

MEMORANDUM **Transportation & Development - CC Memo No. 11-117**

DATE: OCTOBER 28, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP11-0009/PPT11-0004 AMBERWOOD HEIGHTS

Request: Preliminary Development Plan and Preliminary Plat approval for subdivision layout and housing product for an 83 lot subdivision on approximately 27.4 acres

Location: South and east of the southeast corner of Chandler Heights and Gilbert roads

Applicant: Todd Skoro, Atwell LLC

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval for an 83 lot residential subdivision on approximately 27.4 acres. Planning Commission and Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan (SECAP), recommend approval with conditions.

BACKGROUND

Amberwood Heights (The Residences at Belmonte) is located south and east of the southeast corner of Chandler Heights and Gilbert roads. The subject site was originally zoned in 2004 with the Reid’s Ranch and The Landing at Reid’s Ranch single-family residential subdivisions as part of the Reid’s Ranch master-planned community; both existing subdivisions are located north of Chandler Heights Road. The immediate northeast and southeast corners of the intersection were not included with the request. East of the subject site is the Valencia II master-planned single-family community; south is the Mesquite Groves single-family residential subdivision.

As originally approved, the subject site had the ability to be developed with production or custom homes.

As designated in the General Plan, the subject site falls within the SECAP as supporting Traditional Suburban Character type neighborhoods. The SECAP allows for residential density to be 2.5 dwelling units per acre, and provides provision for up to 3.5 dwelling units per acre based upon amenities provided to the subdivision. Based on the net acreage of the site, the subdivision provides a density of 3.0 dwelling units per acre.

SUBDIVISION LAYOUT

When the subdivision was initially approved in 2004 all lots were 10,000 square feet or greater, thus not required to meet the Residential Development Standards. Due to the request to modify the subdivision layout increasing the number of lots from 63 (at a lot size of 10,000 square feet or greater) to 83 (within a minimum lot size of 6,985 square feet), the subdivision is required to provide various elements as outlined in the Residential Development Standards, and various requirements in the SECAP for the increased density; a table is included in the development booklet outlining the standards met.

In spite of the increase in the number of lots, the subdivision layout maintains the original design as approved in 2004 with minor modifications. The main entry into the subdivision is along Chandler Heights Road and is in alignment with the Reid's Ranch subdivision to the north. A second point of access is provided off of Wood Drive located at the southern end of the subdivision; the subdivision is a gated subdivision. A large landscape area is provided along the entrance, consistent to Reid's Ranch design. The main spine is curvilinear in design and bi-sects the main outdoors amenity area. The main layout of the subdivision provides a number of curvilinear streets, naturally creating a staggering of homes.

The subdivision provides the required number of amenities to achieve the proposed density increase according to the SECAP (three required, four provided), and includes providing 20% open space, a community sensory garden and grove, and various areas of terraced landscaping. The applicant is working with Staff to incorporate some additional terraced landscaping areas along the Chandler Heights Road frontage.

While the option to provide community orchards/gardens/farm plots is not typically exercised, the development team has done a good job in providing the element. A small grove of Pistachio trees (both fruiting and non-fruiting) along with a sensory garden (landscaping with various sensory elements ranging from sight to smell to touch) is provided. In addition to this main garden area, the inclusion of non-fruiting Pistachio trees is also provided in the main open space area and access points into the subdivision, creating a strong theme throughout the subdivision.

HOUSING PRODUCT

In addition to the PDP for subdivision layout, the request also includes proposed housing product. As part of the housing product review, the homes need to meet a number of elements required in the Residential Development Standards. As proposed, the homebuilder is providing four floor plans with the option of three elevations per floor plan for a total of twelve main

options with the option for three car garages, storage garages, and courtyards; all homes proposed are single-story. Additionally, there is a wide color palette to choose from, creating additional diversity. While Staff generally likes to see more diversity in the housing product, the current plans provide a number of options for future homeowners that should provide a diverse street scene.

