E.

APR 20 2016

Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-023**

DATE: APRIL 20, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PDP15-0020 MARACAY HOMES

Request:	Preliminary Development Plan (PDP) approval for housing product for an 84-lot single-family residential subdivision
Location:	East of the southeast corner of Cooper and Chandler Heights roads
Applicant:	Brennan Ray, Burch & Cracchiolo, P.A.

RECOMMENDATION

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

BACKGROUND

The roughly 35 acre subject site is located east of the southeast corner of Cooper and Chandler Heights roads, and was zoned in mid-2015 for an 84-lot single-family residential subdivision. Developed single-family residential subdivisions are adjacent to the east and south sides, agricultural properties within the jurisdiction of the County are along the western boundary and are also at the site's northwest and northeastern corners.

The request is for housing product approval. At the time of zoning approval in 2015, housing product was not included, resulting in a future PDP being required for approval. While product was not approved with the zoning, conditions were added addressing how future housing product would be developed. The conditions required that all homes in the subdivision be limited to single-story. Setbacks and lot coverage were also established during the time of zoning.

Typical lot sizes are 80 feet wide and 135 feet deep, resulting in a minimum lot area of 10,800 square feet. Due to all lots exceeding 10,000 square feet, the *Architectural Diversity Elements* as provided in the *Residential Development Standards* do not apply. In spite of the standards, the

design team has incorporated a number of elements that are typically required such as three elevation types, stone as an elevation requirement, and various elements that further a prescribed architectural style.

Four single-story floor plans are provided, with three elevations per plan, with four different color palettes per elevation. Elevations include Spanish Colonial, Rural Mediterranean, and Contemporary Ranch. Stone is provided as an option on the Rural Mediterranean and as standard on the Contemporary Ranch elevation. Various elements are incorporated in the design that carries on all elevations depending on the architectural style. Elements include exposed rafter tails, decorative wrought iron elements, decorative window canopies, tile detailing, board and batten, and lap siding elements. Square footage of the homes range from 3,032 square feet up to 3,836 square feet. Three to five bedrooms are provided depending on the plan. All homes include three-car garages. Outdoor living is encouraged through the integration of large courtyards.

DISCUSSION

Planning Staff supports the PDP request citing the high quality design of the homes, and the additional housing options that will be provided in the area furthers the intent of the Southeast Chandler Area Plan and the *Residential Development Standards*.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, January 21, 2016. Seven neighbors attended, however, three left shortly after the meeting started realizing the request did not include their property, and a fourth left after discussing their interest in moving to the area. The three remaining neighbors supported the request, but had concerns with construction traffic using Via de Palmas during the construction process. Planning Staff has received one email from an adjacent property owner regarding open space along the southern subdivision boundary.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0020 MARACAY HOMES, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MARACAY HOMES" and kept on file in the City of Chandler Planning Division, in File No. PDP15-0020, 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. Compliance with original stipulation adopted by the City Council in Ordinance No. 4628, in case DVR14-0043 COOPER AND CHANDLER HEIGHTS, except as modified by condition herein.

