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All-America City
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Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-006**

DATE: FEBRUARY 17, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

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

SUBJECT: PDP15-0016 RHYTHM

Request: Preliminary Development Plan (PDP) approval for one-story housing product within a component of the Rhythm residential development

Location: Northwest corner of 56th Street (Priest Drive) and Orchid Lane, north of Ray Road

Applicant: Chris Jones, AndersonBaron Landscape Architecture

Project info: Twelve Casita lots, 50'x95' (4,750 sq. ft.), three 2-story housing plans; proposing the addition of two 1-story housing plans

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The approximately 30 acre Rhythm residential development was approved in August 2015, with 281 residential units including 125 condominiums and 156 varied residential unit types; approximately 9.62 du/ac. The subdivision includes four different components with varying lot sizes and a mix of 2- and 3-story housing product. One of the components, the Casita lots, is located at the subdivision's northeast corner and includes twelve lots at 50'x95' (4,750 sq. ft.). The lots are approved to develop with three 2-story housing plans.

The request is for Preliminary Development Plan (PDP) approval for the addition of two 1-story housing plans in the Casita component. The 1-story plans are 1,754 and 1,884 square feet and

designed with the same architectural styling as the 2-story plans which are a modern/contemporary/urban character. The homes offer a variety of paint, stone veneer, brick veneer, roofing, and front door and garage door color schemes. The proposed 1-story 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 Development Booklet includes a streetscape exhibit to show the 1-story homes in context with the approved 2-story homes.

DISCUSSION

Planning Staff finds the proposed addition of two 1-story housing plans to be compatible with the 2-story homes in the Casita lot component as well as the 2- and 3- story housing product throughout Rhythm. The addition of 1-story homes on twelve lots provides diversity to the subdivision's northeast corner and the transition with Tempe's component.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 15, 2016. Three people attended asking questions about construction timing, home pricing, and access to the community from 56th Street/Priest Drive.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0016 RHYTHM, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Rhythm", kept on file in the City of Chandler Planning Division, in File No. PDP15-0016, except as modified by condition herein.