Required architectural elements as outlined in the Residential Development Standards include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architecture. Architectural styles include French Nouveau, Prairie, and an International elevation. Stacked stone is provided on two of the three elevations. Additional treatments to the garage doors will be provided in an effort to provide stronger architectural theming; details will be worked out with Staff.

Of the four plans, two plans offer a garage forward facing design (plans one and three), and two offer a recessed garage design (plan two and four). Floor plans two and four offer a side-loaded storage garage as standard, with an option to extend the side-load garage to make it full-size. It is requested that a two-foot encroachment into the side setback of plans 2 and 4 be allowed to provide the full-size garage option. Staff is comfortable with the request for the encroachment citing other architectural elements are allowed by Code to encroach into setbacks such as entertainment nooks, bay windows, and fireplaces. Plan one provides an option to change the forward facing garage into a side-loaded three car garage. Additional interest is provided to the elevations by way of recessed windows on both front and rear elevations.

DISCUSSION

Planning Commission and Staff support the request citing that the design of the subdivision creates a unique addition to southeast Chandler. The providing of a grove, sensory garden, and terraced landscaping are elements of the SECAP that are not generally exercised; however, by the use of these elements, it further enhances the uniqueness of the subdivision. Additionally, with the various options and standard elements, Staff believes that the housing product provides an attractive addition to southeast Chandler, and that a diverse streetscape will be achieved through the inclusion of a curvilinear street system and various garage elements.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Thursday, October 6, 2011. Four neighbors (two married couples) were in attendance, and had overall support of the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application. The applicant has received one phone call from a neighbor adjacent to the site with general support for the request, especially for the single-story design of the homes.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and SECAP, recommend approval of PDP11-0009 AMBERWOOD HEIGHTS, Preliminary Development Plan approval for subdivision layout and housing product; subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit 8, Development Booklet, entitled "The Residences at Belmonte", and kept on file in the City of Chandler Planning Division, in File No. PDP11-0009, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3601 in case DVR04-0009 REID'S RANCH, LANDING AT REID'S RANCH, AND AMBERWOOD HEIGHTS, except as modified by condition herein.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
4. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
5. 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.
6. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
7. The same elevation shall not be built side-by-side or directly across the street from one another.
8. The applicant shall work with Staff to provide additional terracing along the Chandler Heights Road frontage.
9. The applicant shall provide trees consistent to development standards along the landscape tract adjacent to Gilbert Road.
10. 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 the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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 Amberwood Heights development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. 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 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 home builder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition.