3. The same elevation shall not be built side-by-side or directly across the street from one another.

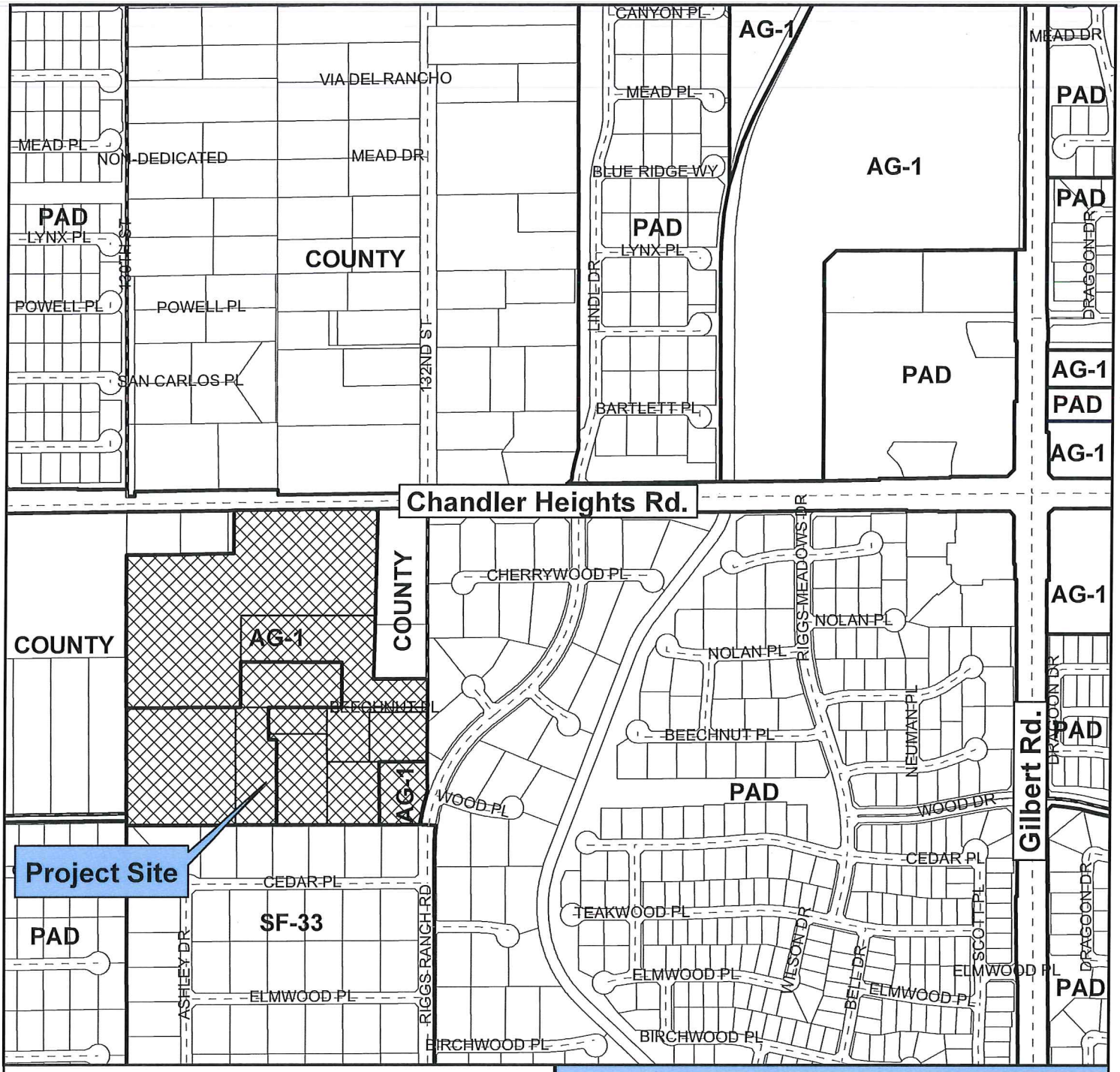
PROPOSED MOTION

Preliminary Development Plan

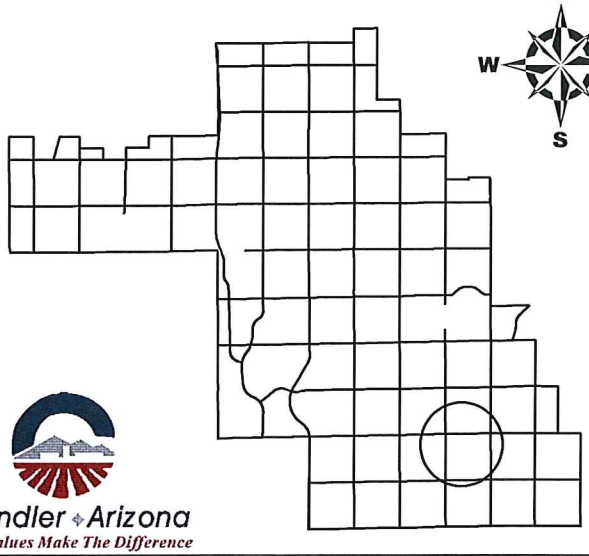
Motion Planning Commission to recommend approval of Preliminary Development Plan PDP15-0020 MARACAY HOMES, for housing product for an 84-lot single-family residential subdivision, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Representative Elevations
4. Representative Floor Plans
5. Ordinance No. 4628
6. Development Booklet, Exhibit A



