



Chandler • Arizona
Where Values Make The Difference

A.

MAY 05 2010

MEMORANDUM **Planning and Development – PZ Memo No. 10-049**

DATE: APRIL 26, 2010

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PDP10-0002 AVIAN TRAILS

Request: Preliminary Development Plan (PDP) approval for housing product for a 92-lot single-family residential subdivision on approximately 35 acres

Location: Approximately ¼ mile north of the northeast corner of Chandler Heights and Lindsay Roads

Applicant: T3 Homes LLC, dba Trend Homes

Project Info: Three plans—two fully two-story floor plans and one single-story (with loft) floor plan with three elevations each, ranging in size from 3,102 to 4,600 square feet

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Southeast Chandler Area Plan, and Planned Area Development (PAD) zoning, Staff recommends approval of the Preliminary Development Plan (PDP) for housing product subject to conditions.

BACKGROUND

Request is for single-family housing product approval within a previously approved single-family residential subdivision. The development is approximately 35 acres and includes 92 lots that average approximately 10,663 square feet in area. The property was rezoned from Agricultural (AG-1) to PAD zoning in September 2004. The land use, lot sizes, landscaping, street standards, setbacks, and subdivision diversity standards were addressed through a subdivision layout PDP that was approved at the same time as the development's rezoning application. Further zoning action was taken in 2007 to eliminate a condition that required

copper plumbing and to modify the maximum lot coverage restriction. Housing product by another homebuilder was approved for the subject site in 2007 and construction had begun only on the model homes, which have recently been removed. The subject application is for a different set of housing product that will be applied to all 92 of the subdivision's lots.

The subject site is bordered on the north by several single-family ranchettes that are unincorporated and are adjacent to Brooks Farm Road. To the west across Lindsay Road is vacant land approved for single-family home. East and south of the subject site, at the northeast corner of Chandler Heights and Lindsay Roads, is a City park, Police substation, and water recharge facility.

Housing plans range from approximately 3,102 to 4,600 square feet, including three floor plans with three elevations each for a total of nine elevation options. There are two two-story plans and a primarily single-story plan that includes a small second-story loft. Since the primarily single-story plan appears like a single-story home from street and neighbor view, Staff recommends that it be considered a single-story home for the purposes of lot selection. Architectural styles include Spanish/Santa Barbara, Hacienda, Craftsman, and French Country (not all styles are available on all floor plans). One of the two-story housing plans (No. 304.2) offers standard front porches for all elevations, while the other two housing plans offer a standard front courtyard in conjunction with one of the three elevations. All plans also offer standard rear yard covered patios.

The housing product meets the current Residential Development Standards including all nine required standards and seven of the optional diversity standards. The housing product provides three distinctive elevations per floor plan, variation in roof planes, color variations, de-emphasized garage fronts, and standard front porches/courtyards for at least one elevation per floor plan. The standard front porches/courtyards is also specifically encouraged by the Southeast Chandler Area Plan.

The various architectural styles each feature several distinctive elements. The Spanish/Santa Barbara style contains an arched turret entry, wrought iron details, generous stone veneer, rough sawn wood elements, and concrete S-tile roofing. The Hacienda style contains enhanced stucco popouts, rough sawn wood elements, artistic stucco imprints, and flat concrete tile roofing. The Craftsman style contains generous stone veneer, lap siding, decorative window shutters, and flat concrete tile roofing. Finally, the French Country style contains decorative wrought iron, decorative window shutters, stone window headings, steep pitched roof elements (on Plan No. 304.2 only), and flat concrete tile roofing. Additional project details, diversity analysis, and housing product can be found in the provided Development Booklet.

The established zoning restricts two-story homes in several ways. Two-story homes along the northern boundary (Lots 4 through 18) are limited to no more than every third lot. No two two-story homes may be located adjacent to each other along the northern boundary (Lots 4 through 18). Only one home backing to Lindsay Road (Lots 1-4) may be two-story. When two-story homes are built on adjacent lots the two-story elements must be separated by at least 20 feet—the applicant is providing minimum 10' side yard setbacks on all lots to ensure this provision is met (zoning required side yard setbacks of only 5' and 10'). Lots 16 and 17 must be built with single-story homes only. Additionally, the zoning approval stipulates that the same front

elevation not be built on adjacent or opposite lots and that staggered front and rear building setbacks for adjacent homes occur throughout the subdivision.

DISCUSSION

Staff finds the housing product to be of a high quality and in conformance with the General Plan and Residential Design Standards if modified to add another single-story floor plan. Recognizing that there are many subdivision lots restricted to only one-story homes, an additional floor plan would further the goal of housing diversity and make it easier to meet front elevation diversity requirements. Staff anticipates being able to provide the potential fourth floor plan in conjunction with the applicant at the Planning Commission hearing.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 14, 2010 at the Chandler Library Basha Branch. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of PDP10-0002 AVIAN TRAILS subject to the following conditions:

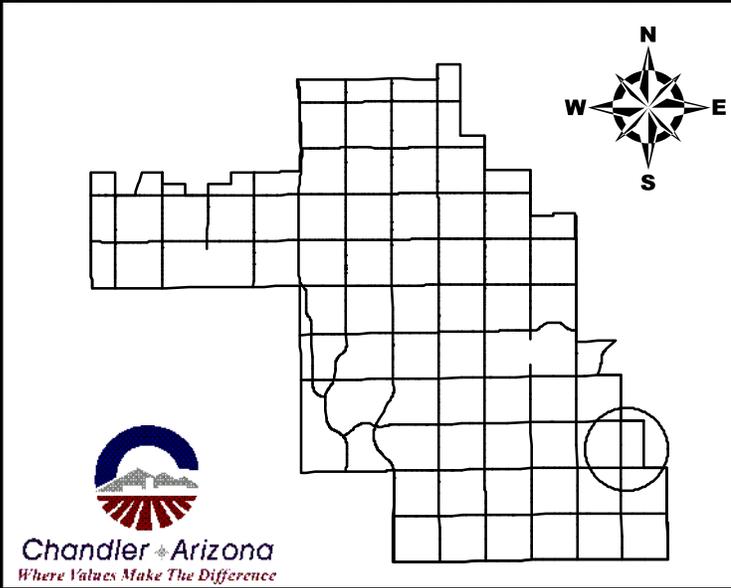
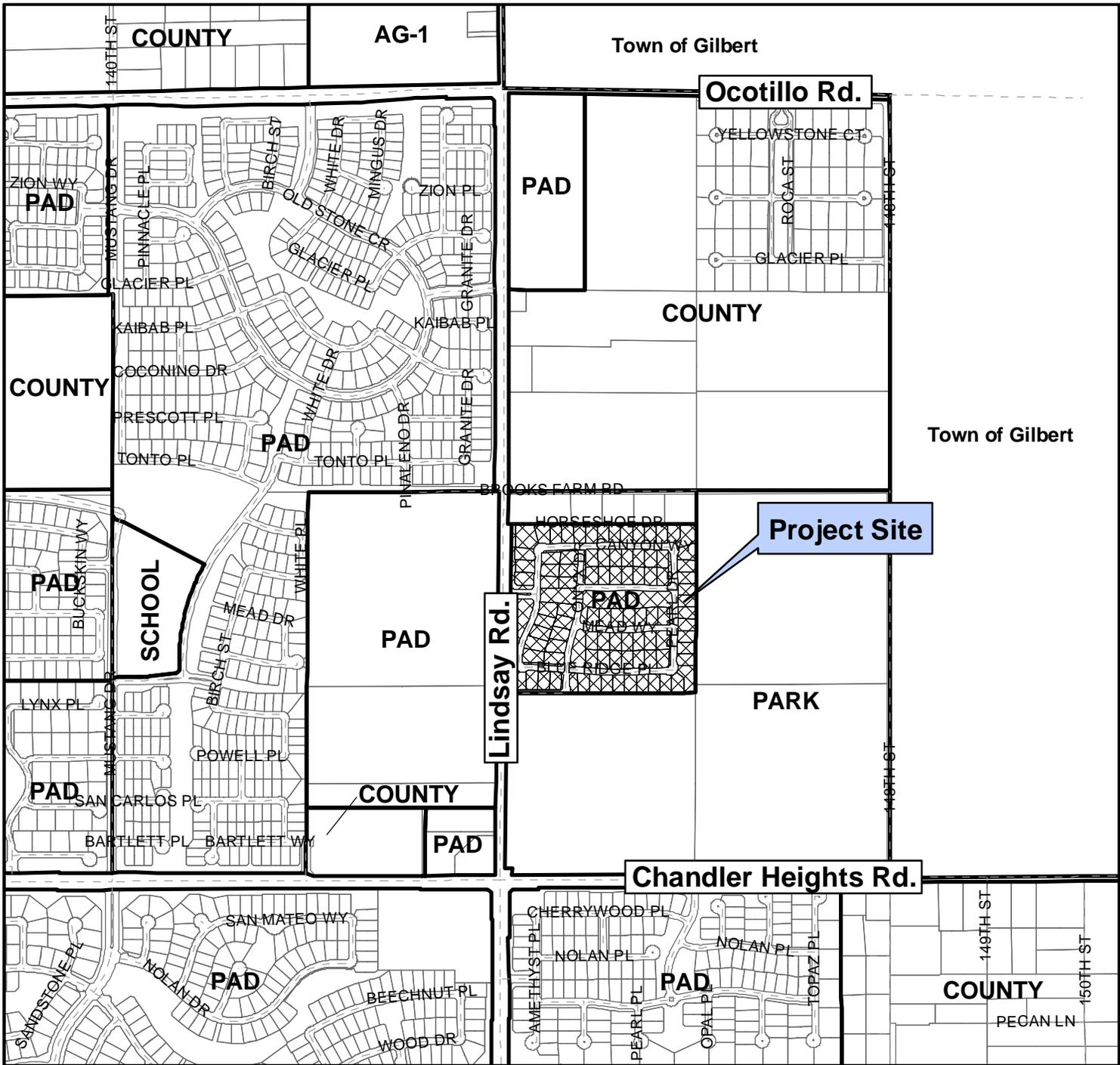
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3607, in case DVR04-0013 AVIAN TRAILS, except as modified by condition herein.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVIAN TRAILS" kept on file in the City of Chandler Current Planning Division, in file No. PDP10-0002, except as modified by condition herein.
3. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
4. The applicant shall work with staff to establish a fourth floor plan that is of a quality commensurate with the other presented floor plans. This fourth floor plan shall be single-story and shall offer three elevations.

PROPOSED MOTION

Move to recommend approval of Preliminary Development Plan in case PDP10-0002 AVIAN TRAILS subject to the conditions recommended by Staff.

