



Chapter II — Single-Family Residential Development Standards



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

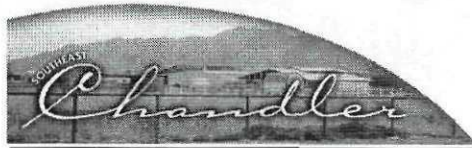
Section A — Introduction

This Chapter sets forth the standards and incentives for new single-family residential development which occurs under the City of Chandler PAD zoning process within Southeast Chandler. The standards contained in Section B portray a set of guidelines intended to establish an environment throughout Southeast Chandler to achieve the vision stated herein (Chapter 1). Although the standards represent the intended guide and expectations for developments, flexibility can be applied on balance to fit the physical and geographical situation of a particular parcel/project provided that the overall intent of this section is achieved. Accordingly, consideration should be given to the nature of surrounding properties or developments, the size and/or shape of the parcel to be developed, the extent of the street exposure and resulting streetscape scrutiny, and application of the applicable standards, the potential to connect with other developments, conformance with Area Plan requirements or representations, and the like.

Section B — PAD Development Standards

Each single-family development proposal for which a PAD zoning designation is requested, whether a single parcel or a multi-phase development, shall be subject to the analysis and diversity guidelines that are provided in the City's 1995 Residential Development Standards. In addition to complying with the Residential Development Standards, to the extent that those Standards are applicable, compliance with the following additional standards (which are applicable to all lot sizes in Southeast Chandler) is required:

1. On average, provide 45' wide landscaped setback (measured from the curb line to the fence wall) along arterials. Provide street tree plantings and landscaping (in conformance with the Southeast Chandler arterial street landscape palette), including turf where possible, in the landscaped setback areas along arterials. In the event effluent is not available, Chandler should consider using easements in lieu of right-of-way between the curb line and property line to allow irrigation of the turf in this area.
2. Use subdivision design techniques (such as cul-de-sacs, open space windows, loop streets, etc.) that reduce the number of houses backing up to arterial streets. Lots backing onto arterial streets should occupy no more than 50 percent of the lineal area along the perimeter.
3. Provide staggers or other breaks in perimeter fence walls adjoining arterial streets. Openings in perimeter fence walls should include rural character open-view fencing (such as synthetic split rail, tubular steel, or with other durable materials). For the perimeter wall, openings (view walls) should be provided adjacent to open spaces, abutting cul-de-sacs, and parallel side streets to provide views from arterial streets into the development. For solid fencing, a stagger or material change shall occur at least every 100 feet. Planters, low rock fascias, landscaped breaks, and other features to provide variety are encouraged.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

4. Provide rural character entry features from arterial streets into PAD's. These entry features should include rural character elements such as:
 - i. Openings
 - ii. Theme details
 - iii. Split fence
 - iv. Stone
 - v. Brick
 - vi. Faux Stone
 - vii. Railings
 - viii. Use of specimen landscaping materials at the entries
 - ix. Monument signing
 - x. Specialty pavement
 - xi. Enhanced wall details
 - xii. Boulevard median.

5. Provide four-sided elevations displaying a minimum of three distinctive elevation styles per floor plan. A diverse architectural palette may include elevations in the spirit of one or more architectural styles such as: Santa Fe, Craftsman Bungalow, Spanish, Mediterranean, Mission, Prairie and/or Ranch.

When side or rear elevations will be visible from arterial or collector streets or public open space, varying side or rear pop-out treatments, significant roof plane variations in height, orientation, stepping, and wall angles (or other architectural treatments) are encouraged to prevent the same side or rear architectural treatment of homes located next to each other. Plain open gables should be avoided. Each subdivision should provide a minimum of ten color variations and a variety of roofing colors, textures, and

component shapes, such as flat and barrel concrete tile. Unenclosed front porches or large open patio with hedge or low wall enclosures are strongly encouraged. Where provided, variations in front yard setbacks can be considered.

Garage fronts should be de-emphasized as the most prominent architectural feature. A portion of the floor plans should offer alternate garage designs such as: side entry or swing-in, offset or recessed forward facing, split garages, tandem and/or detached garages. Several types of driveway orientations and angles are encouraged.

When side or rear elevations will be visible from arterial or collector streets or public open space, no more than two identical side-by-side roof slopes should be provided. No more than every third home adjacent to an arterial street may be two story.

When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation. A covered patio may be considered a single-story element and may extend into the rear setback by no more than ten feet. Side yards shall be a minimum of 10 feet on each side, with a minimum 20 feet separation between homes.