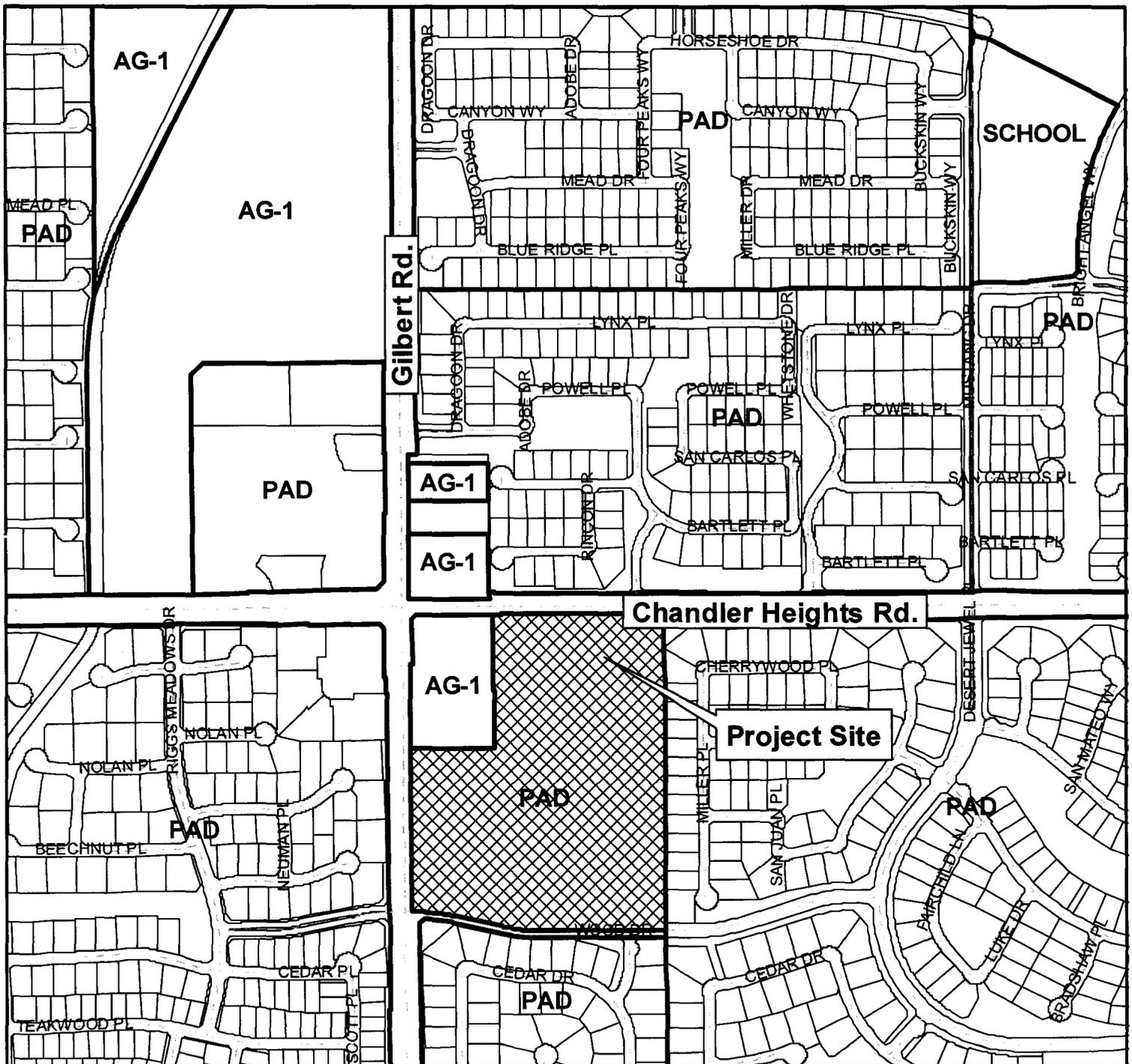
1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

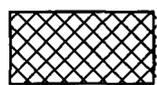
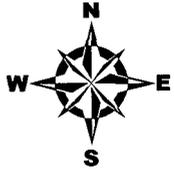
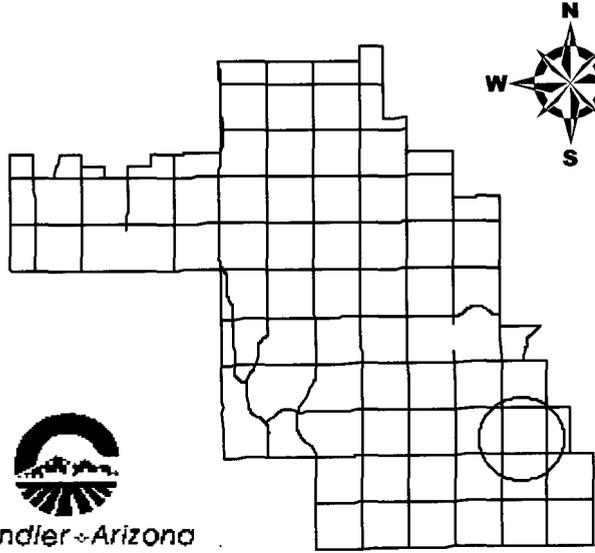
Move to approve PDP11-0009/PPT11-0004 AMBERWOOD HEIGHTS, Preliminary Development Plan and Preliminary Plat approval for an 83 lot single-family residential subdivision; subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Landscape Plan
3. Elevations
4. Applicant Narrative
5. Ordinance No. 3601
6. Preliminary Plat
7. Development Booklet ("The Residences at Belmonte")

