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All-America City
2010

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Where Values Make The Difference

MEMORANDUM **Planning Division – PZ Memo No. 16-034**

DATE: MAY 18, 2016

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: PDP16-0022/PPT16-0005 WILDHORSE

Request: Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout for a nine lot single-family custom subdivision on approximately five acres

Location: North of the northwest corner of Willis Road and El Dorado Drive

Applicant: Troy Peterson; Bowman Consulting

RECOMMENDATION

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

BACKGROUND

The subject site is located north of the northwest corner of Willis Road and El Dorado Drive. North and west, adjacent to the site is the Allred Park Place development. East are developed residential lots zoned AG-1. South is the Vintage Villas single-family residential subdivision.

The subject site is located within the Dobson/Germann Area Plan that encompasses the area between the Loop 202 Santan Freeway, Germann, Dobson, and Price roads. The area plan designates the site for minimum 10,000 sq. ft. residential lots. The request is consistent with the area plan.

The subject site was zoned in late 2014, from Agricultural to PAD for a 15-lot single-family residential subdivision, with lot sizes exceeding the 10,000 sq. ft. requirement in the area plan. At the time of approval, housing product was included. The property has since been sold, and was acquired by an adjacent property owner.

The request seeks to amend the site plan and number of residential lots reducing the lot count from 15 lots to 9 lots. At the time of approval in 2014, the density was approved 2.97 units per acre; the current request reduces the density to 1.7 units per acre. Setbacks remain consistent with the previous approval and the adjacent Vintage Villas subdivision to the south.

During the 2014 approval process, housing product was included. Product included one and two story homes; however, based on concerns expressed by an adjacent owner to the east, the developer restricted lots 2, 14, and 15 to single-story plans. The current owner is maintaining the restriction to the respective lot locations since the lots have now changed due to the reduction in count. Single-story homes will be restricted to the current lots of 8 and 9 respectively. Lot sizes have been increased to between 15,000 up to 22,000 sq. ft. While the retention basin and entry landscaping maintains the same location as the initial approval, the areas have been increased in area.

Housing product is no longer proposed as the owner's intention is to develop a custom home subdivision. While housing product is not included, design criteria has been included in the development booklet requiring deemphasized garage fronts, four-sided architecture, minimum home square footage, and restriction the amount of two-story homes.

DISCUSSION

Planning Staff finds the request maintains consistency with the General Plan and Dobson/Germann Area Plan. Furthermore, the reduction in lot count and density provides housing options in the area that are no longer common place, offering diversity in the area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, April 7, 2016; eleven neighbors attended.
- As of the writing of this memo, Planning Staff is not aware opposition to the request; however, Planning Staff has received one email requesting that home along the southern end adjacent to the Vintage Villas subdivision be limited to single-story homes. Planning Staff has received one phone call in support of the request.

RECOMMENDED ACTIONS

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP16-0002 WILDHORSE, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "WILDHORSE" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0002, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

