROPOSED MOTION

Preliminary Development Plan

Motion to recommend approval of PDP13-0014 CALABRIA, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site/Landscape Plan
3. Elevations and Floor Plans
4. Citizen correspondence
5. Development Booklet



Chandler Heights Rd.

Cooper Rd.

Project Site

SCHOOL

PARK

COUNTY

SF-10/PAD

PAD

PAD

PAD

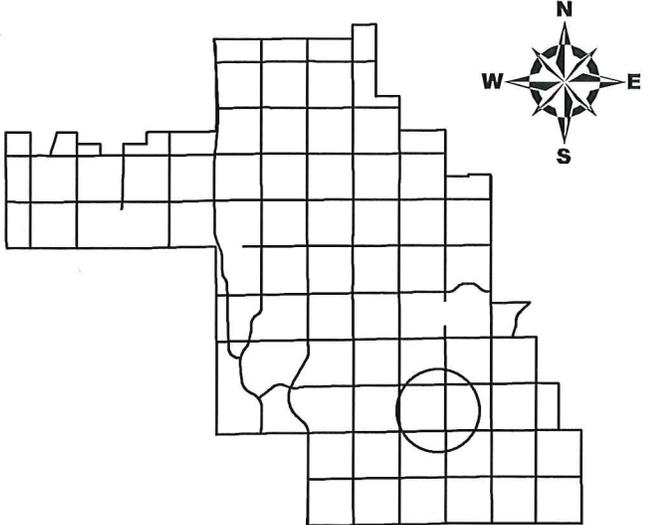
COUNTY

PAD

COUNTY

PAD

COUNTY



Vicinity Map

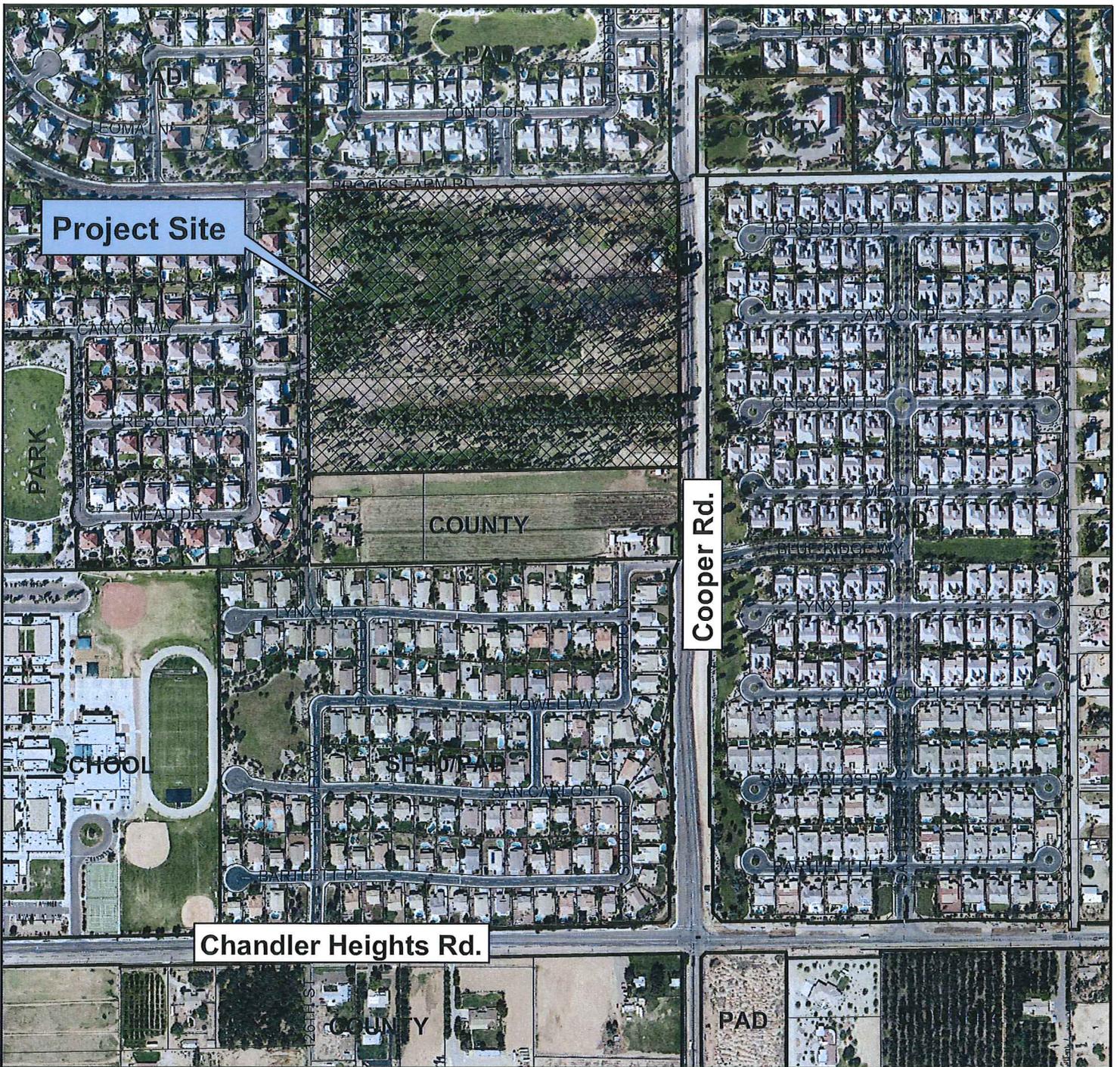


PDP13-0014

Calabria



Exhibit A

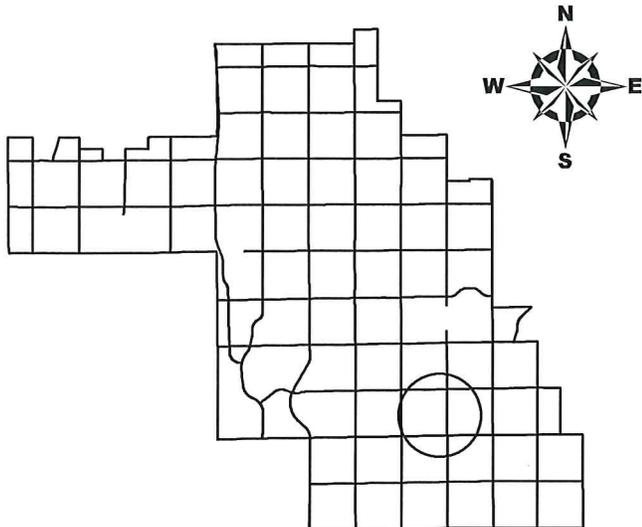


Project Site

Cooper Rd.

Chandler Heights Rd.