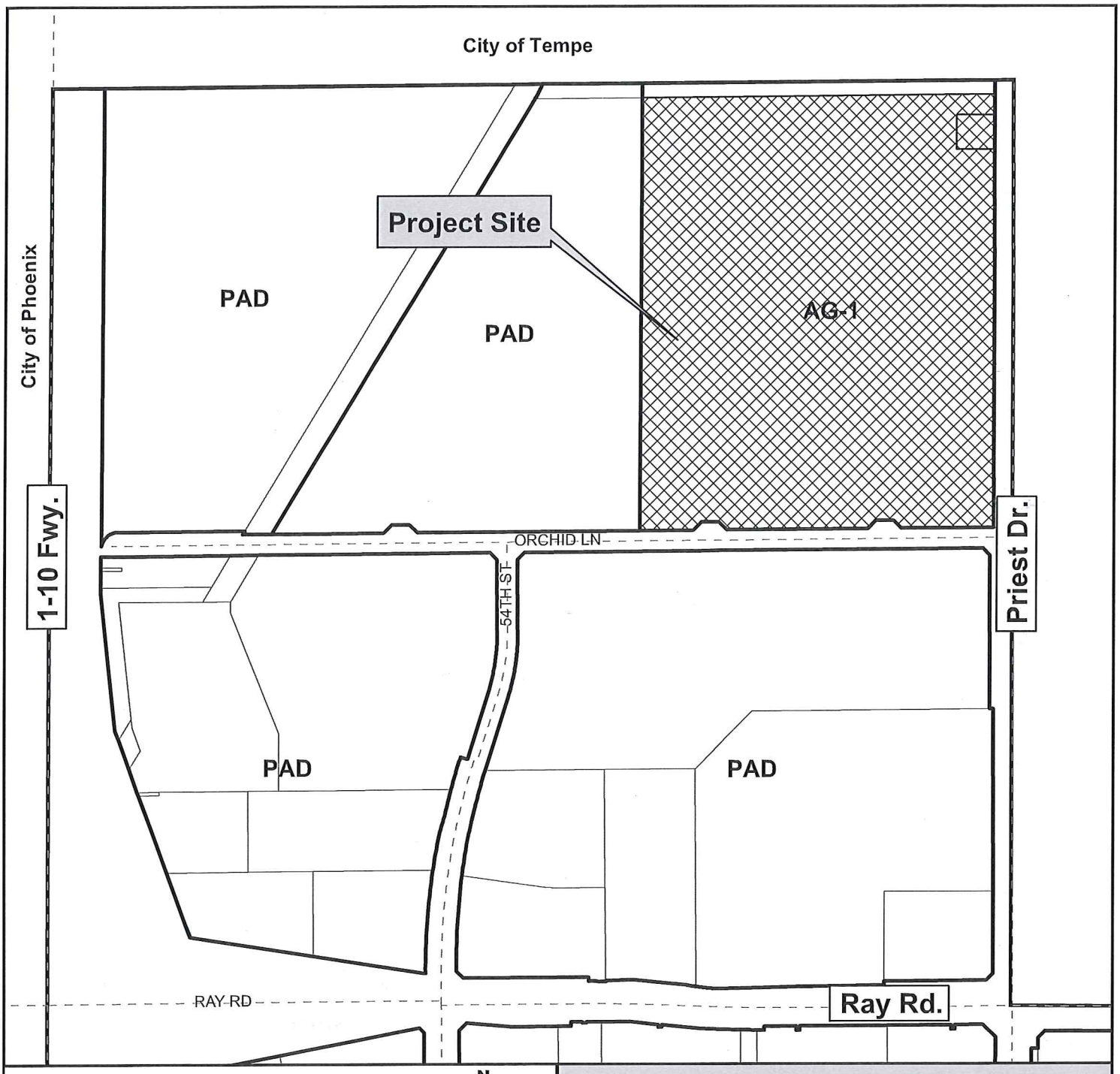
PROPOSED MOTION

Preliminary Development Plan

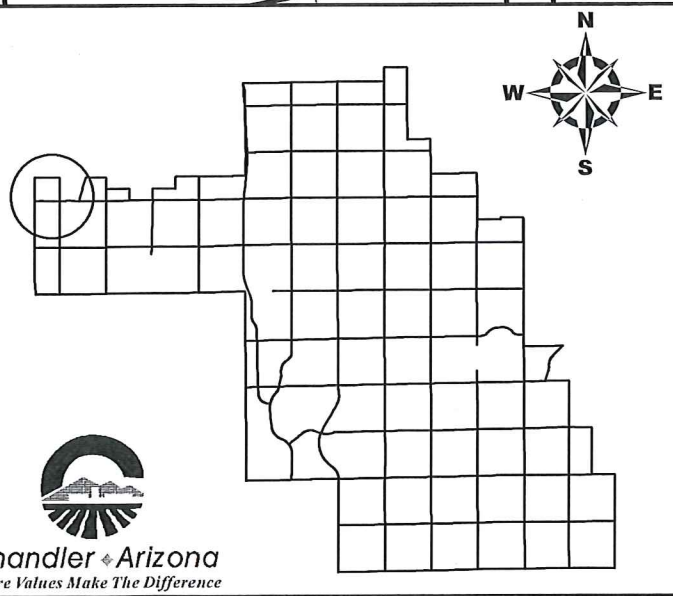
Motion Planning Commission to recommend approval of Preliminary Development Plan request PDP15-0016 RHYTHM one-story housing product within a component of the Rhythm residential development, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Building Elevations
4. Housing Streetscape
5. Development Booklet, Exhibit A