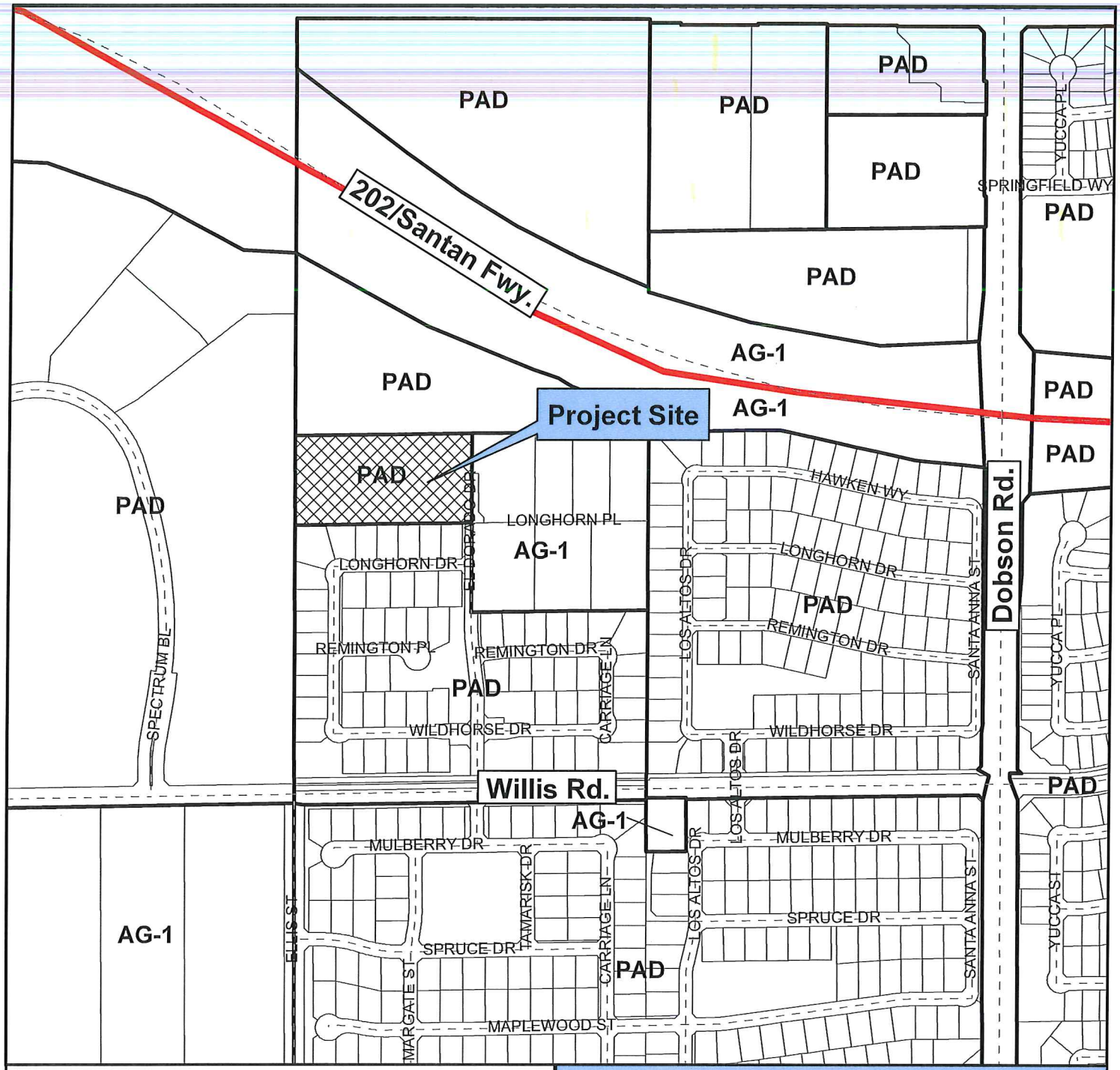
Preliminary Plat
Planning Staff recommends Planning Commission motion to recommend approval of Preliminary Plat PPT16-0005 WILDHORSE, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

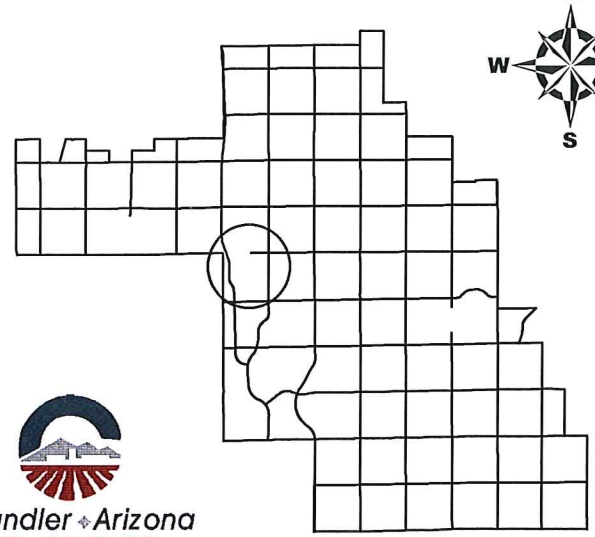
PROPOSED MOTIONS
Preliminary Development Plan
Motion Planning Commission to recommend approval of PDP16-0002 WILDHORSE, Preliminary Development Plan approval for a nine lot single-family residential subdivision, subject to the conditions as recommended by Planning Staff.

Preliminary Plat
Motion Planning Commission to recommend approval of PPT16-0005 WILDHORSE, Preliminary Plat approval for a nine lot single-family residential subdivision, subject to the condition recommended by Planning Staff.

Attachments
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Preliminary Plat
5. Development Booklet, Exhibit A