Vicinity Map

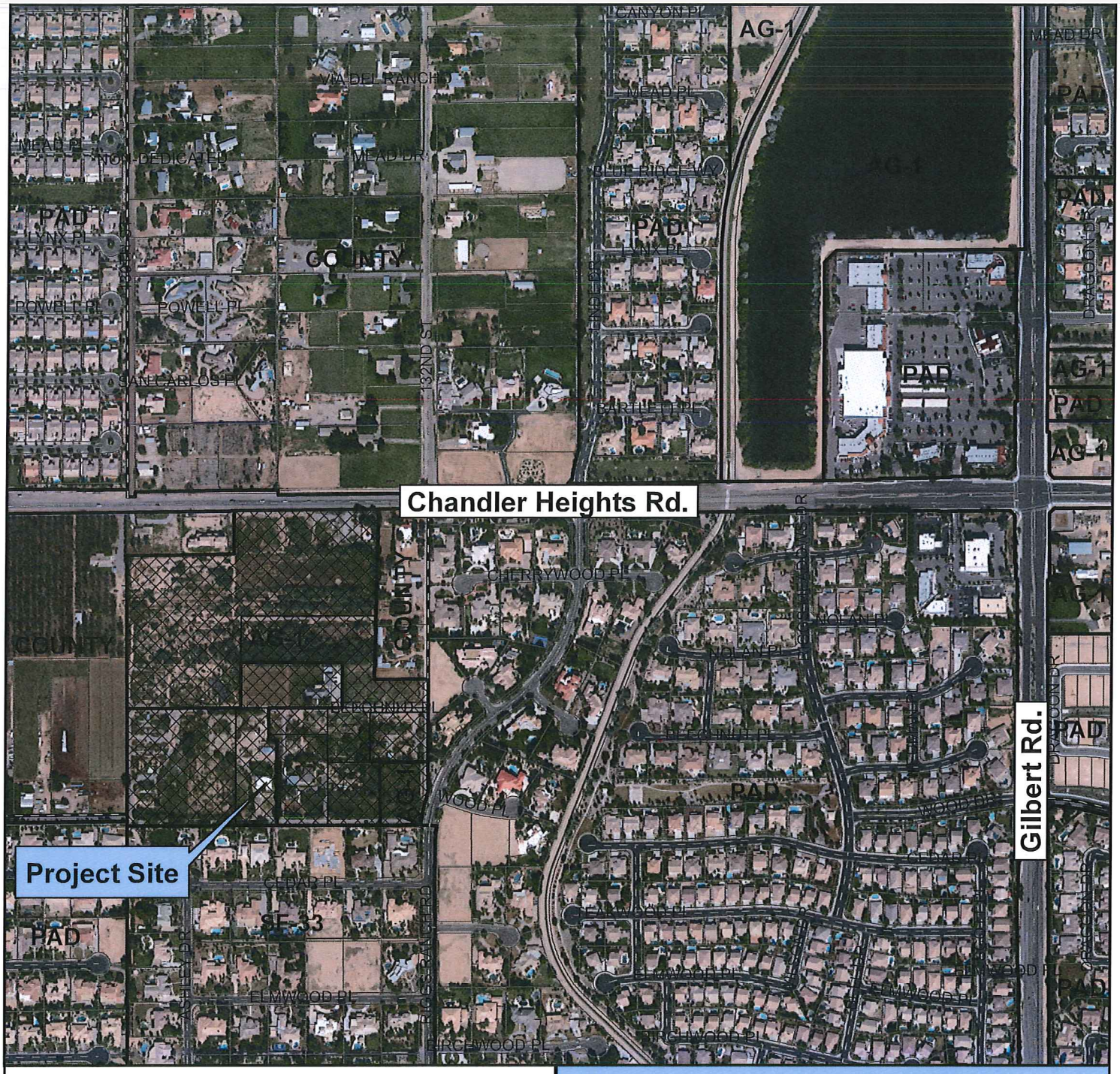


PDP15-0020

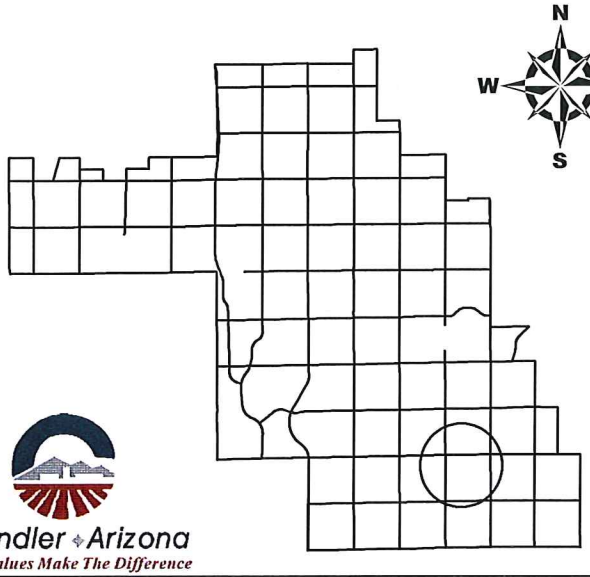
Maracay Homes

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/28/2015



Vicinity Map



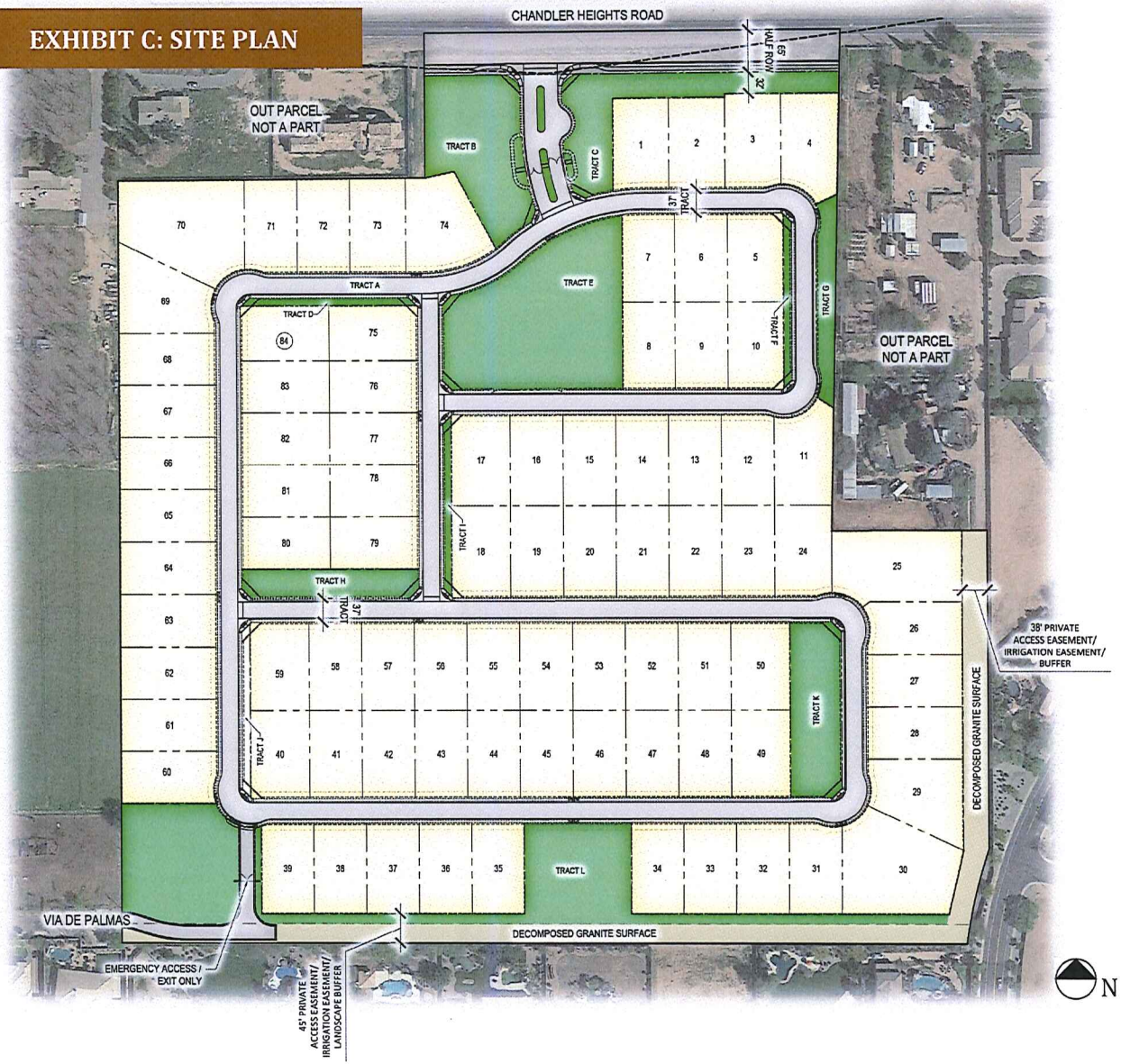
PDP15-0020

Maracay Homes

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/28/2015