Section C — Community Amenities for Density Incentives

It is recommended that Table II-A should be followed where it is determined appropriate to allow an increased project density from 2.5 up to 3.5 homes per acre. Criteria for applying the tables to new developments are as follow:

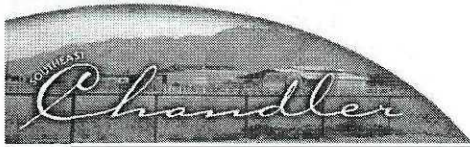
- Development proposals shall be in compliance with Section B as a condition of eligibility for increased density as set forth in Table II-A.
- Table II-A is organized into four density increments: greater than 2.5 du/ac to 2.75 du/ac (Increment 1); greater than 2.75 du/ac to 3.0 du/ac (Increment 2); greater than 3.0 du/ac to 3.25 du/ac (Increment 3); and, greater than 3.25 du/ac to 3.5 du/ac (Increment 4).
- Table II-A provides a list of amenity requirements (as indicated with an “R”) necessary to achieve the desired density increment.
- Table II-A provides a list of amenity options (as indicated with an “O”), each associated with a rating of 1 or 2 points (as indicated in parentheses following the “O”):
 - ❖ 1 point is assigned if the amenity is design oriented (that is, the amenity is created as a result of designing a neighborhood differently than otherwise would occur);
 - ❖ 2 points are assigned if the amenity involves both unique design features and notable capital expenditures; and
- ❖ In certain instances an “O (1-2)*” is identified to indicate that either 1 or 2 points will be assigned, depending upon the significance of the amenity provided, as recommended by the Planning Director and approved by the City Council.
- An amenity option cannot be selected to achieve a higher density increment if that option is listed as a required amenity in another, lower density increment.
- Where “NA” is listed in Table II-A, it is meant to indicate that the corresponding amenity is “not applicable” to the corresponding density increment.
- Through the PAD process, the final determination of project density based on the amenities provided under this section shall be subject to the discretion of the City Council. Additionally, Council may determine whether any or similar amenity justifies a density increase. Council may also decide whether an increased density is appropriate for any given project, as per the City’s General Plan.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

- **To achieve a density greater than 2.5 du/ac to 2.75 du/ac:** All of the features listed as “required” (R) within Increment 1 of Table II-A, as well as a selection of “optional” (O) features totaling at least 2 points in Table II-A, shall be met to qualify to receive a maximum density of 2.75 du/ac.
- **To achieve a density greater than 2.75 du/ac to 3.0 du/ac:** All of the features listed as “required” (R) within Increment 1 and Increment 2 of Table II-A, as well as a selection of “optional” (O) features totaling at least 3 points in Table II-A, shall be met to qualify to receive a maximum density of 3.0 du/ac.
- **To achieve a density greater than 3.0 du/ac to 3.25 du/ac:** All of the features listed as “required” (R) within Increment 1, Increment 2, and Increment 3 of Table II-A, as well as a selection of “optional” (O) features totaling at least 4 points in Table II-A, shall be met to qualify to receive a maximum density of 3.25 du/ac.
- **To achieve a density greater than 3.25 du/ac to 3.5 du/ac:** All of the features listed as “required” (R) within Increment 1, Increment 2, Increment 3, and Increment 4 of Table II-A, as well as a selection of “optional” (O) features totaling at least 5 points in Table II-A, shall be met to qualify to receive a maximum density of 3.50 du/ac.
- **School Site Dedication and Density:** Acreage dedicated for a full (15 acres) or partial (5 acre minimum) school site may be calculated as part of the achieved project density. In all instances of school site dedication (full or partial), optional points and requirements to achieve the above-listed density increments (and those listed in Table II-A) shall also apply. Project density shall not exceed a maximum of 3.5 dwelling units per acre.
- In addition to the density allowance, additional density bonuses up to but not to exceed the project base density may be considered as agreed between the school district and property owner(s) and as approved by the City Council. Other incentives other than, or in addition to, density allowances may be submitted by the property owner/developer for consideration by the school district and City Council.