Attachments

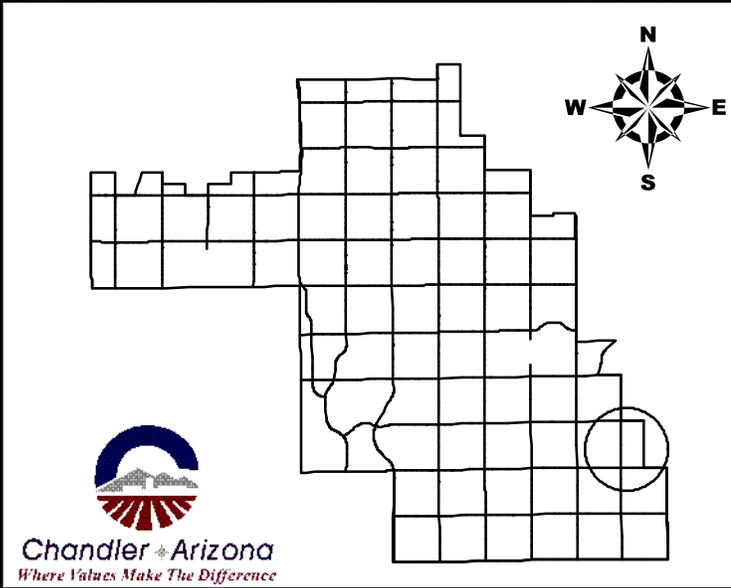
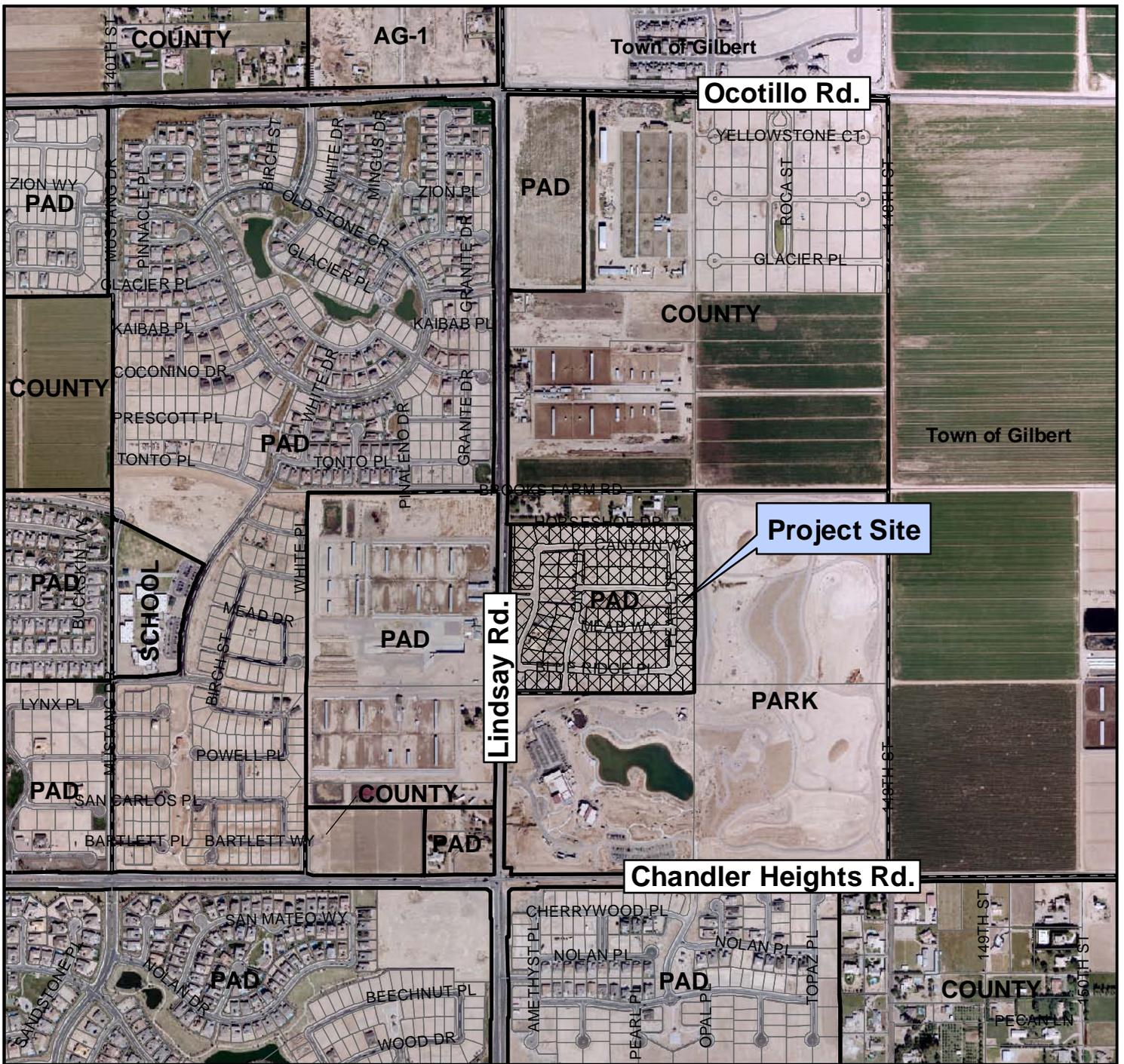
1. Vicinity Maps
2. Site Plan
3. Elevations
4. Ordinance No. 3607
5. Ordinance No. 3914
6. Development Booklet, Exhibit A