Vicinity Map

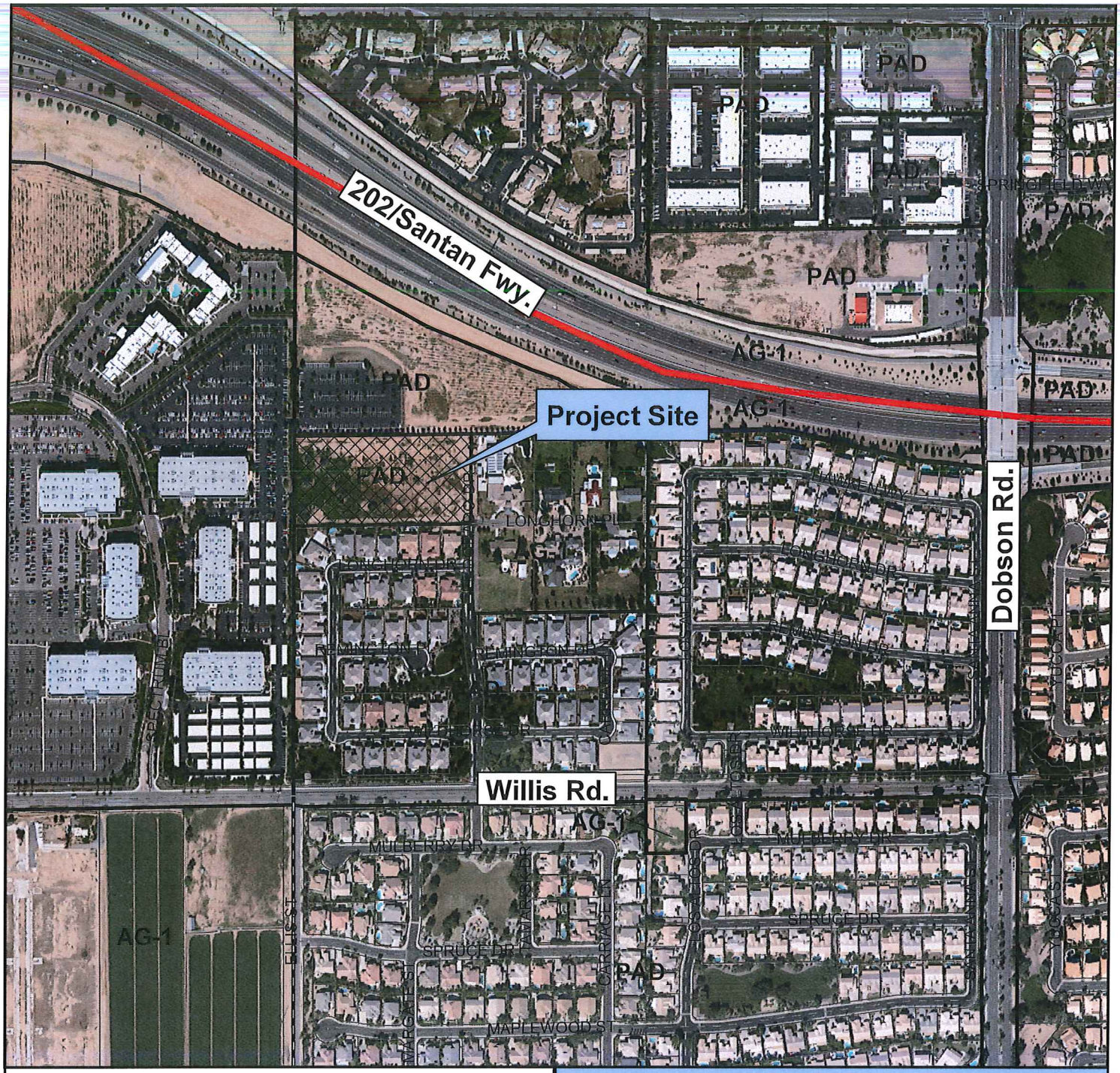


PDP16-0002

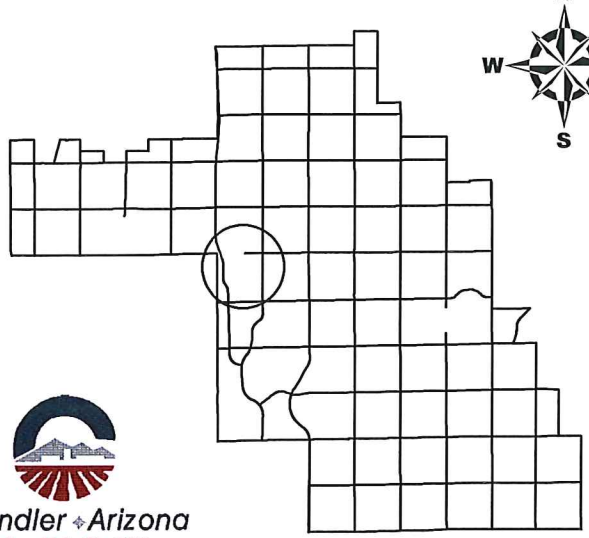
Wildhorse

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/10/2016



Vicinity Map

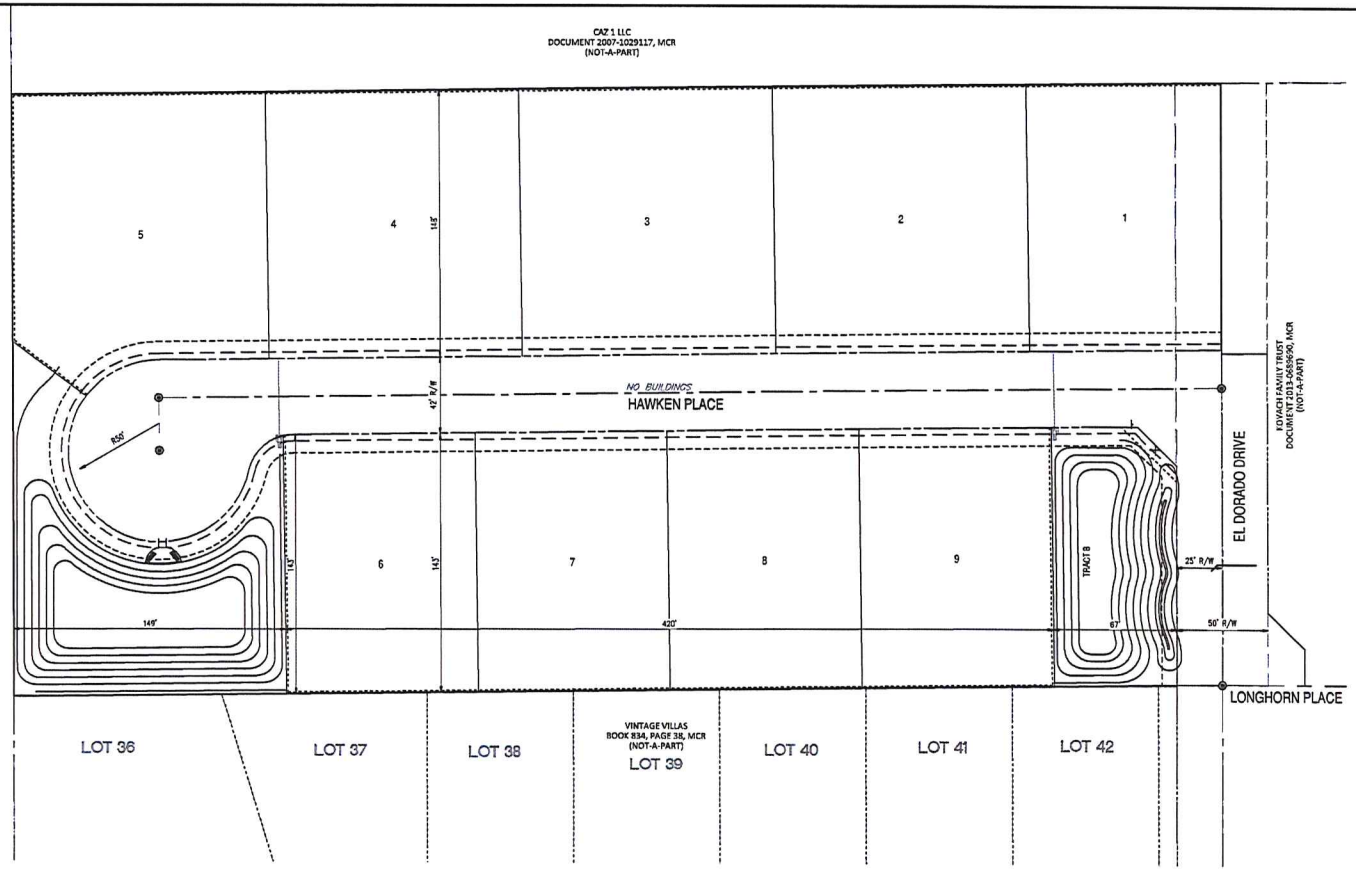


Chandler Arizona
Where Values Make The Difference

PDP16-0002

Wildhorse