Vicinty Map



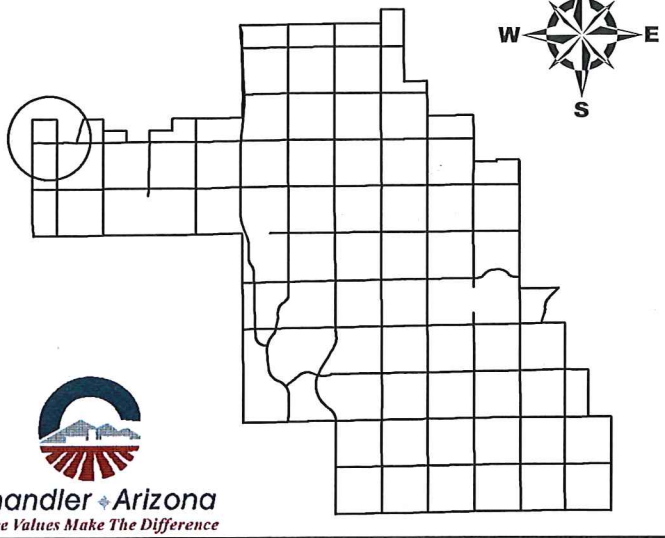
PDP15-0016

Rhythm

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/2/2015

Vicinty Map



PDP15-0016

Rhythm

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 11/2/2015

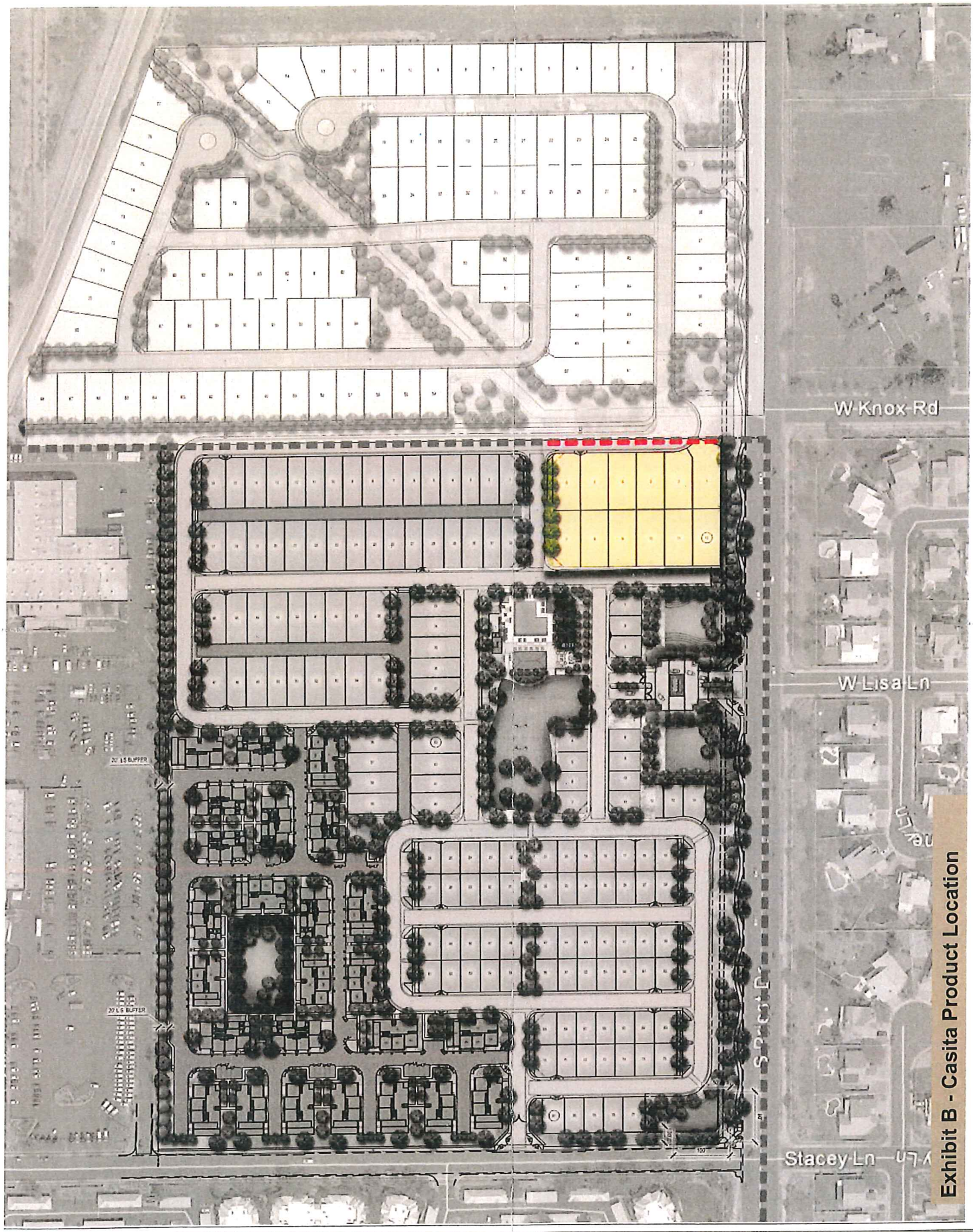
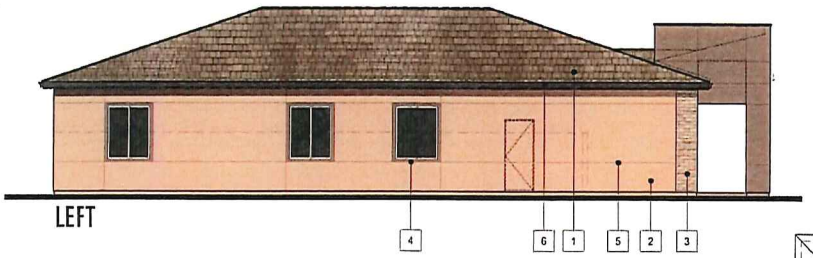