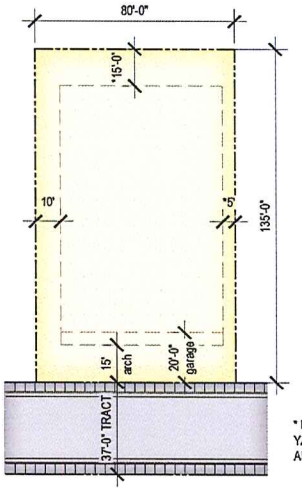
EXHIBIT C: SITE PLAN



Site Plan Data			
Gross Ac.	35.70 Ac.		
Net Ac.	34.76 Ac.		
Open Space	5.53 Ac.	15.91%	
80'x135'	84 Units	*2.35 DU/Ac.	**2.42 DU/Ac.

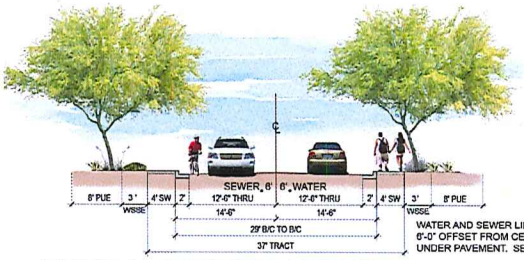
*Density calculated using Gross ac.