Vicinity Map

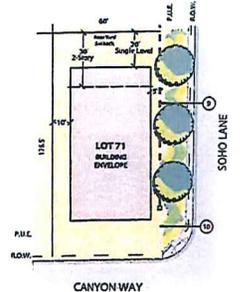
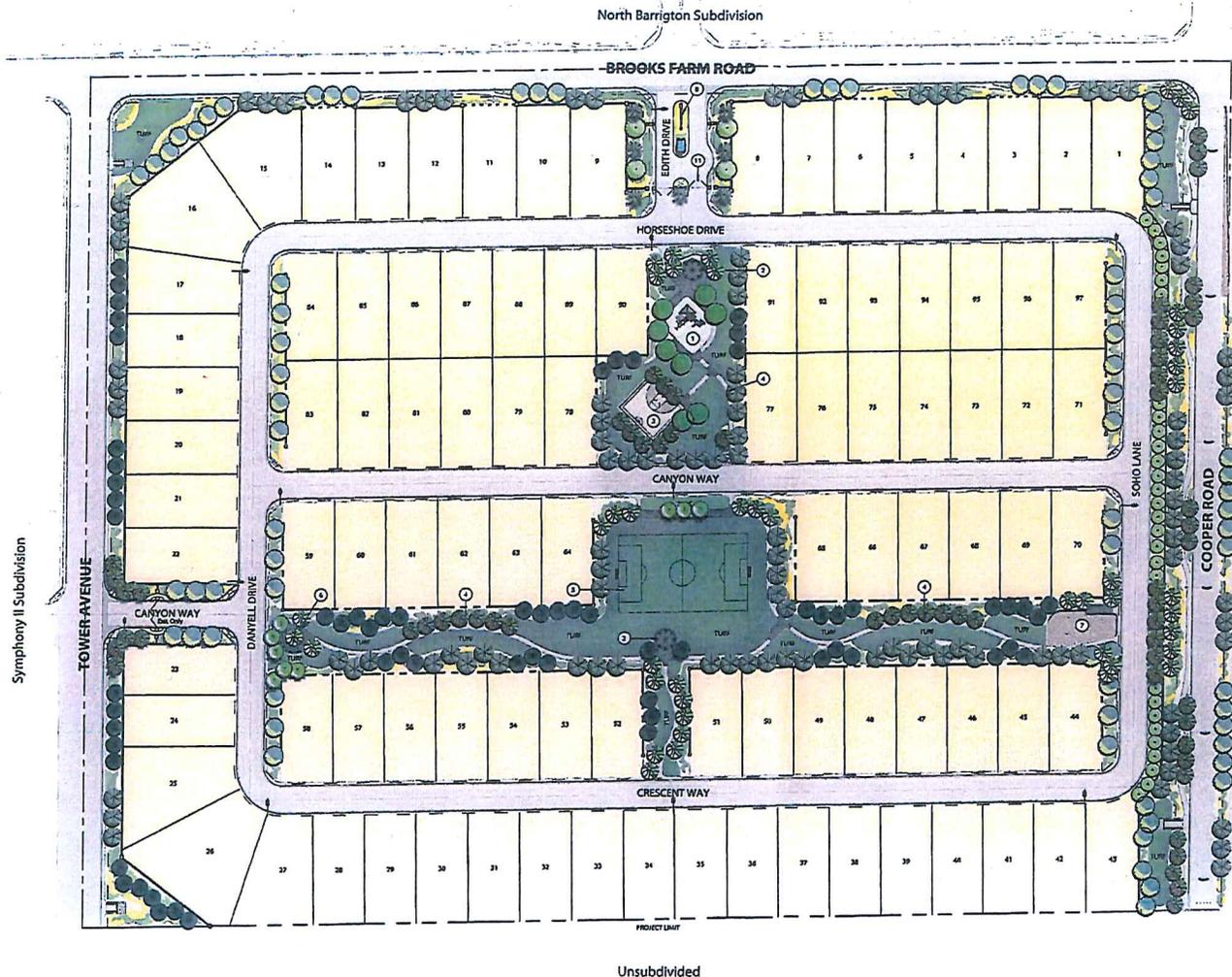


PDP13-0014

Calabria



Exhibit A



TYPICAL LOT DETAIL
PLAN ENLARGEMENT
3/8" SCALE

SITE DEVELOPMENT TABLE

LOT ANALYSIS		SITE DATA	
# OF LOTS	71	GROSS SITE AREA	20.10 ac
Avg. LOT SIZE	2,845 s.f.	OPEN SPACE	18.85% (3,857,872 s.f.)
MAX. LOT SIZE	5,200 s.f.	TURF AREA	48,760 s.f.
MAX. LOT SIZE	14,556 s.f.	% TURF AREA	60%

- KEY NOTES**
- ① AMBIFFY AREA W/ TOTY LOT
 - ② GAZEBO RAMADA
 - ③ BASKETBALL COURT
 - ④ OPEN SPACE SIDEWALK
 - ⑤ SOCCER FIELD (40% OF FULL SIZE SOCCER FIELD)
 - ⑥ SEATING AREA W/ TRELLIS
 - ⑦ COMMUNITY GARDEN 32' x 97' (3,104 s.f.)
 - ⑧ ENTRY MONUMENT
 - ⑨ SECONDARY THEME WALL
 - ⑩ CONCRETE HEADER
 - ⑪ VEHICULAR GATES