Vicinity Map



PDP10-0002
Avian Trails



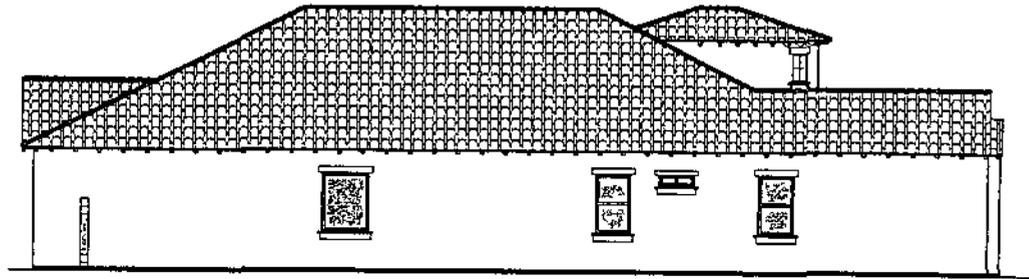
Vicinity Map



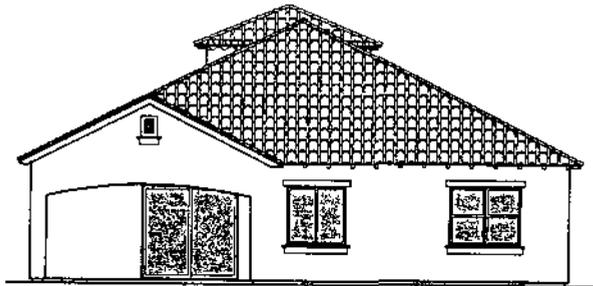
PDP10-0002
Avian Trails



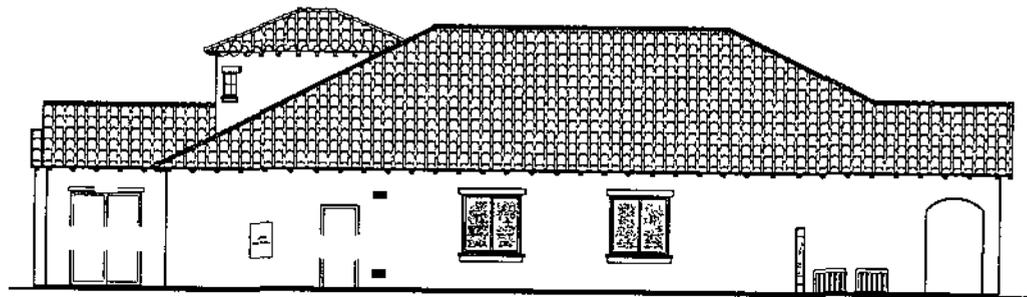
Front Elevation



Left Elevation



Rear Elevation



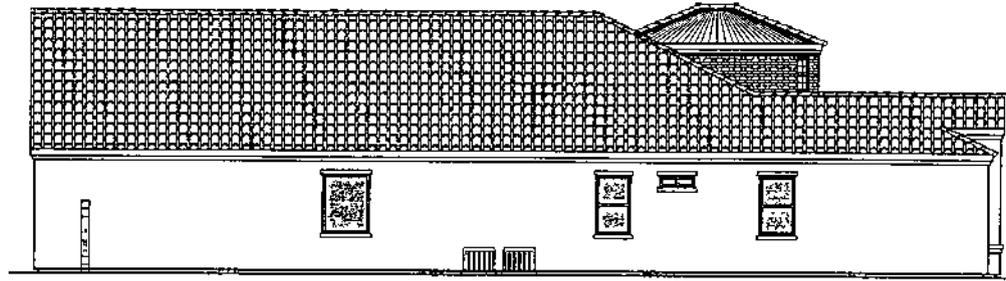
Right Elevation

210.1

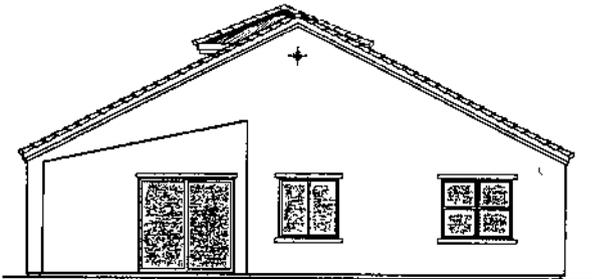
HACIENDA 'B'
ELEVATIONS



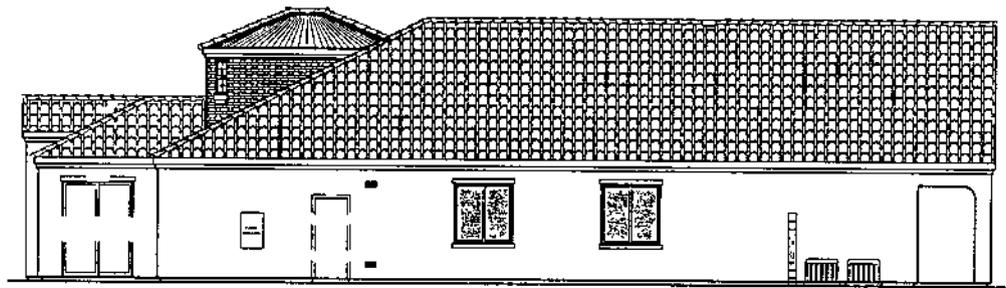
Front Elevation



Left Elevation



Rear Elevation



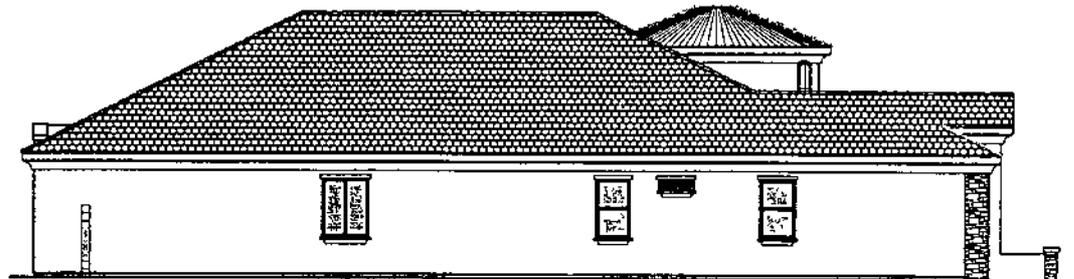
Right Elevation

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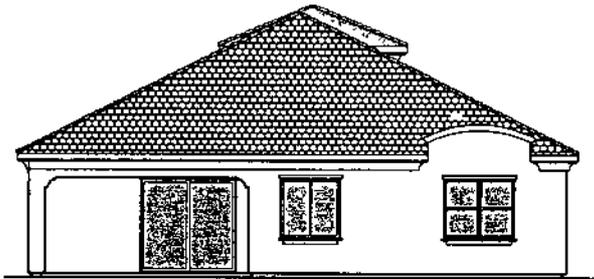
SPANISH 'A'
ELEVATIONS