Exhibit B - Casita Product Location



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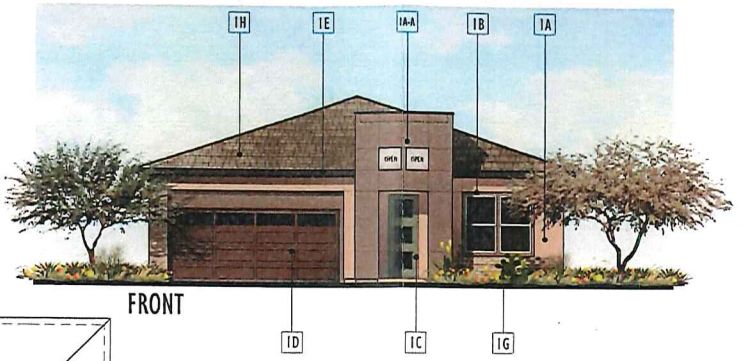
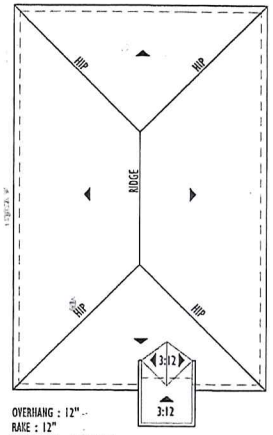


FRONT

MATERIAL LEGEND

1. FLAT CONCRETE TILE ROOFING
2. SMOOTH STUCCO FINISH
3. BRICK VENEER
4. METAL SCREED AROUND WINDOW, TYP.
5. STUCCO SCREED
6. 2X8 FASCIA BOARD

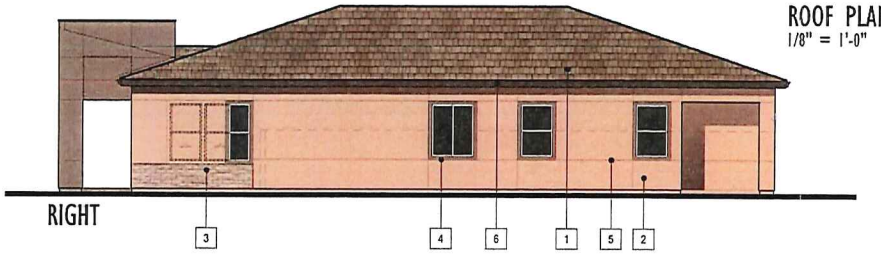


OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
1/8" = 1'-0"

COLORS - SCHEME 1

- 1A SW 7690 TOWNHALL TAN
- 1A-A SW 7039 VIRTUAL TAUPE
- 1B SW 7039 VIRTUAL TAUPE
- 1C SW 6179 ARTICHOKE
- 1D WD 8800 SERIES-BRONZE W/ WHITE LAMINATED GLASS
- 1E SW 7020 BLACK FOX
- 1G CORONADO - PLAYA VISTA LIMESTONE - CREAM
- 1H EAGLE ROOFING - BEL AIR - BROWN GREY BLEND 4687



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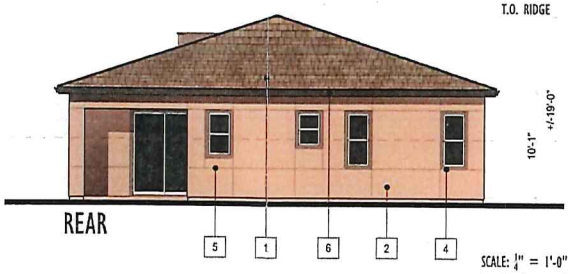


REAR

SCALE: 1/4" = 1'-0"