PDSA DESIGN GROUP
land planning
landscape architecture
land entitlement

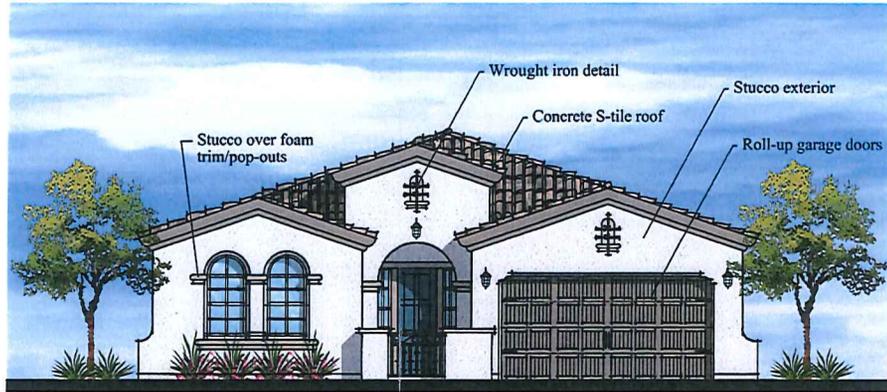
ILLUSTRATIVE MASTER PLAN



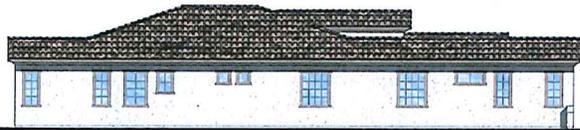
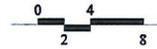
CALABRIA

PINNACLE RIDGE HOLDINGS

February 10, 2012



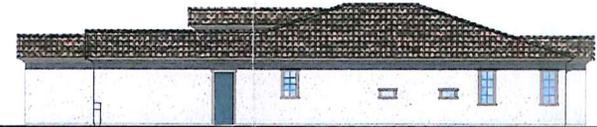
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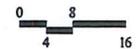
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 1 - Elevations (Spanish)

Calabria

Chandler, Arizona

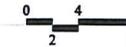
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DK31
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 PH: 949.230.4537

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Front Elevation



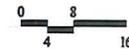
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 1 - Elevations (Country French)

Calabria

Chandler, Arizona

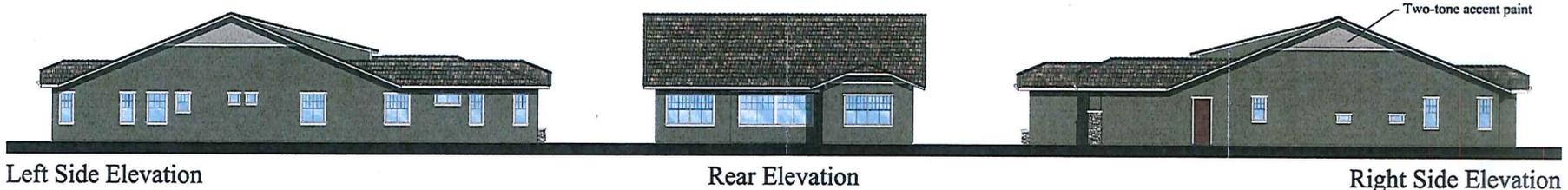
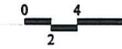
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Front Elevation



Left Side Elevation

Rear Elevation

Right Side Elevation



Plan 1 - Elevations (Bungalow)

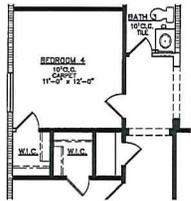
Calabria

Chandler, Arizona

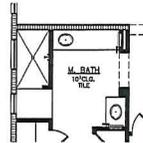
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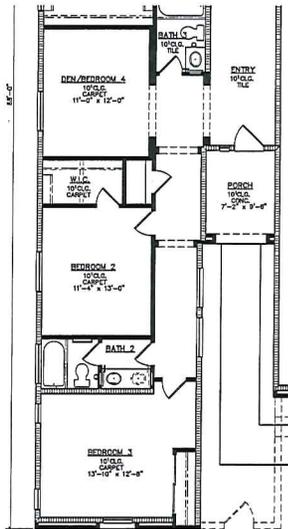
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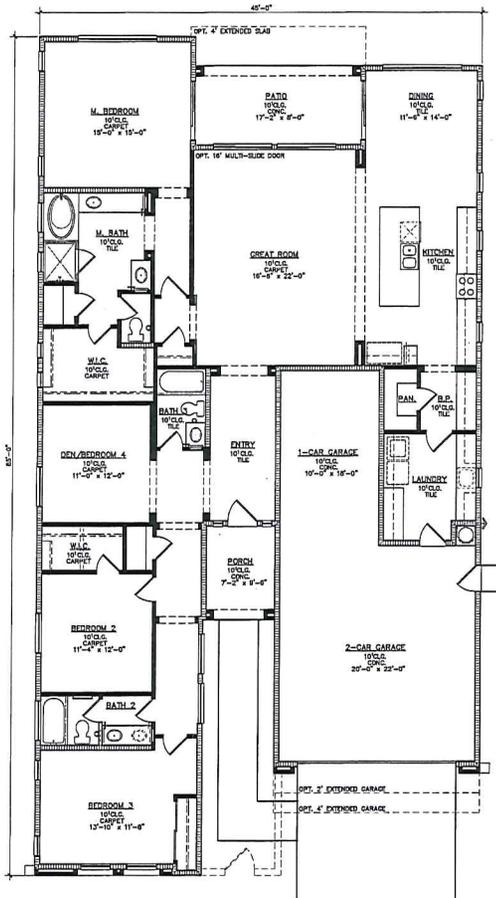
Opt. Bedroom 4



Opt. Shower



Opt. 3' Ext. (+51 Sq. Ft.)