**Density calculated using Net ac.



* LOTS 1-4 TO HAVE 10'-0" SIDE YARD SETBACKS ON BOTH SIDES AND 30'-0" REAR YARD SETBACKS

TYPICAL LOT DIAGRAM

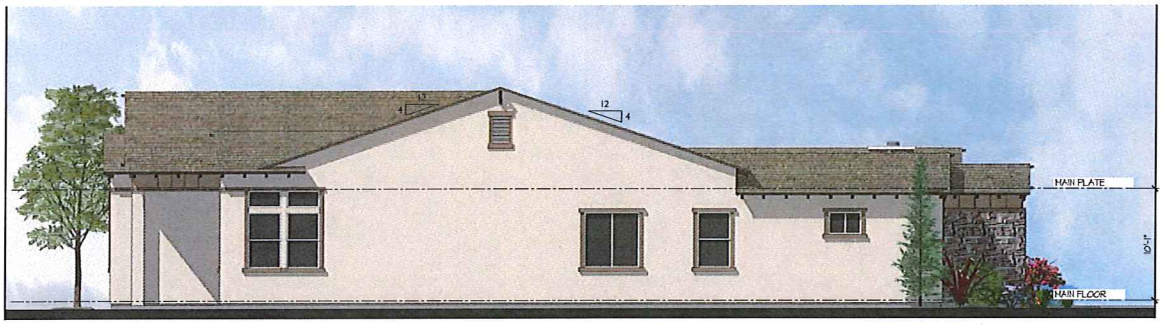


WATER AND SEWER LINE 6'-0" OFFSET FROM CENTERLINE UNDER PAVEMENT. SEE ENGINEERING

TYPICAL PRIVATE STREET NTS

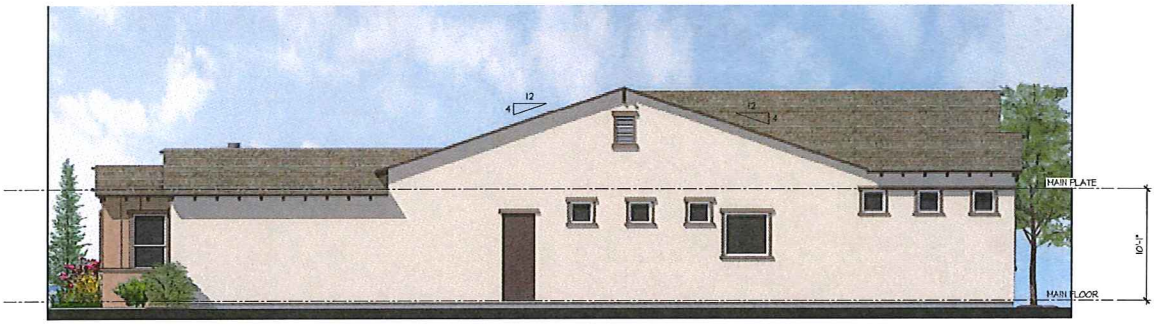
Front Elevation C - Contemporary Ranch

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



Left Elevation C - Contemporary Ranch

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



Right Elevation C - Contemporary Ranch

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

Rear Elevation C - Contemporary Ranch

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

Plan 6011

Chandler Heights

Chandler, Arizona

Maracay Homes

Choices for the way you live.

Scottsdale, Arizona

Project Job #SF150479.00

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, cost plan / floor plan changes, etc.)

January 20, 2016

© 2016 BSB Design, Inc.

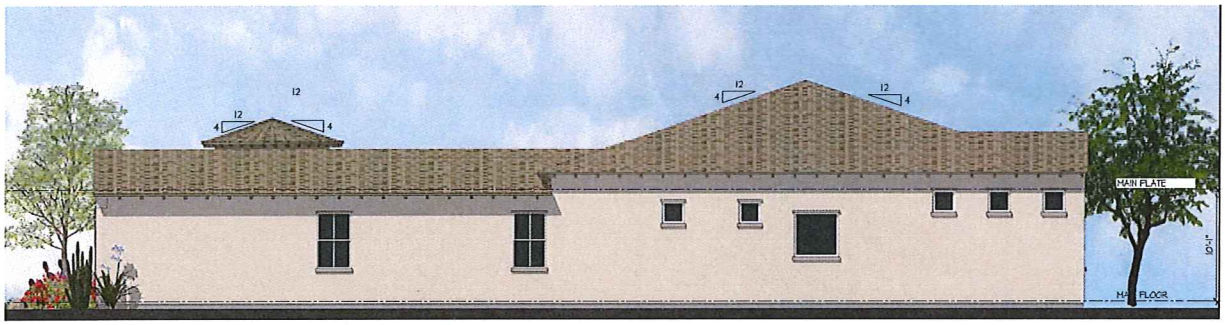
BSB DESIGN

Front Elevation A - Spanish Colonial

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

Left Elevation A - Spanish Colonial

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



Right Elevation A - Spanish Colonial

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

Rear Elevation A - Spanish Colonial

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

Plan 6021

Chandler Heights

Chandler, Arizona

Maracay Homes

Choices for the way you live.