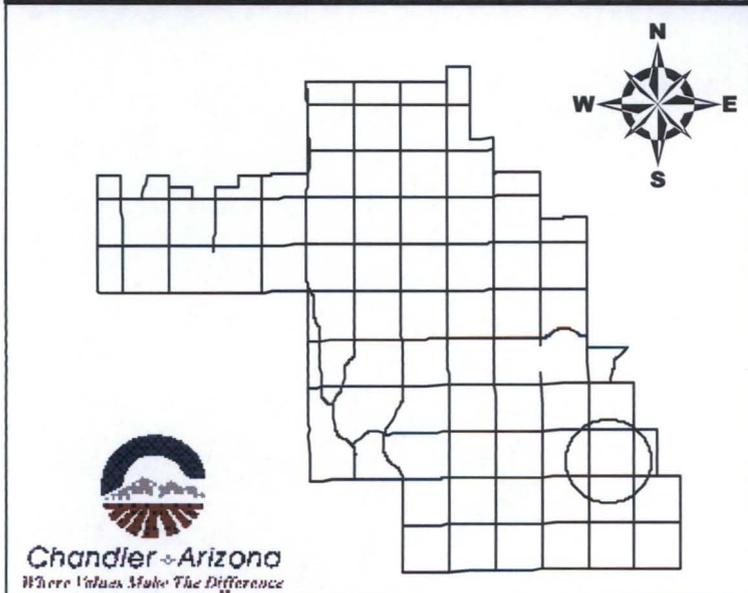
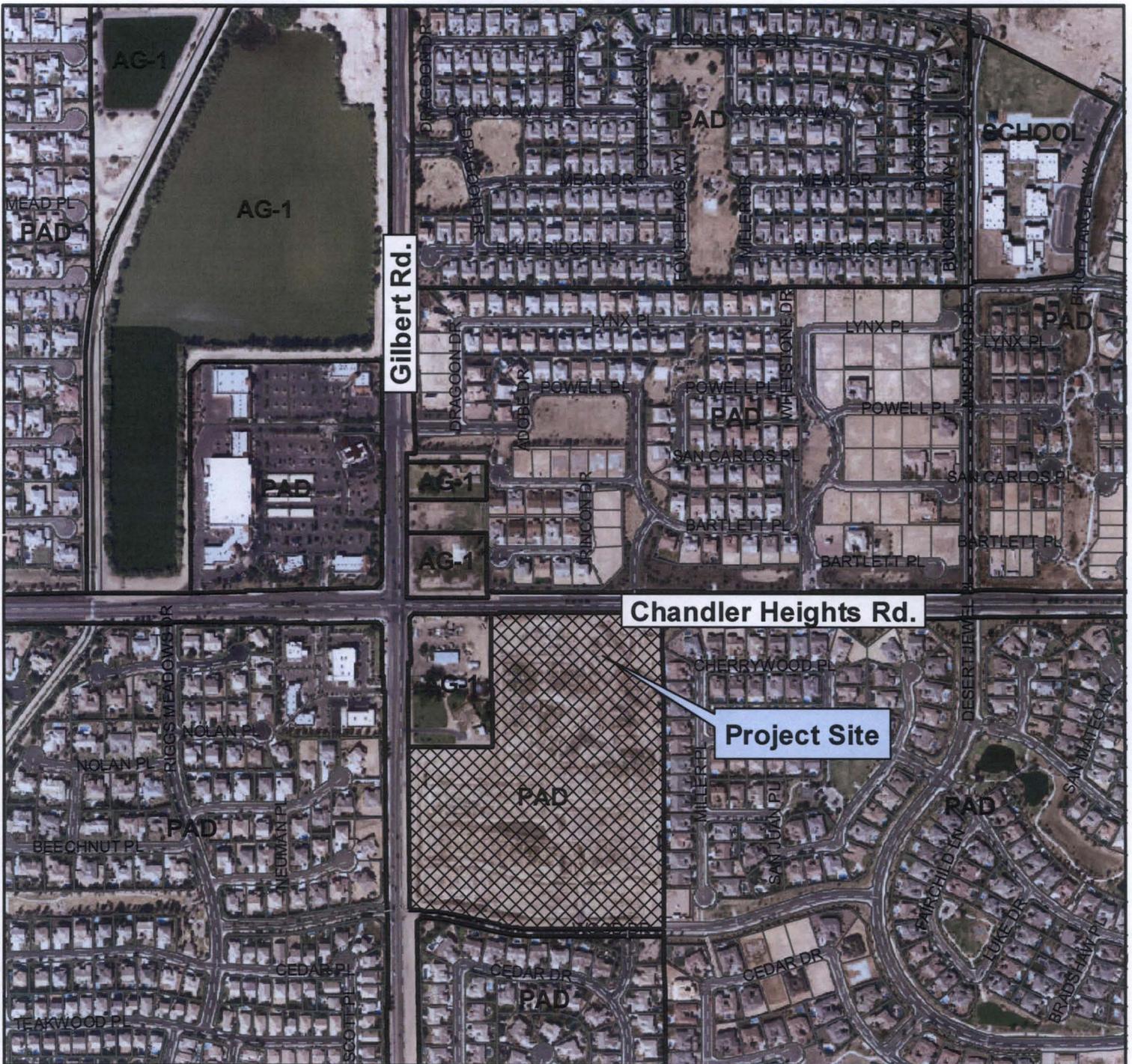