CITY OF CHANDLER 3/10/2016

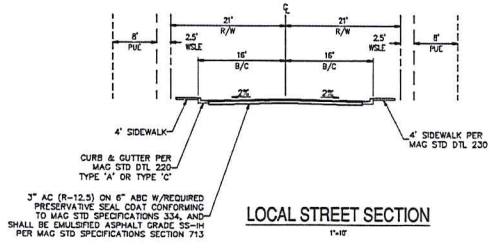


SITE DATA TABLE

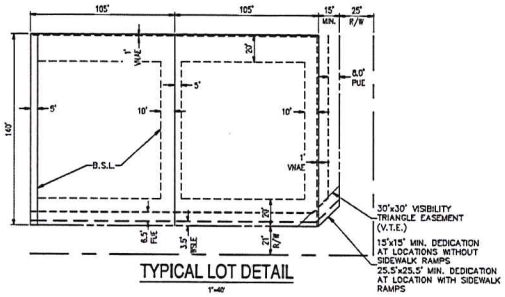
APPLICANT:	BOWMAN CONSULTING
DEVELOPER:	EMPIRE RESIDENTIAL
PARCEL AREA:	5.05 ACRES (GROSS & NET)
EXISTING ZONING:	AC-1
NUMBER OF LOTS:	15
DENSITY:	2.97 DU/AC
OPEN SPACE:	0.66 AC (13.1%)