Scottsdale, Arizona

Project Job #SF150479.00

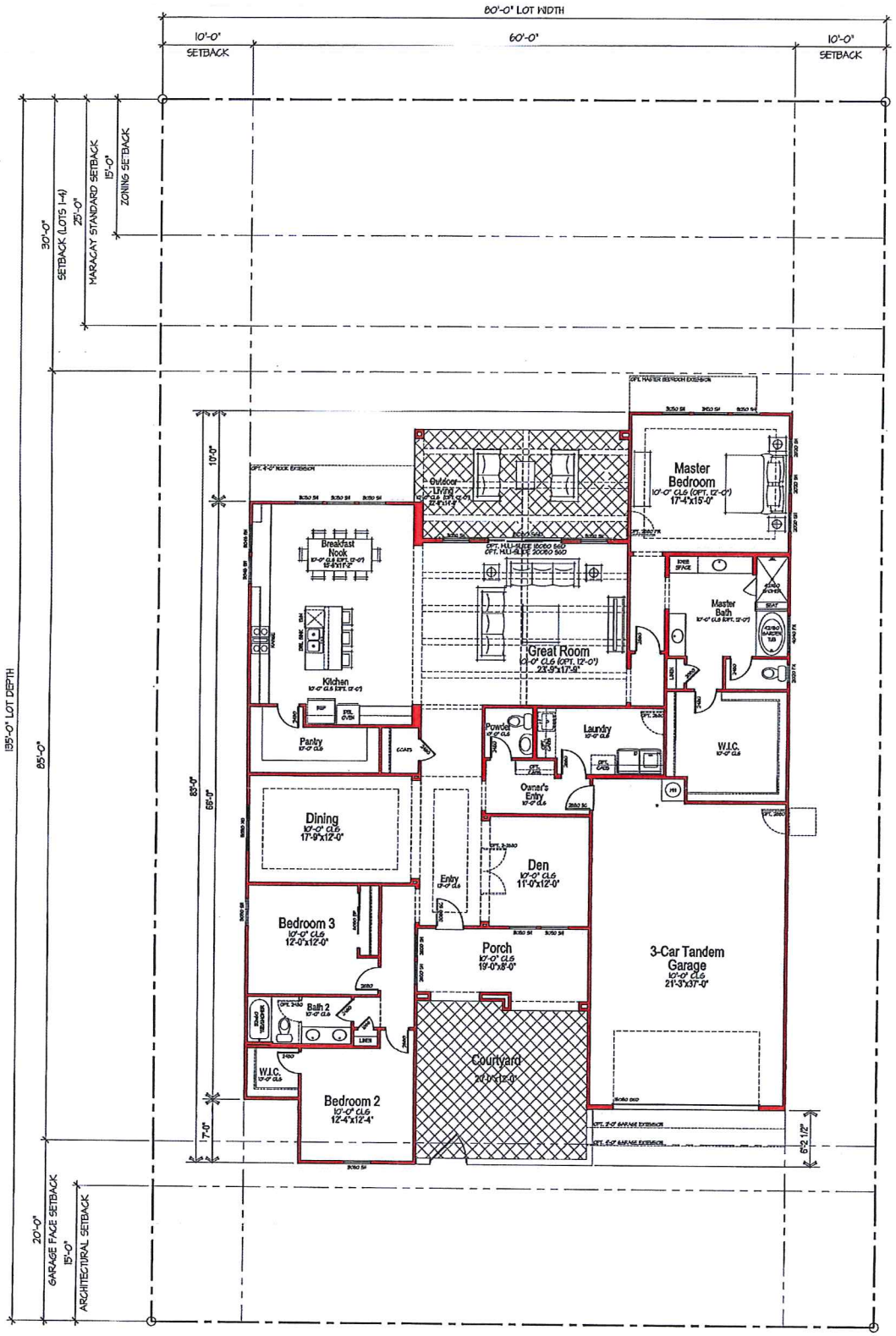
bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural and MEP design requirements, solar plan / floor plan changes etc.)

January 20, 2016

© 2016 BSB Design, Inc.

BSB DESIGN



Garages:	764 s.f.	
Porches & Patios:	434 s.f.	FOOTPRINTS
Total Livable:	3,032 s.f.	60' X 95' TYPICAL
Total Under Roof:	4,230 s.f.	60' X 105' MAX.
		60' X 90 MIN.

LOT SIZE: 80' X 135'
MAX BUILDING FOOTPRINT = 5,400 S.F. Single Story

Plan 6011 (3,032 S.F.)

SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Maracay Homes
Choices for the way you live.

Scottsdale, Arizona

Project Job #SF150479.00

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural and MEP design requirements, unit plan/floor plan changes, etc.)