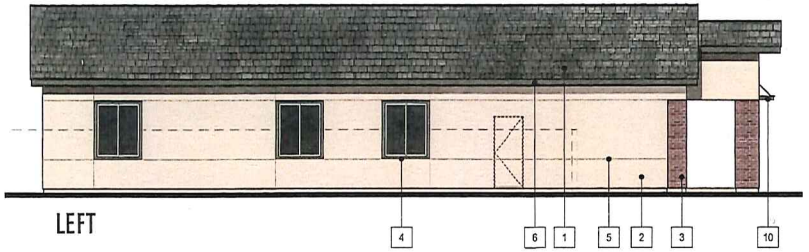
RHYTHM - CASITAS

PLAN 1 - 'A' ELEVATIONS AND ROOF PLAN

A-1.1

Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
408.302.6080

KTGY Group, Inc.
17911 Von Karman Ave., Ste. 200
Irvine, California 92614
ktgy.com
949.851.2133



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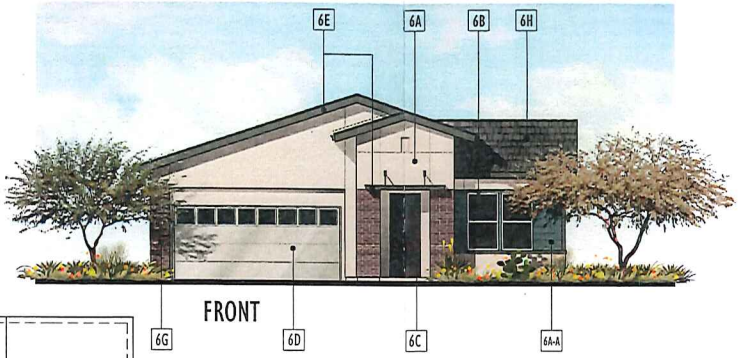
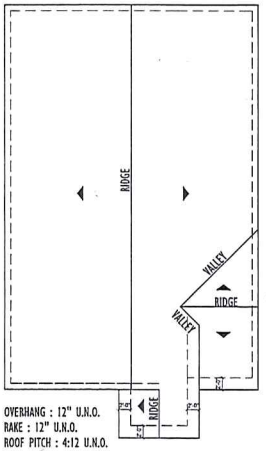


FRONT

MATERIAL LEGEND

1. FLAT CONCRETE TILE ROOFING
2. SMOOTH STUCCO FINISH
3. BRICK VENEER
4. METAL SCREED AROUND WINDOW, TYP.
5. STUCCO SCREED
6. 2X8 FASCIA BOARD
7. SMOOTH CEMENTITIOUS 6" LAP SIDING
8. SMOOTH CEMENTITIOUS 1X4 TRIM
9. GABLE END RECESS -2"
10. METAL CANOPY

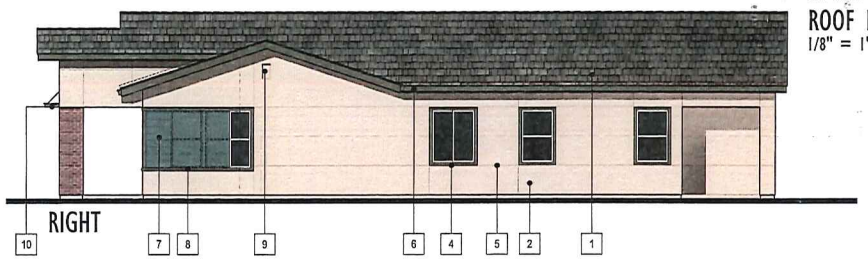


OVERHANG : 12" U.N.O.
RAKE : 12" U.N.O.
ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
1/8" = 1'-0"

COLORS SCHEME 6

- 6A SW 7632 MODERN GRAY
- 6A-A SW 6222 RIVERWAY
- 6B SW 7061 NIGHT OWL
- 6C SW 2801 ROOKWOOD DARK RED
- 6D WD 8800 SERIES-CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 6E SW 7061 NIGHT OWL
- 6G CORONADO - BELGIAN BRICK - BEAR CREEK
- 6H EAGLE ROOFING - BEL AIR - SLATE RANGE 4697



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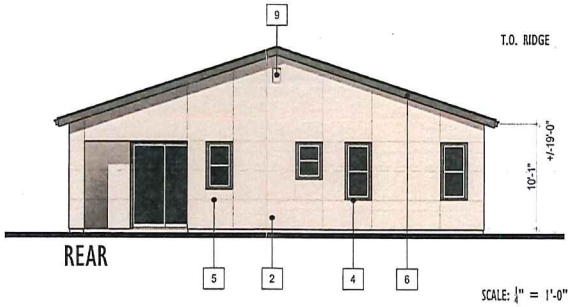