Front Elevation



Left Elevation



Rear Elevation



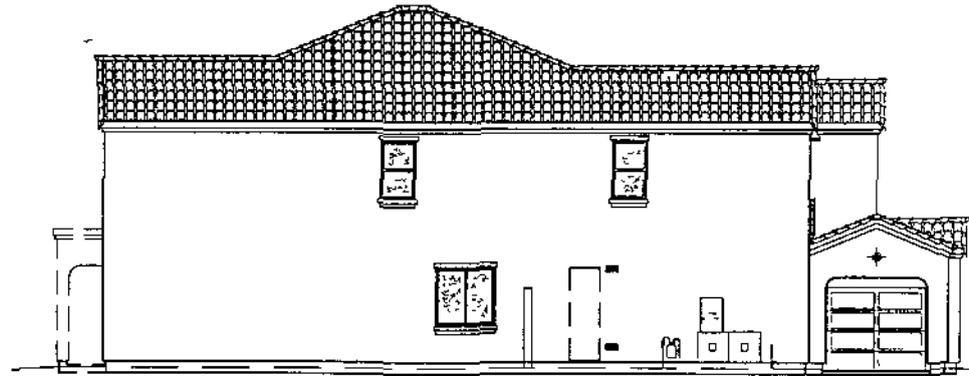
Right Elevation

210.1

FRENCH COUNTRY 'F'
ELEVATIONS



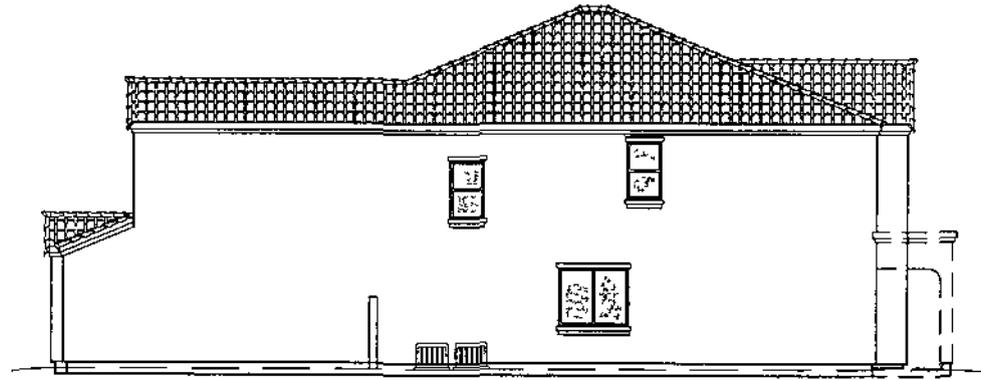
Front Elevation



Left Elevation



Rear Elevation



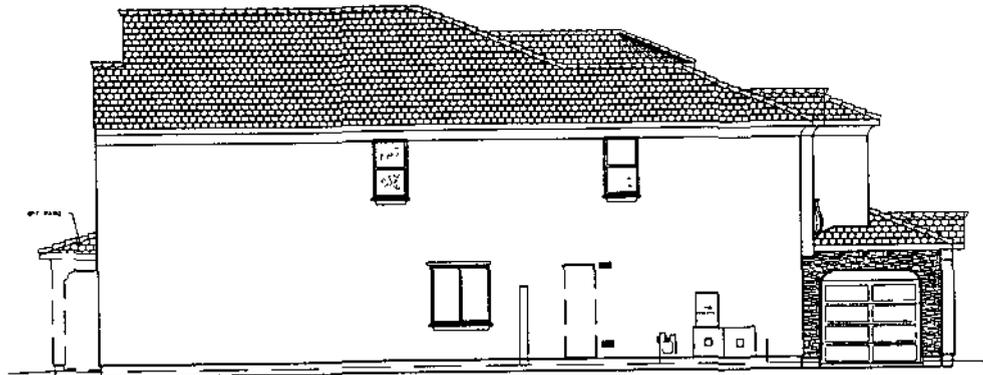
Right Elevation

212.1

SPANISH A
ELEVATIONS