SETBACK TABLE

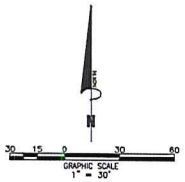
MINIMUM LOT WIDTH:	70'
MINIMUM LOT AREA:	10,000 SF
BUILDING SETBACKS:	
FRONT:	20', 15' FOR SIDE LOADED GARAGE, LIVING AREA OR PORCH
REAR:	20' FOR SINGLE STORY, 30' FOR TWO STORY
SIDE:	5'/15' (MIN./TOTAL)
MAXIMUM LOT COVERAGE	
1-STORY:	50%
2-STORY:	45%



LOCAL STREET SECTION
1"=10'



TYPICAL LOT DETAIL
1"=40'



Bowman CONSULTING

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1929 West Titan Vigo! Ste 109
Tempe, Arizona 85281
Phone (480) 829-6830
www.bowmanconsulting.com
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SITE PLAN
WILDHORSE

MARICOPA COUNTY
CHANDLER, ARIZONA

PROJECT NUMBER

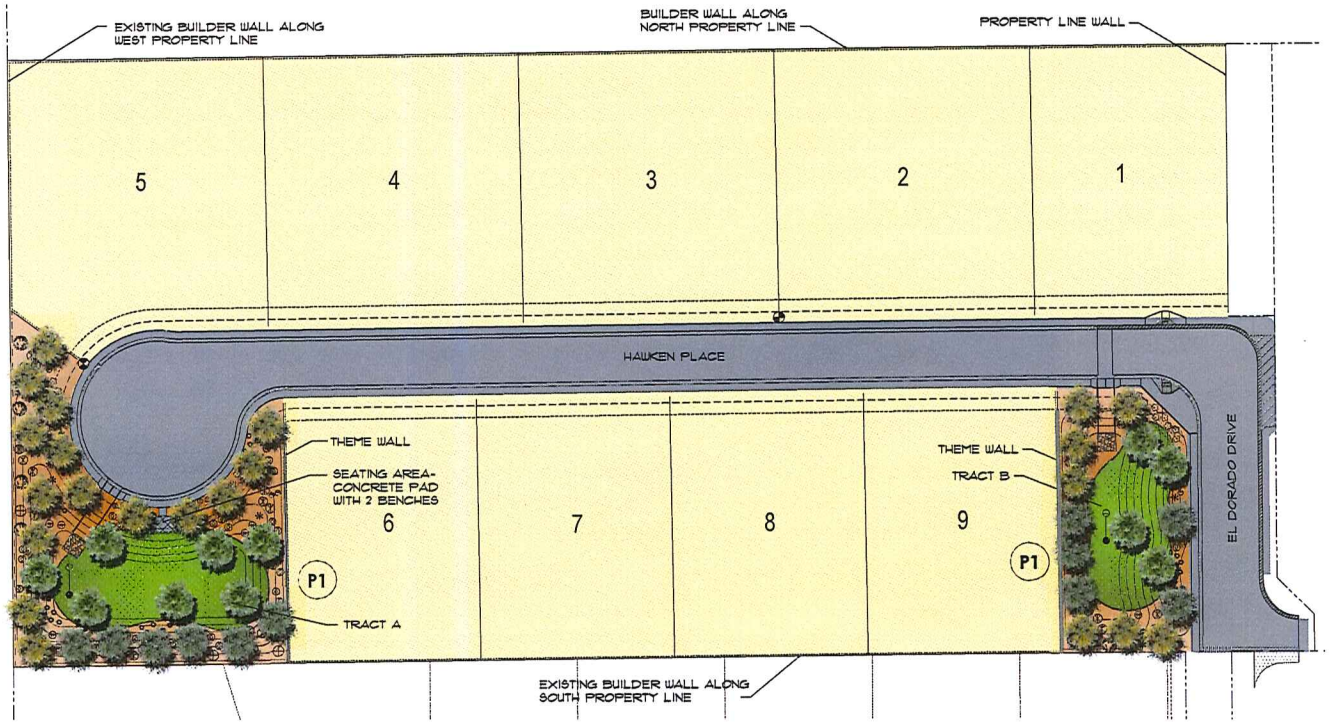
PLAN STATUS

DATE	DESCRIPTION	
JAS DESIGN	JAS DRAWN	TP CHKD
SCALE	H: 1" = 30' V:	
JOB No. 050003		
DATE : 02/24/2016		

SP01

SHEET 1 OF 1

CAD FILE NAME: P:\050003 - Wildhorse\050003-02-001 (ENG) - Wildhorse Subdivision\Engineering\Exhibits\050003-PR-001-SP01.dwg 03/04/2016