REAR

SCALE: 1/4" = 1'-0"

RHYTHM - CASITAS

PLAN 1 - 'B' ELEVATIONS AND ROOF PLAN

A-1.2

mattamyHOMES
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Scottsdale, AZ 85258
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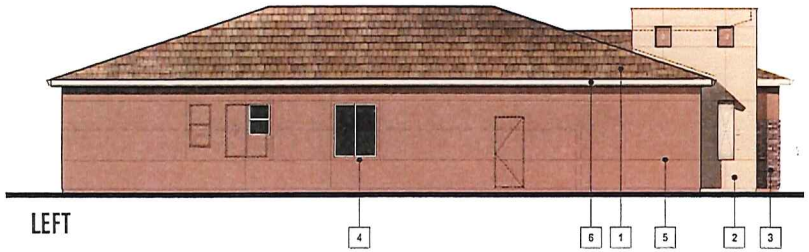
andersonbaron

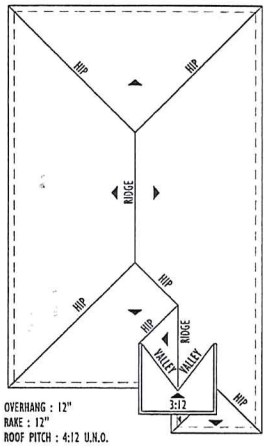


LEFT

FRONT

MATERIAL LEGEND

1. FLAT CONCRETE TILE ROOFING
2. SMOOTH STUCCO FINISH
3. BRICK VENEER
4. METAL SCREED AROUND WINDOW, TYP.
5. STUCCO SCREED
6. 2X8 FASCIA BOARD



OVERHANG : 12"
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ROOF PLAN
1/8" = 1'-0"

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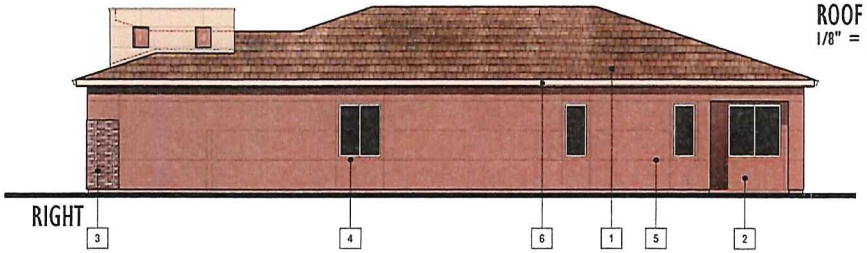

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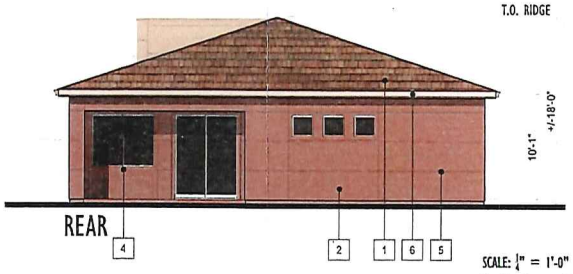

REAR

SCALE: 1/4" = 1'-0"

RHYTHM - CASITAS

PLAN 2 - 'A' ELEVATIONS AND ROOF PLAN

A-2.1

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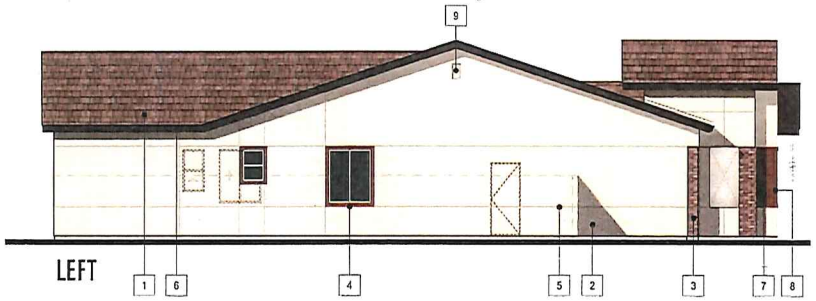
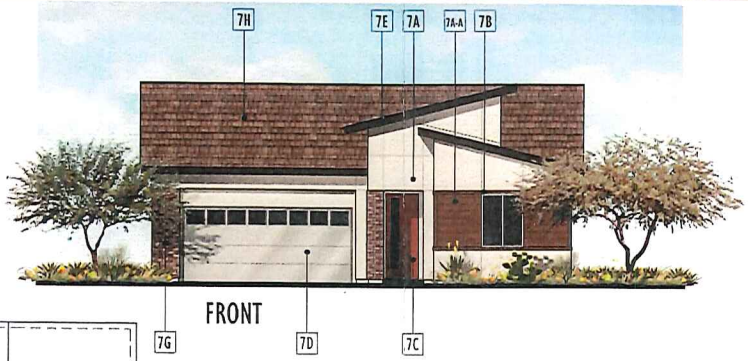
408.302.6080