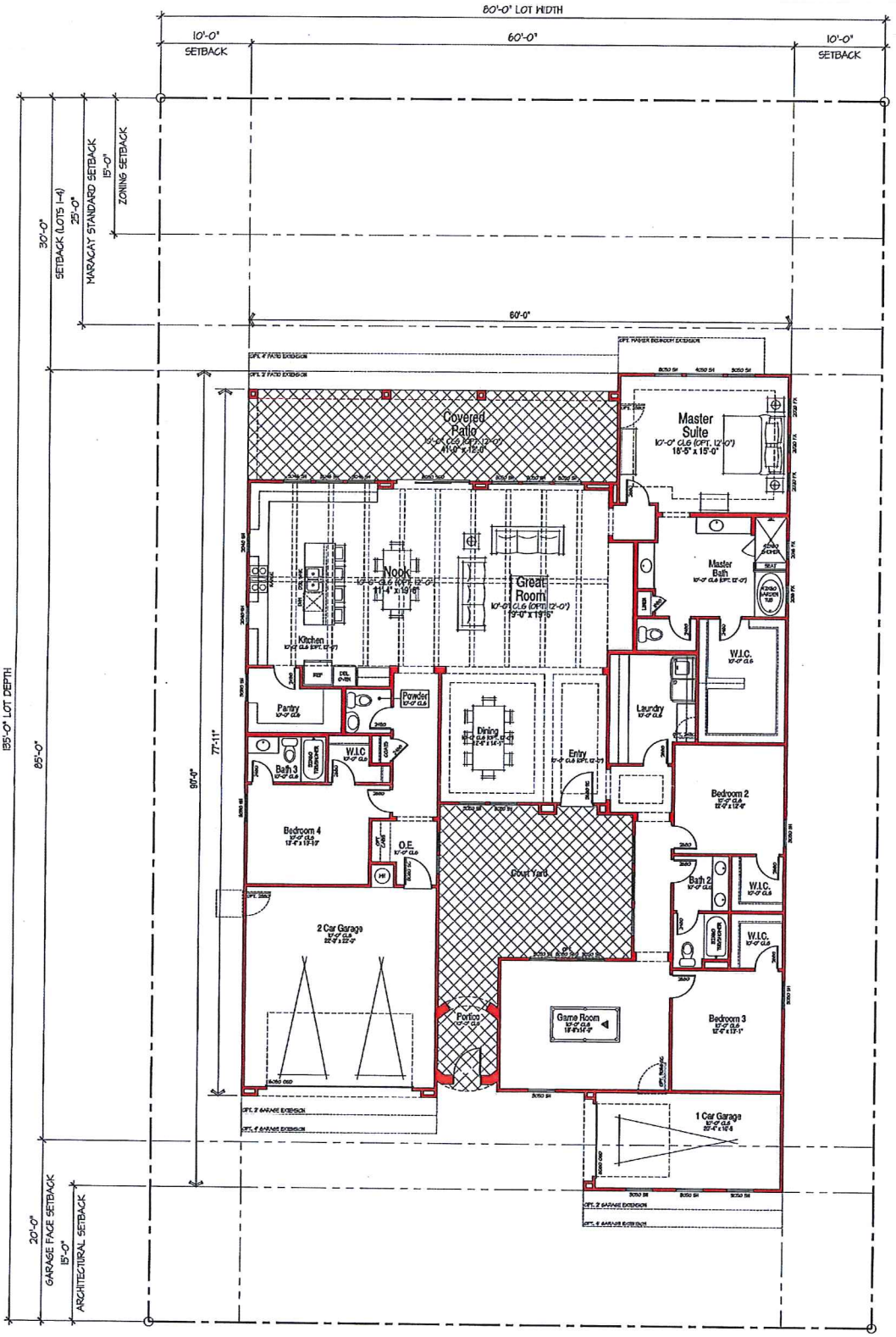
Chandler Heights

Chandler, Arizona

December 14, 2015

© 2015 BSB Design, Inc.

BSB DESIGN



Garages:	704 s.f.	
Porches & Patios:	409s.f.	FOOTPRINTS
Total Livable:	3323 s.f.	60' X 95' TYPICAL
Total Under Roof:	4,436 s.f.	60' X 105' MAX.
		60' X 90 MIN.

Plan 6021 (3,323 S.F.)

SCALE: 1/4"=1'-0" (22x34) 3/32"=1'-0" (11x17)

LOT SIZE: 80' X 135'
MAX BUILDING FOOTPRINT = 5,400 S.F. Single Story

Maracay Homes
Choices for the way you live.

Scottsdale, Arizona

Project Job #SF150479.00

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural and MEP design requirements, unit plan / floor plan changes, etc.)

Chandler Heights

Chandler, Arizona

December 14, 2015

© 2015 BSB Design, Inc.

BSB DESIGN

ORDINANCE NO. 4628

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE DVR14-0043 (COOPER AND CHANDLER HEIGHTS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Cooper and Chandler Heights" and kept on file in the City of Chandler Planning Division, in File No. DVR14-43, 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. 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. 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.

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. 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.

8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

9. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 14th day of May 2015.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 28th day of May 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4628 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 28th day of May 2015, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Arizona Republic on June 5, and June 12, 2015.

COOPER/CHANDLER HEIGHTS
OVERALL BOUNDARY
LEGAL DESCRIPTION

A portion of land being situated within the Northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County Highway Department brass cap in hand hole accepted as the North quarter corner of said Section 25, from which a found Maricopa County Department of Transportation brass cap in hand hole accepted as the Center of said Section 25 bears South 00°07'45" East, 2644.23 feet;

Thence along the North-South Mid-Section line of said Section 25, South 00°07'45" East, 770.14 feet to the **POINT OF BEGINNING;**

Thence continuing along said North-South Mid-Section line and the westerly line of the Final Plat of Circle G at Riggs Homestead Ranch Unit V, as recorded in Book 511, Page 46, Records of Maricopa County, Arizona, South 00°07'45" East, 487.66 feet, to a non-tangent curve, concave southeasterly, having a radius of 740.00 feet, the center of which bears South 71°12'16" East;

Thence leaving said North-South Mid-Section line and continuing along said westerly line and southwesterly along said curve, through a central angle of 11°29'13", an arc length of 148.36 feet to a non-tangent line, said line being the north line of the Final Plat of Circle G at Riggs Homestead Ranch Unit IV, as recorded in Book 452, Page 08, Records of Maricopa County, Arizona;