Vicinity Map

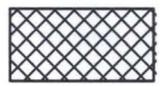


PDP11-0009

Amberwood Heights



Vicinity Map



PDP11-0009

Amberwood Heights





LEFT ELEVATION A
FRENCH NOUVEAU



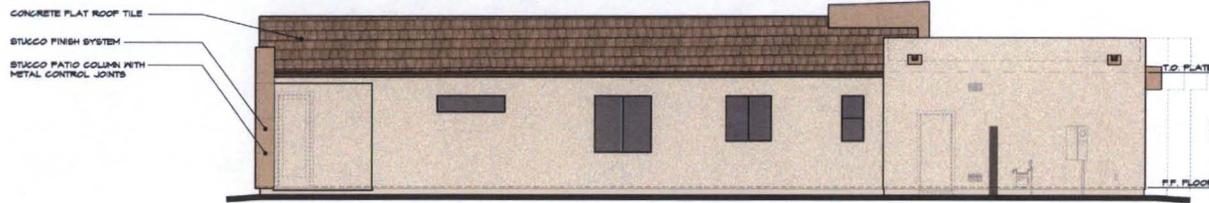
RIGHT ELEVATION A
FRENCH NOUVEAU



REAR ELEVATION A
FRENCH NOUVEAU



FRONT ELEVATION A
FRENCH NOUVEAU



LEFT ELEVATION B
INTERNATIONAL



RIGHT ELEVATION B
INTERNATIONAL

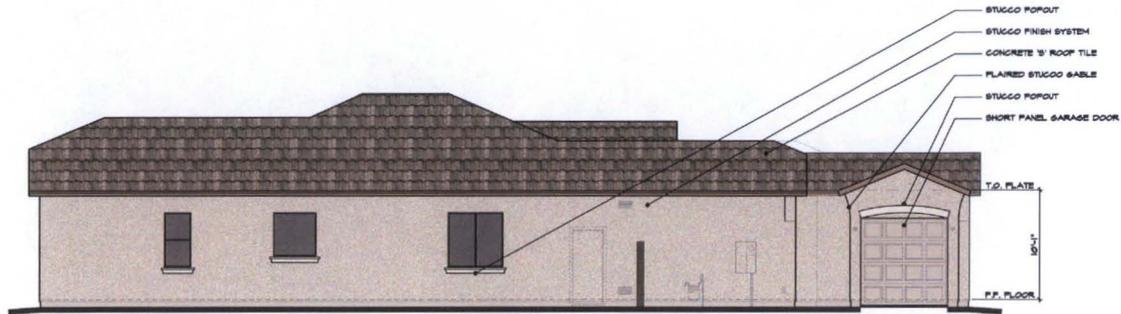