ktgy

andersonbaron





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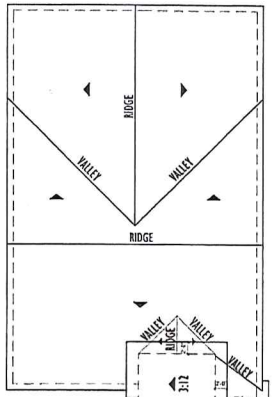
7. SMOOTH CEMENTITIOUS 6" LAP SIDING
8. SMOOTH CEMENTITIOUS 1X4 TRIM
9. GABLE END RECESS -2"

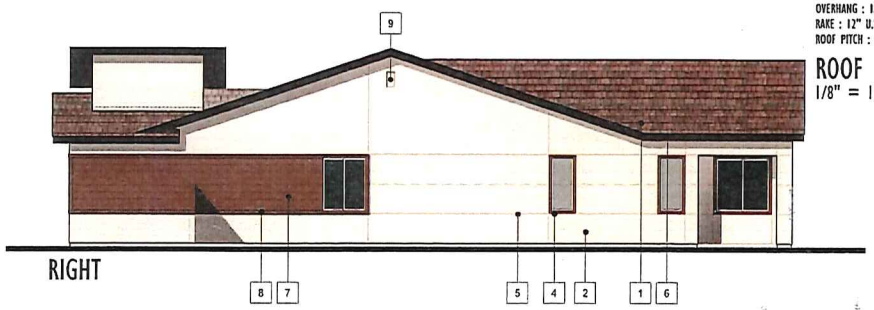


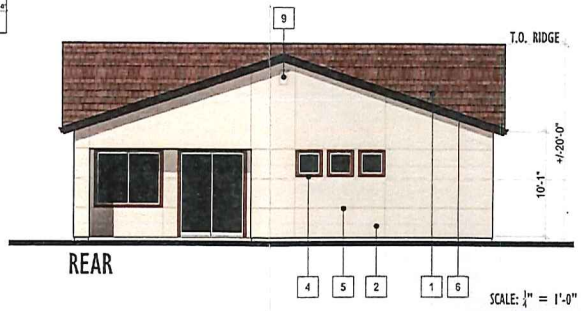
OVERHANG : 12" U.N.O.
RAKE : 12" U.N.O.
ROOF PITCH : 4:12 U.N.O.

ROOF PLAN
1/8" = 1'-0"

COLORS SCHEME 7

- 7A SW 7042 SHOJI WHITE
- 7A-A SW 2807 ROCKWOOD MEDIUM BROWN
- 7B SW 2807 ROCKWOOD MEDIUM BROWN
- 7C SW 2803 ROCKWOOD TERRA COTTA
- 7D CWD 8800 SERIES-CLEAR ANODIZED W/ WHITE LAMINATED GLASS
- 7E SW 6006 BLACK BEAN
- 7G CORONADO - BELGIAN BRICK - BROOKSIDE
- 7H EAGLE ROOFING - BEL AIR - BROWN RANGE 4689





SCALE: 1/4" = 1'-0"

RHYTHM - CASITAS

PLAN 2 - 'B' ELEVATIONS AND ROOF PLAN

A-2.2

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Scottsdale, AZ 85258
408.302.6080

ktgy

PLAN 5
(APPROVED PLAN 3)

PLAN 2
(NEW PLAN)

PLAN 1
(NEW PLAN)

PLAN 4
(APPROVED PLAN 2)

PLAN 3
(APPROVED PLAN 1)

RHYTHM - CASITAS

CONCEPTUAL STREETSCENE

Chandler, Az.

mattamyHOMES

Mattamy Homes
9200 E Pima Center Parkway Suite 230
Scottsdale, AZ 85258
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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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ktgy