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	CERCIDIUM X. 'DESERT MUSEUM'	DESERT MUSEUM
	DALBERGIA SISSOO	SISSO TREE
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	SHRUBS	
	CAESALPINIA PULCHERRIMA	CAESALPINIA PULCHERRIMA
	EREMOPHILA SP.	VALENTINE BUSH
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
	RUELLIA BRITTONIANA	BARIO RUELLIA
	TECOMA STANS	ORANGE JUBILEE
	ACCENTS	
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA CAPILLARIS	REGAL MIST
	GROUNDCOVER	
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	TURF	BERMUDA
	INERT GROUNDCOVER	
	DECOMPOSED GRANITE	EXPRESS ROSE
	CONCRETE HEADER	PLAIN CONCRETE

NOTES:

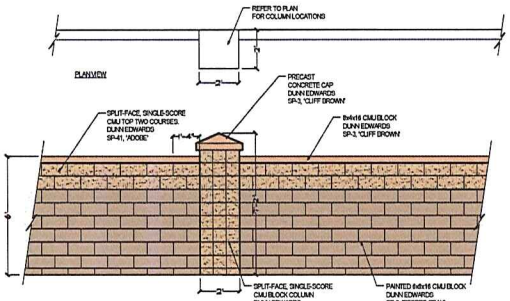
1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. ALL TREES LOCATED IN TURF AREAS SHALL HAVE A TREE GUARD.
4. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 7'-0".
5. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 6' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.

WALL KEY NOTES

P1

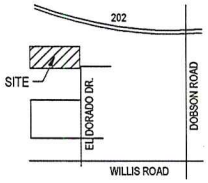
1. PERIMETER THEME WALL.
2. 2' X 2' CMU BLOCK COLUMN. REFER TO PLAN FOR LOCATIONS.

NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED ABOVE SHALL BE STANDARD 4" X 8" X 16" CMU FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY OWNER. OWNER TO SELECT PAINT COLOR.



A PERIMETER THEME WALL

SCALE: NTS



VICINITY MAP

NOT TO SCALE

WILDHORSE

0 30' 60' 90'

SCALE: 1" = 30'-0"

PINNACLE DESIGN, INC
1048 N. 44th Street
Suite 200 • Phoenix, AZ 85008
Ofc:(602)952-0585 • Fax:952-0686
Job # 16008 3.29.16

PRELIMINARY PLAT
FOR
WILDHORSE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION:

A.P.N.: 303-25-003T (WARRANTY DEED NO. 2009-1199248)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA COUNTY, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE THE NORTHWEST QUARTER OF THE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 388 OF DEEDS, PAGE 359 AND THEREAFTER CONVEYED IN MINERAL DEED RECORDED IN RECORDING NO. 1985-079658, RECORDS OF MARICOPA COUNTY, ARIZONA.

CITY NOTES:

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

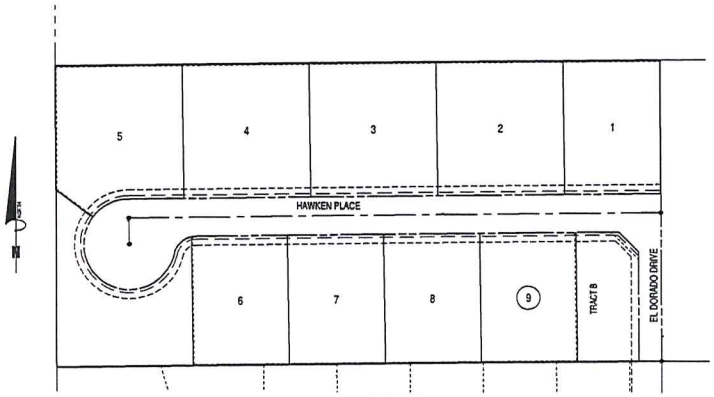
THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

NOTES:

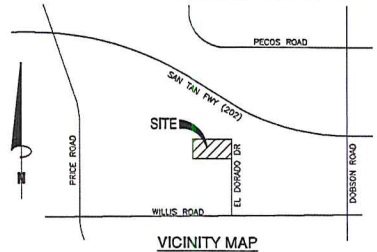
NO MODEL HOME COMPLEX IS PROPOSED FOR THIS PROJECT.