Thence leaving said westerly line and along said north line, North 89°57'03" West, 1282.02 feet, to the west line of the east half of the Northwest quarter of said Section 25;

Thence leaving said north line and along said west line, North 00°03'59" West, 1168.93 feet, to a line that is parallel with and 220.00 feet south of the north line of said Northwest quarter;

Thence leaving said west line and along said parallel line, North 89°28'28" East, 466.01 feet, to a line that is parallel with and 466.00 feet east of the west line of the east half of said Northwest quarter;

Thence along last said parallel line, North 00°03'59" West, 220.01 feet, to the north line of said Northwest quarter;

Thence along said north line, North 89°28'28" East, 630.29 feet;

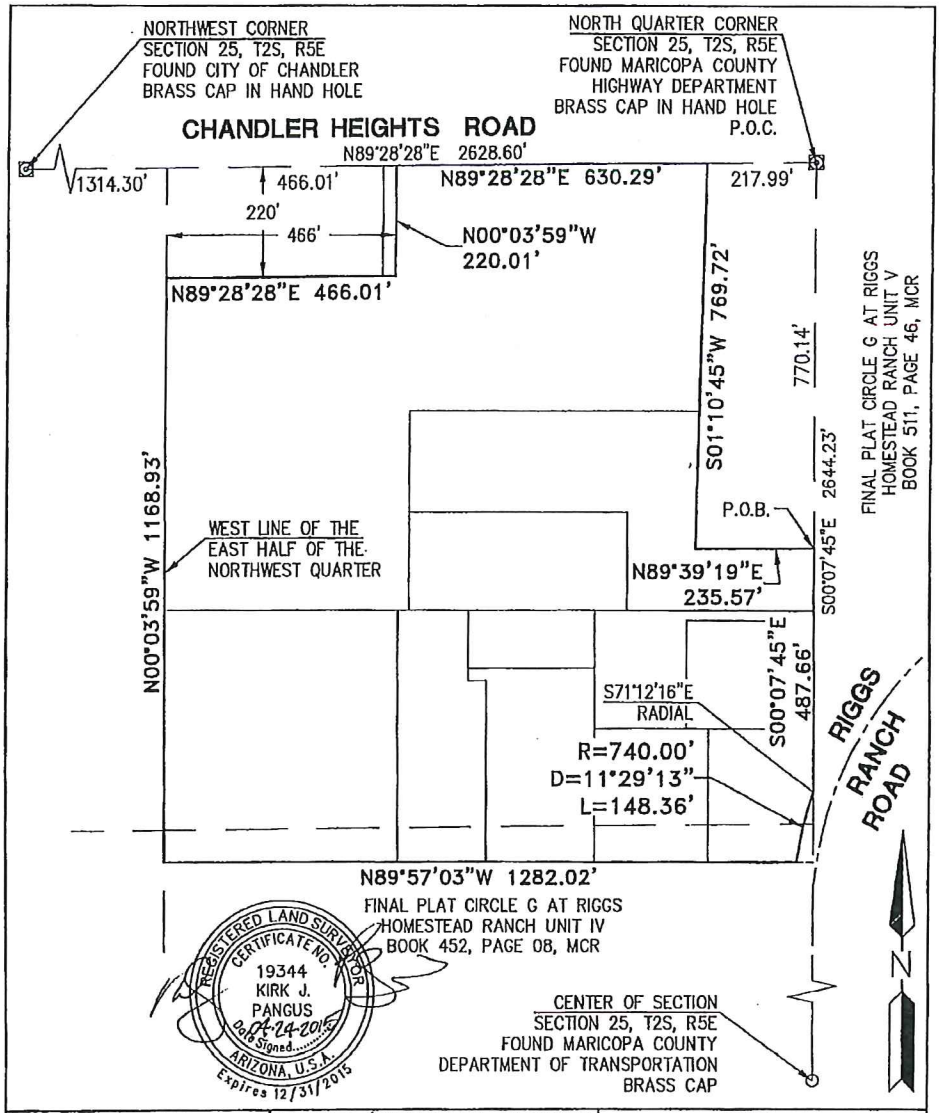
Thence leaving said north line, South 01°10'45" West, 769.72 feet;

Thence North 89°39'19" East, 235.57 feet, to the **POINT OF BEGINNING**.

Said portion of land containing 1,555,258 s.f., or 35.7038 acres, more or less.

This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HilgartWilson
2141 E Highland Ave., Suite 250
Phoenix, AZ 85016
Project No. 1496
Date: April 24, 2015



PROJ.NO.:	1496
DATE:	04/23/15
SCALE:	1"=250'
DRAWN BY:	JDL
CHECKED BY:	KJP

COOPER/CHANDLER HEIGHTS
OVERALL BOUNDARY
MARICOPA COUNTY, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

U:\1400\1496\SURVEY\DOCS\1496 OVERALL BNDY EXHIBIT.dwg 4/24/2015 1:23 PM