Plan 1 - 2,454 SQ. FT.

Calabria

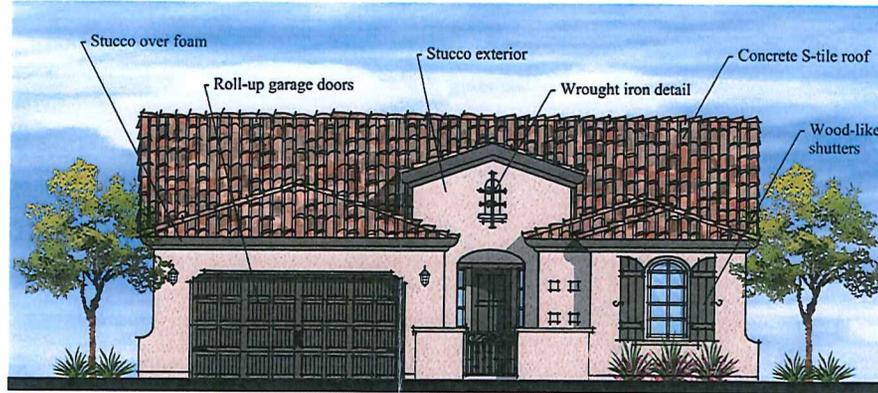
Chandler, Arizona

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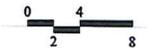
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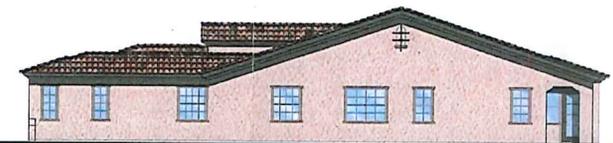
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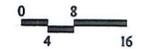
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Rear Elevation



Right Side Elevation



Plan 2 - Elevations (Spanish)

Calabria

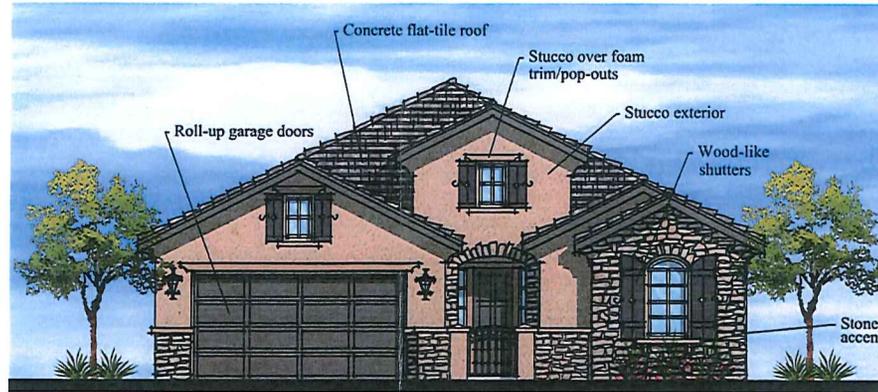
Chandler, Arizona

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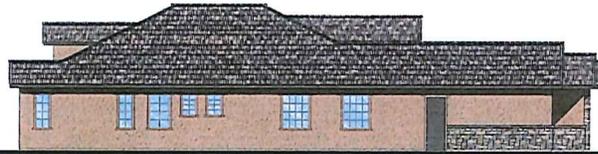
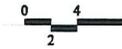


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Front Elevation



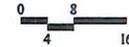
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 2 - Elevations (Country French)