LEGEND

PROPOSED WATER LINE & VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER LINE & MANHOLE	
PROPOSED RETENTION BASIN	
PROPOSED BERM	
PROPOSED DRAINAGE FLOW ARROW	
EXISTING CONTOUR LINE	1210
EXISTING GROUND ELEVATION	EG=1209.2
EXISTING POWER POLE	
EXISTING SEWER MANHOLE	SS
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
VISIBILITY EASEMENT	VE
WATER & STREET LIGHT EASEMENT	WSLE
PUBLIC UTILITY EASEMENT	PUE
VEHICULAR NON-ACCESS EASEMENT	VNAE



KEY MAP
SCALE: 1"=60'



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
STEVE KOVACH
3372 W. LONGHORN PLACE
CHANDLER, ARIZONA 85286
PHONE: (602) 432-4007

ENGINEER:
BOWMAN CONSULTING
1295 W WASHINGTON ST
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
CONTACT: TROY PETERSON

BENCHMARK
FOUND BRASS CAP IN HANDHOLE
CITY OF CHANDLER BENCHMARK #37A
INTERSECTION OF FAIRVIEW STREET AND SOUTH ENTRY OF CHANDLER HOSPITAL; 830' EAST OF DOBSON ROAD, ONE-QUARTER MILE NORTH OF PECOS ROAD.

ELEVATION= 1195.85 (NAVD88)

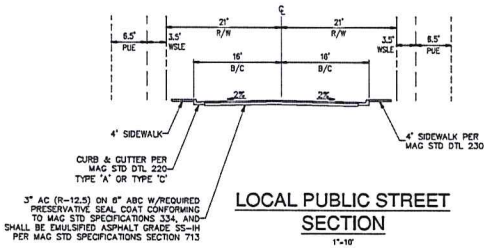
SHEET INDEX
PP01 COVER SHEET
PP02 PRELIMINARY PLAT

BASIS OF BEARING
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 1079 OF MAPS, PAGE 05, M.C.R., SAID BEARING BEING:
SOUTH 89 DEGREES 57 MINUTES 34 SECONDS EAST

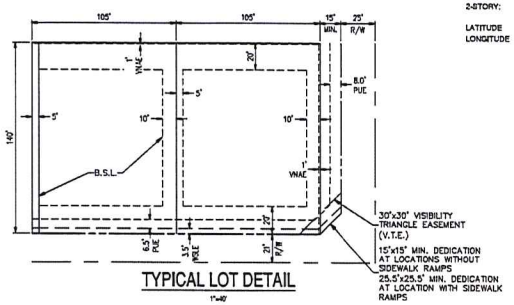
FLOOD ZONE
CURRENT FLOOD ZONE IS "ZONE X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIDTH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD); PER FIRM MAP NO. 04013C2720L, DATED OCTOBER 16, 2013.

PROJECT INFORMATION

PARCEL AREA:	5.05 ACRES (GROSS & NET)
EXISTING ZONING:	AG-1
NUMBER OF LOTS:	9
DENSITY:	1.78 DU/AC
MINIMUM LOT WIDTH:	105'
MINIMUM LOT AREA:	15,000 S.F
BUILDING SETBACKS	
FRONT:	20', 15' FOR SIDE LOADED GARAGE, LIVING AREA OR PORCH
REAR:	20' FOR SINGLE STORY, 30' FOR TWO STORY
SIDE:	5'/15' (MIN./TOTAL)
MAXIMUM LOT COVERAGE	
1-STORY:	50%
2-STORY:	45%
LATITUDE	33°17'11.68"N
LONGITUDE	111°53'1.60"W



LOCAL PUBLIC STREET SECTION
1"=10'



TYPICAL LOT DETAIL
1"=40'

C.O.C. LOG NO. PPT16-0005

Bowman CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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PRELIMINARY PLAT COVER SHEET
WILDHORSE
MARICOPA COUNTY
CHANDLER, ARIZONA