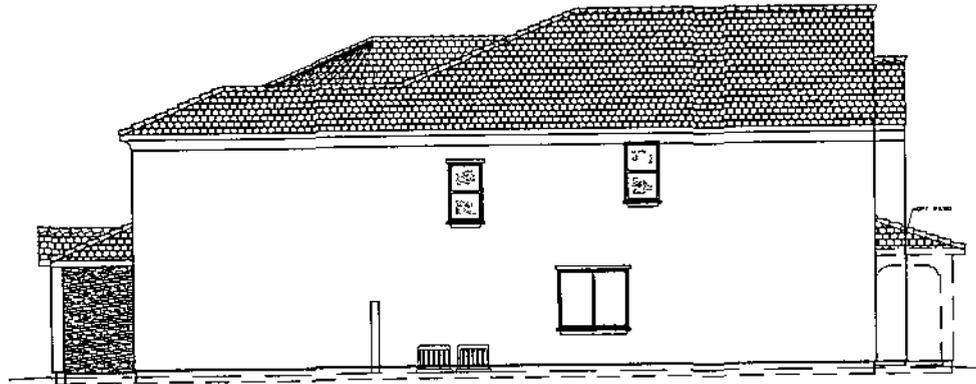
Front Elevation



Left Elevation



Rear Elevation



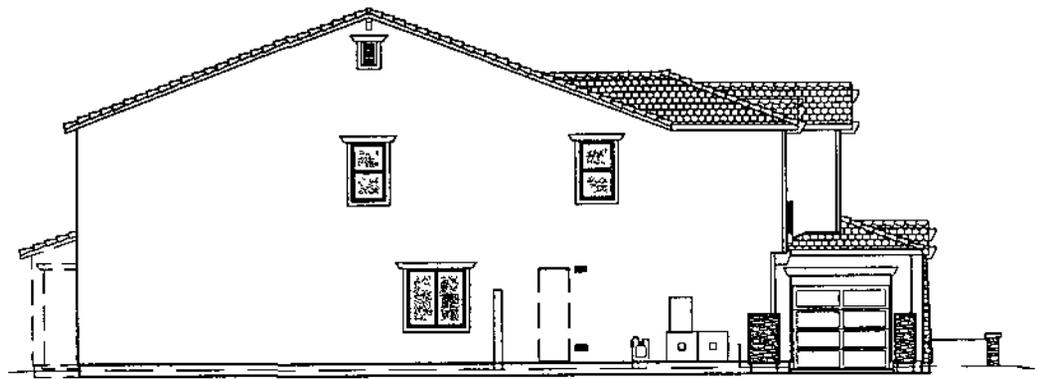
Right Elevation

212.1

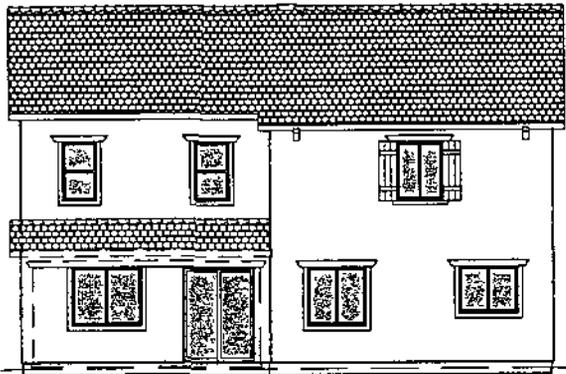
FRENCH COUNTRY 'F'
ELEVATIONS



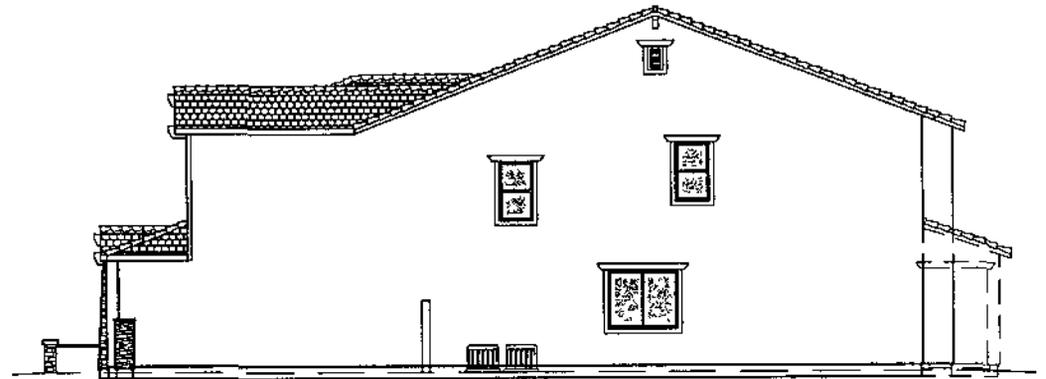
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