Southeast Chandler Area Plan

CHAPTER II - SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

Table II-A: PAD Development Amenities for Increased Densities Greater than 2.5 to a Maximum 3.5

Item I.D.	Amenities	<u>Increment 1</u> greater than 2.5 du/ac to 2.75 du/ac	<u>Increment 2</u> greater than 2.75 du/ac to 3.0 du/ac	<u>Increment 3</u> greater than 3.0 du/ac to 3.25 du/ac	<u>Increment 4</u> greater than 3.25 du/ac to 3.5 du/ac
A-1	Neighborhood playlots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit	R	R	R	R
A-2	Provide common area lakes	O (1)	O (1)	O (1)	O (1)
A-3	If common area lakes are provided, they shall be visible from a street or public open space	O (1)	O (1)	O (1)	O (1)
A-4	Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e. minimum 12.5% open space requirement)	R	NA	NA	NA
A-5	Exceed 10% open space requirement by a minimum of an additional 5% (i.e. minimum 15% open space requirement)	O (1)	R	NA	NA
A-6	Exceed 10% open space requirement by a minimum of an additional 7.5% (i.e. minimum 17.5% open space requirement)	O (2)	O (1)	R	NA
A-7	Exceed 10% open space requirement by a minimum of an additional 10% (i.e. minimum 20% open space requirement)	O (2)	O (2)	O (1)	R



Southeast Chandler Area Plan

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A-8	Small farm plots/community gardens/orchards with irrigation (provided at the rate of 32 square feet per dwelling unit and located as neighborhood focal point)	O (1)	O (1)	O (1)	O (1)
A-9	Provide small loop drives around centralized common space that can serve as a neighborhood pocket park/focal point	O (1)	O (1)	O (1)	O (1)
A-10	Interpretive educational opportunities that relate to the agricultural heritage and history of the area, through such venues as nature trails or point of interest displays	O (1)	O (1)	O (1)	O (1)
A-11	Minimum 15,000 square foot lots adjacent to all neighborhood collectors and minimum one-half (1/2) acre lots adjacent to arterial streets (with open view fencing along public rights-of-way) and provide a diversity of other lot sizes in the internal areas	O (1)	O (1)	O (1)	O (1)
A-12	Provide visible open space with view corridors to the San Tan Mountains that are a minimum width of 100 feet	O (1)	O (1)	O (1)	O (1)



Southeast Chandler Area Plan

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A-13	Internalized pedestrian-oriented, non-residential mixed-use nodes with appropriate land uses and design components serving the local neighborhood (e.g. neighborhood corner store, religious institution, daycare facilities, transit center, small scale professional offices, etc.)	O (1)	O (1)	O (1)	O (1)
A-14	Provide a substantial number of tree-lined residential streets with parkways between sidewalks and curb	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*
A-15	Provide varied finished grade elevations	O (1)	O (1)	O (1)	O (1)
A-16	Provide bi-level or tri-level landscaping (e.g., terraced landscaping, planter boxes, etc.) along arterials	O (1)	O (1)	O (1)	O (1)
A-17	Trail underpasses at arterial road crossings (of adequate width and height, and highly visible for public safety purposes)	O (2)	O (2)	O (2)	O (2)
A-18	Common equestrian amenities/facilities (stables, riding arena, etc.), located as a community focal point, and connected to a planned multi-use trail	O (2)	O (2)	O (2)	O (2)

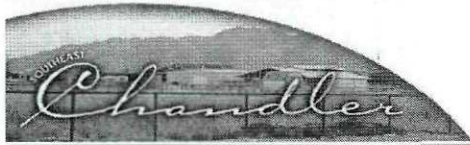


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A-19	Preservation and adaptive re-use of on-site original homesteads as community amenities (e.g. centrally located community activity center for hosting community meetings, after-school recreation programs, neighborhood gatherings, etc.)	O(1-2)*	O(1-2)*	O(1-2)*	O(1-2)*
A-20	Recreational facilities and amenities with comprehensive streetscape and neighborhood furniture palettes [(Note: Subject to Planning Director approval, 1 point is received for the combined provision of multiple amenities including benches in open space and gathering areas, decorative light standards, trash receptacles, wayfinding signage system, neighborhood landscape planting theme, drinking fountains, etc.; 2 points are received for the combined provision of multiple amenities including pocket plazas/transit stops, playground equipment, additional basketball/sport courts, extra open space at neighborhood entries, etc.)]	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*
A-21	Provide community meeting/gathering place with vehicular and bicycle parking, hitching posts, picnic ramadas, trash, and recycling repositories for dedication to the City	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*



Southeast Chandler Area Plan

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A-22	Preserve existing groves of trees	O (1)	O (1)	O (1)	O (1)
A-23	Through the PAD process, the Council may approve another unlisted amenity upon finding that said amenity achieves or exceeds the intent, vision, and quality of the amenities which contribute to the character of Southeast Chandler listed herein as A-1 through A-22	O (1-2)*	O (1-2)*	O (1-2)*	O (1-2)*