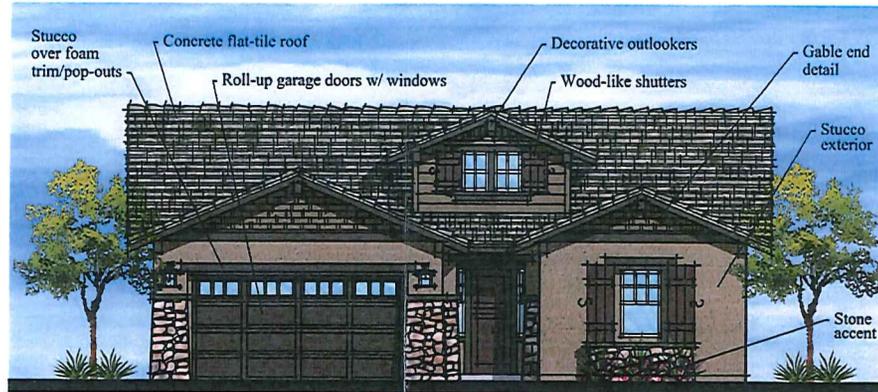
Calabria

Chandler, Arizona

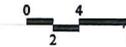
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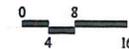
Front Elevation



Left Side Elevation

Rear Elevation

Right Side Elevation



Plan 2 - Elevations (Bungalow)

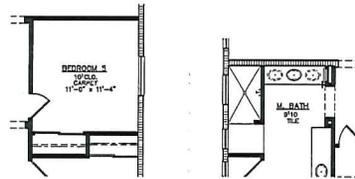
Calabria

Chandler, Arizona

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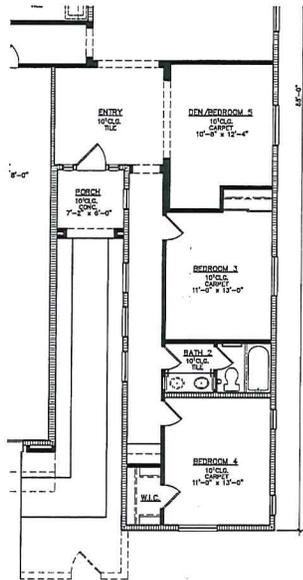
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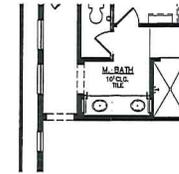
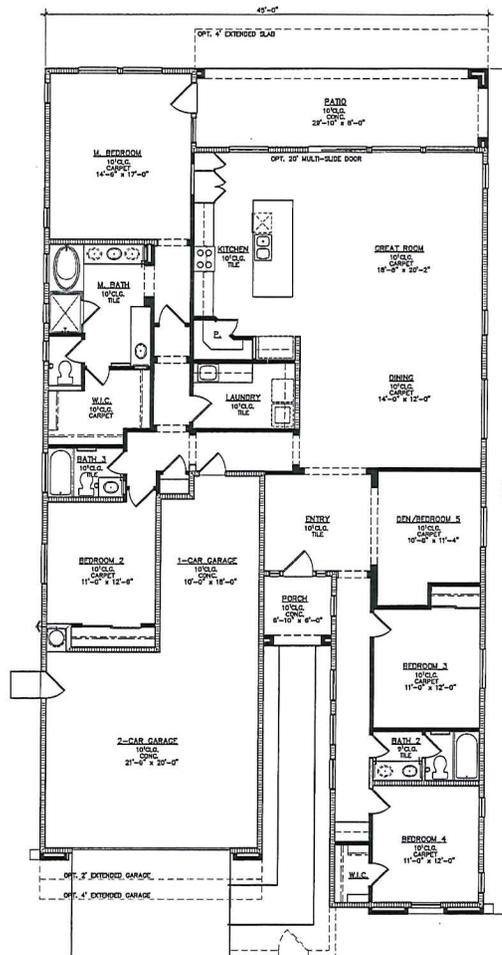


Opt. Bedroom 5

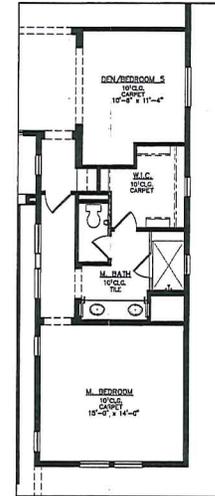
Opt. Shower



Opt. 3' Ext. (+47 Sq. Ft.)



Opt. Shower at
Opt. Master Bdrm



Opt. Master Bdrm

Scale: 3/16" = 1'-0"

Plan 2 - 2,586 SQ. FT.