212.1

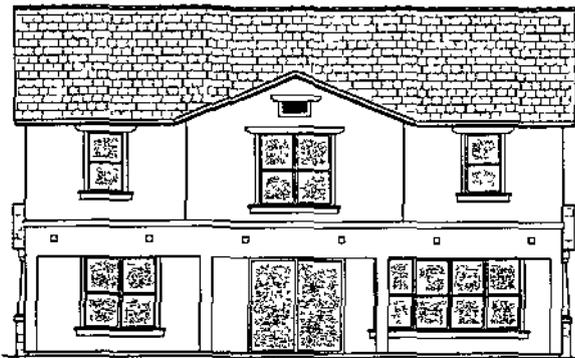
CRAFTSMAN 'C'
ELEVATIONS



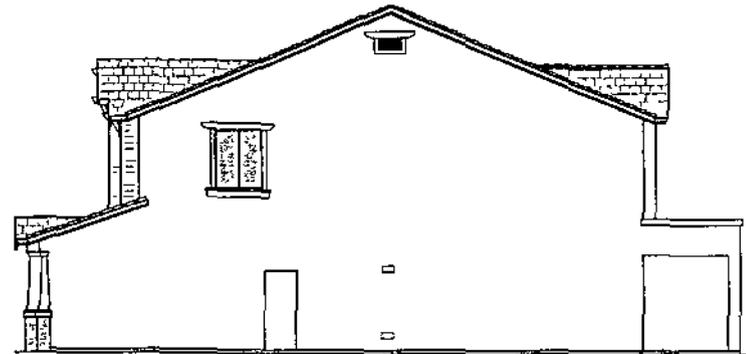
Front Elevation



Left Elevation



Rear Elevation



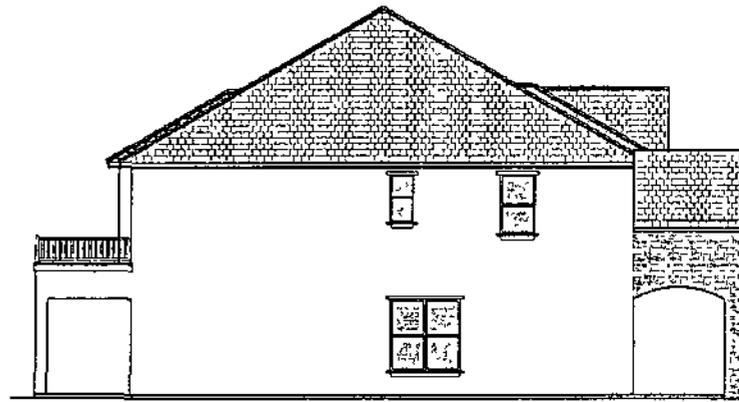
Right Elevation

304.2

CRAFTSMAN 'C'
ELEVATIONS



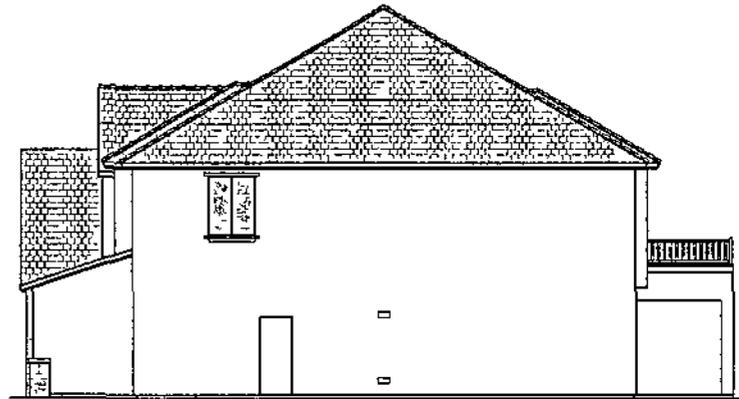
Front Elevation



Left Elevation



Rear Elevation



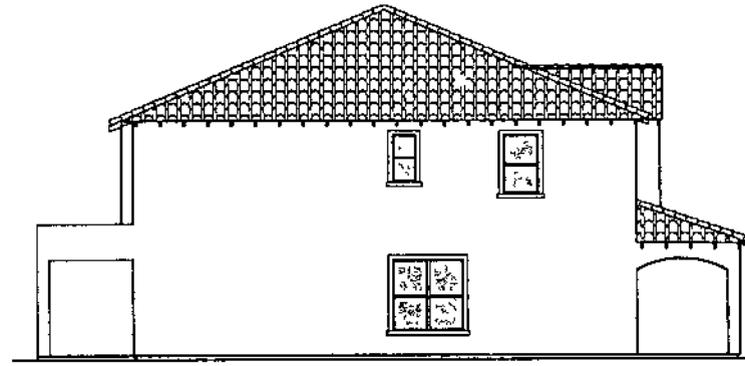
Right Elevation

304.2

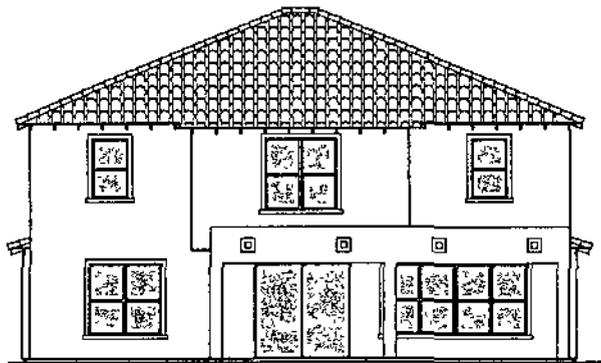
FRENCH COUNTRY 'F'
ELEVATIONS



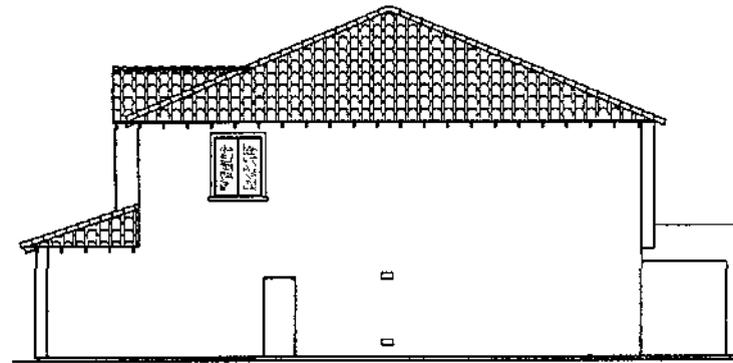
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

304.2

SPANISH 'A'
ELEVATIONS

ORDINANCE NO. 3607

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY PLACING ON A PARCEL THE INITIAL CITY ZONING OF PAD -- PLANNED AREA DEVELOPMENT (DVR04-0013 AVIAN TRAILS) 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

A portion of the Southwest Quarter of Section 20, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the West Quarter corner of said Section 20;
Thence South 00 degrees 49 minutes 00 seconds West, along West line of the Southwest Quarter of said Section 20, a distance of 224.02 feet;
Thence departing said West line, South 89 degrees 59 minutes 55 seconds East, a distance of 55.00 feet to the Point of Beginning;

Thence continuing South 89 degrees 59 minutes 55 seconds East, a distance of 1260.05 feet;
Thence South 00 degrees 31 minutes 27 seconds West, along the East line of the West half of said Southwest quarter, a distance of 1152.67 feet;
Thence departing said East line North 89 degrees 59 minutes 55 seconds West, to said West line, a distance of 1265.93 feet;
Thence North 00 degrees 49 minutes 00 seconds East, along said West line, a distance of 1152.74 feet to the Point of Beginning.