PROJECT NUMBER

32334
D. TROY PETERSON
Expires 3/31/17

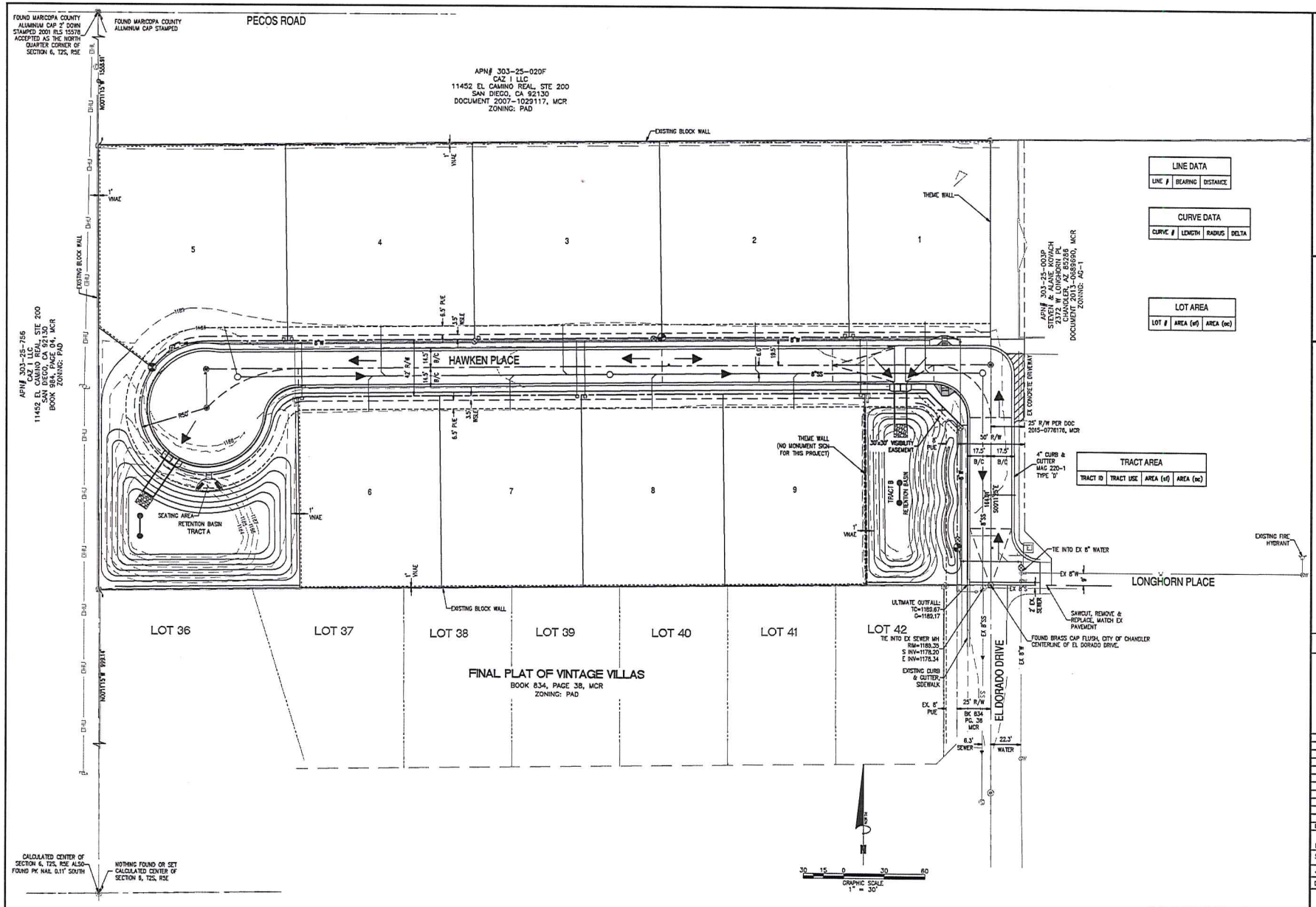
PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: V:	
JOB No. 050003		
DATE : 03.04.16		

SHEET PP01 01 OF 2

CAD FILE NAME: P:\050003 - Wildhorse\050003-02-001 (ENG) - Wildhorse Subdivision\Engineering\Engineering Plans\Preliminary Plat\050003-PR-001-COV.dwg 03/28/2016



LINE DATA		
LINE #	BEARING	DISTANCE

CURVE DATA			
CURVE #	LENGTH	RADIUS	DELTA

LOT AREA		
LOT #	AREA (sf)	AREA (ac)

TRACT AREA			
TRACT ID	TRACT USE	AREA (sf)	AREA (ac)

C.O.C. LOG NO. PPT16-0005

CAD FILE NAME: P:\050003 - Wildhorse\050003-02-001 (ENG) - Wildhorse Subdivision\Engineering\Engineering Plans\Preliminary Plat\050003-PR-002-PPT.dwg 03/28/2016

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PRELIMINARY PLAT
WILDHORSE

MARICOPA COUNTY
CHANDLER, ARIZONA

PROJECT NUMBER

32334
D. TROY PETERSON
ARIZONA

PLAN STATUS

DATE	DESCRIPTION

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 30' V:	
JOB No. 050003		
DATE : 03.04.16		

SHEET PP02
02 OF 2