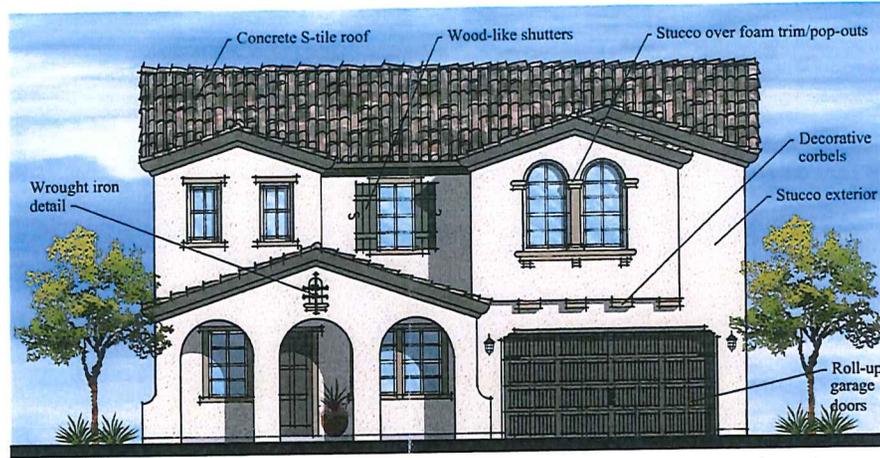
Calabria

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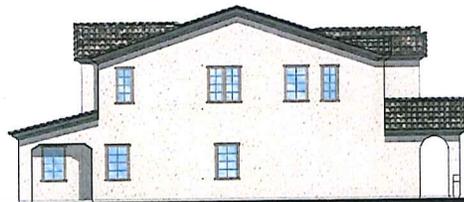
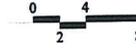
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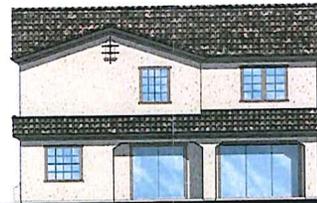
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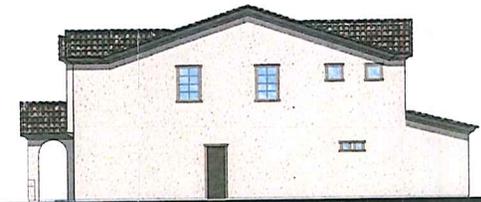
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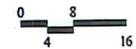
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 3 - Elevations (Spanish)

Calabria

Chandler, Arizona

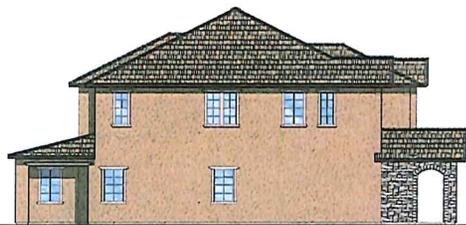
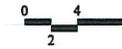
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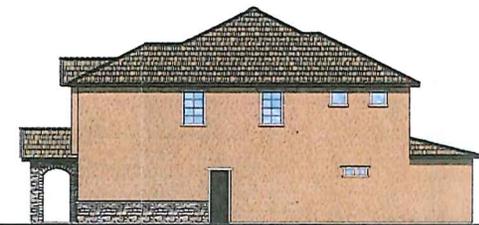
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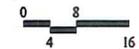
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 3 - Elevations (Country French)

Calabria

Chandler, Arizona

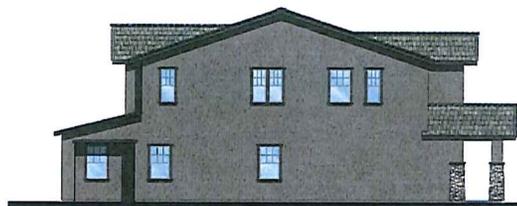
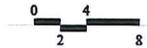
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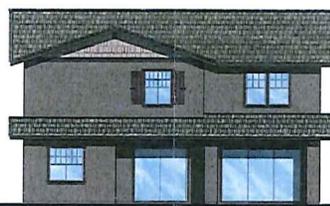
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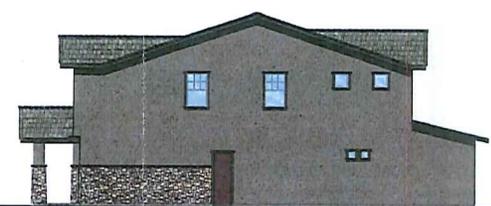
Front Elevation