Said parcel is hereby zoned PAD (Planned Area Development) subject to the following conditions:

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1. Right-of-way dedications to achieve full half widths for Lindsay Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
 2. 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.
 3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
 4. 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.
 5. 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.
 6. Off-site improvements for Lindsay Road shall include full, half-width right-of-way including two northbound traffic lanes, raised landscape median, and one southbound traffic lane.
 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. *Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Avian Trails" kept on file in the City of Chandler Current Planning Division, in file no. DVR04-0013, except as modified by condition herein.*
 9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
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- 10 The landscaping in all open spaces and rights-of-way as well as all perimeter fences and view walls, shall be maintained by the adjacent property owner or homeowners' association.
 11. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
 - 12 The homes shall have all copper plumbing lines for those lines under pressure.
 13. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent) If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality, which meets the requirements of the Arizona Department of Environmental Quality for the purposes, intended available to the property to support. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.
 - 14 The "Public Subdivision Report", "Purchase Contracts", and CC&R's 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.
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15. No more than two adjacent homes along arterial streets or public open spaces shall have identical roof ridgelines.
 16. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
 17. The tot lot shall be a minimum of 20 total play stations
 18. The same front elevation shall not be built on adjacent or opposite lots.
 19. Out of the four lots backing to Lindsay Road (lots 1-4) only one lot can have a two-story home on it.
 20. Staggered front and rear building setbacks for adjacent house locations shall occur throughout the entire subdivision.
 21. When two-story homes are built on adjacent lots, a 20-foot separation of the two-story elements shall be provided between homes.
 22. The side yard setbacks shall be a minimum of 5 feet and 10 feet.
 23. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to an existing dairy farm located directly west of the subject property as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. 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.
 24. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report",
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"Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to or nearby an aircraft engine testing facility and an airplane aerobatic training area, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. 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.

25. The developer shall create on the final plat and install an approximate seven-foot wide landscaped tract along the northern boundary of the Avian Trails subdivision. The Avian Trails homeowner's association shall have the responsibility to maintain this landscaped tract. This landscaped tract will be provided only if all of the property owners immediately to the north of the Avian Trails subdivision record an irrevocable easement of adequate size to the developer and the Avian Trails homeowner's association to be used solely for access to install improvements on and maintain this landscaped tract. This easement must be executed by all of the property owners within forty-five days of their receipt thereof. If these conditions are not satisfied this landscaped tract area shall be platted as additional lot area.

26. Two-story homes along the north boundary of the subdivision (lots 4 through 18) shall be limited to no more than every third lot, and no two two-story homes shall be built adjacent to each other.

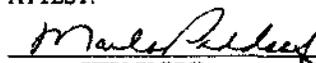
27. Lots 16 and 17 shall be built with single-story homes only.

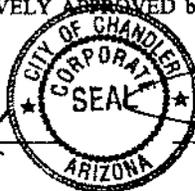
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

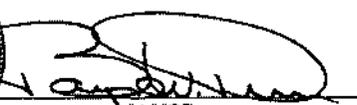
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 9th day of September 2004.

ATTEST:


CITY CLERK




MAYOR

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PASSED AND ADOPTED by the City Council on the 23rd day of September 2004

ATTEST.

Maria Pallasch
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3607 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 23rd day of September 2004, and that a quorum was present thereat.

Maria Pallasch
CITY CLERK

APPROVED AS TO FORM.

Dennis M. O'Neill
CITY ATTORNEY

Published in the Tribune on September 29 & October 6, 2004

ORDINANCE NO. 3914

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR06-0061 MONTAGE BY CHARLEVOIX) 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 Planned Area Development (Pad) to Pad Amended subject to the following conditions:

1. Development shall be in substantial conformance with existing Planned Area Development (PAD) zoning approved through Ordinance No. 3607 and Preliminary Development Plan (PDP) approval except as modified by the application materials of this request (narrative, site plan, and illustrations) and associated conditions of approval.
2. One-story homes shall be limited to 50% maximum lot coverage. Two-story homes shall be limited to 45% maximum lot coverage.

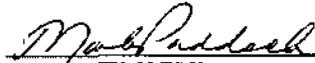
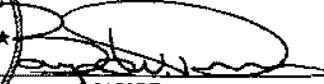
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department 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.

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Page 2

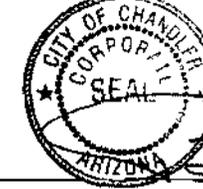
INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 26th day of April 2007.

ATTEST:


 CITY CLERK
 

 MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 10th day of May 2007.

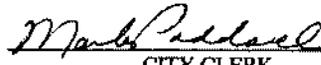
ATTEST:


 CITY CLERK
 

 MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3914 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of May 2007, and that a quorum was present thereat.


 CITY CLERK

APPROVED AS TO FORM:


 CITY ATTORNEY

PUBLISHED in the Arizona Republic on May 17 and 24, 2007.

Ordinance No. 3914

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LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF
SAID SECTION 20, FROM WHICH A 1/2" STEEL PIN MARKING THE SOUTHWEST CORNER OF
SAID SECTION 20 BEARS, SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST, A
DISTANCE OF 2647.85 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS
WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 223.97
FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,315.05
FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER
OF SAID SECTION 20;
THENCE SOUTH 00 DEGREES 31 MINUTES 27 SECONDS WEST, ALONG SAID LINE, A
DISTANCE OF 1,152.67 FEET,
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, A DISTANCE OF 1,320.94
FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20,
THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST, ALONG SAID LINE, A
DISTANCE OF 1,152.74 FEET TO THE POINT OF BEGINNING.