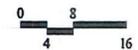
Left Side Elevation



Rear Elevation



Right Side Elevation



Plan 3 - Elevations (Bungalow)

Calabria

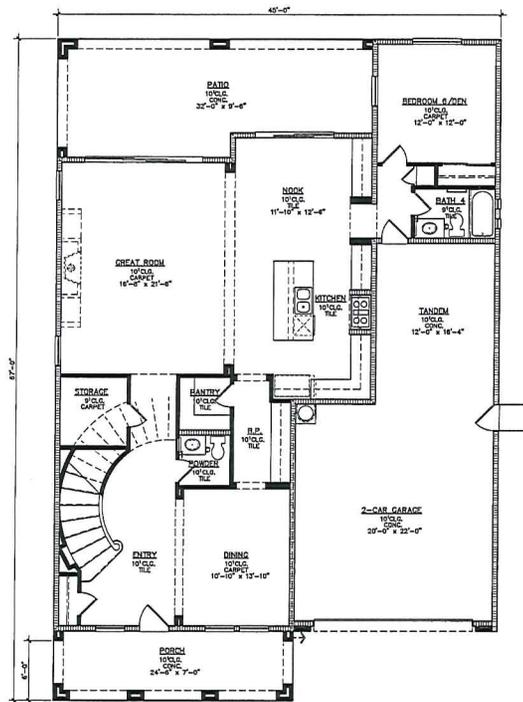
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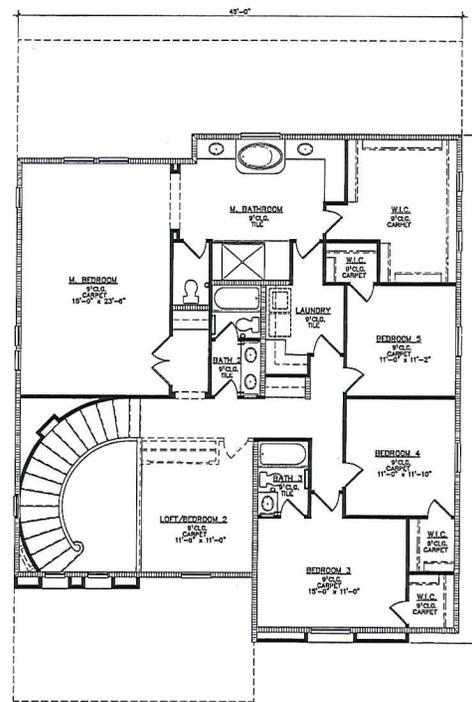


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First Floor



Second Floor

Plan 3 - 3,538 SQ. FT.

Calabria

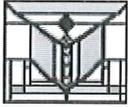
Chandler, Arizona

Scale: 3/16" = 1'-0"

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PROJECT NO. 20130047
08-23-2013



Fw: PDP13-0014 Calabria Housing Product Email 1 of 4

Susan Fiala

to:

Susan Fiala

01/29/2014 02:58 PM

Hide Details

From: Susan Fiala/COC

To: Susan Fiala/COC@Chandleraz.gov

From: "Jon Beydler, Candidate" <jonbeydler@aol.com>

To: Susan.Fiala@chandleraz.gov

Date: 01/28/2014 12:25 PM

Subject: Re: PDP13-0014 Calabria Housing Product Email 1 of 4

Susan...after reviewing the attachments in addition to the information you provided per our recent telecon, as well as, reflecting upon my 10-year residency in the adjoining community of **Chandler Heights Estates 3** where I have been the President for the past 5 years, it is my opinion that the lot sizes and livable square footage of the proposed **Blandford** models are no consistent with adjoining properties which are minimally sited on 10,000sf+ lots with the smallest floor plans being approximately 2,700sf+ going as high as 4,600sf+. Also, as a 11-year Arizona Real Estate Broker and business-owner located in south Chandler, I believe that the proposed **Blandford Calabria** housing product would have a negative impact on neighboring property values. We have always looked forward to this piece of land as being home to a higher-end product than the one being proposed. Please submit the remarks from this email to those concerned.

Regards,

Jon Beydler, President
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1330 East Lynx Way
Chandler, Arizona 85224
480.600.6001 - Cell
1.866.689.9386 - E-Fax
JonBeydler@aol.com - Email