REAR ELEVATION B
INTERNATIONAL

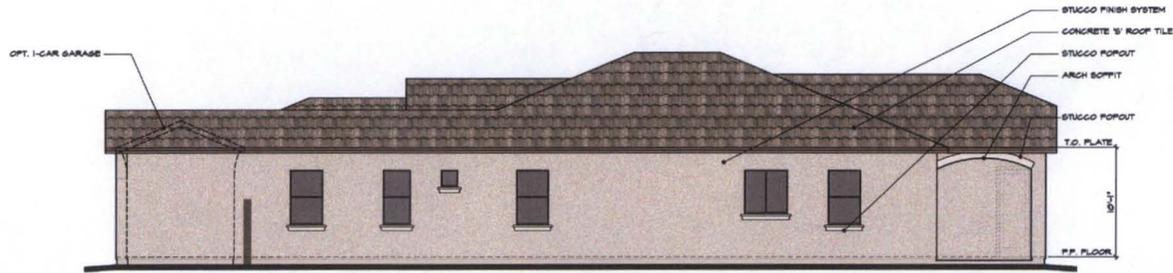


FRONT ELEVATION B
INTERNATIONAL

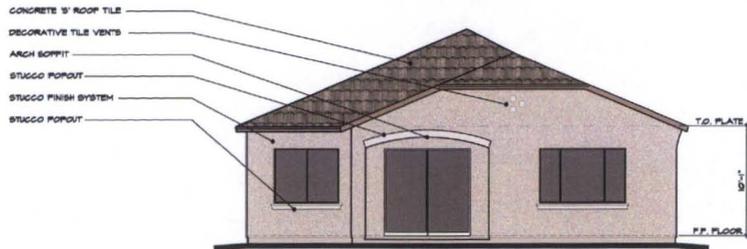




LEFT ELEVATION A
FRENCH NOUVEAU



RIGHT ELEVATION A
FRENCH NOUVEAU



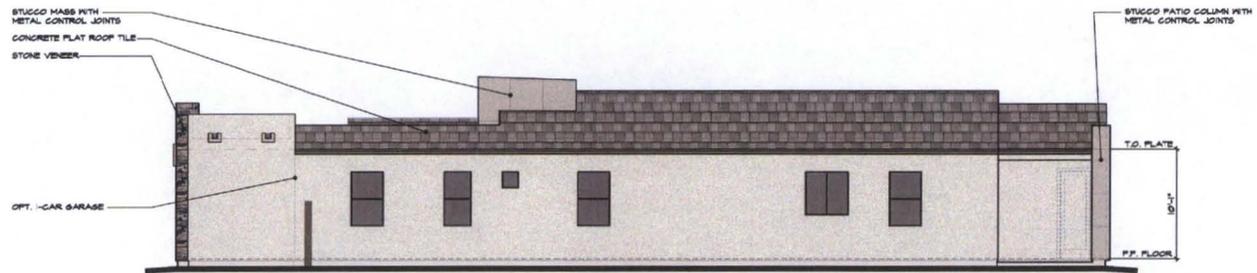
REAR ELEVATION A
FRENCH NOUVEAU



FRONT ELEVATION A
FRENCH NOUVEAU



LEFT ELEVATION B
INTERNATIONAL



RIGHT ELEVATION B
INTERNATIONAL



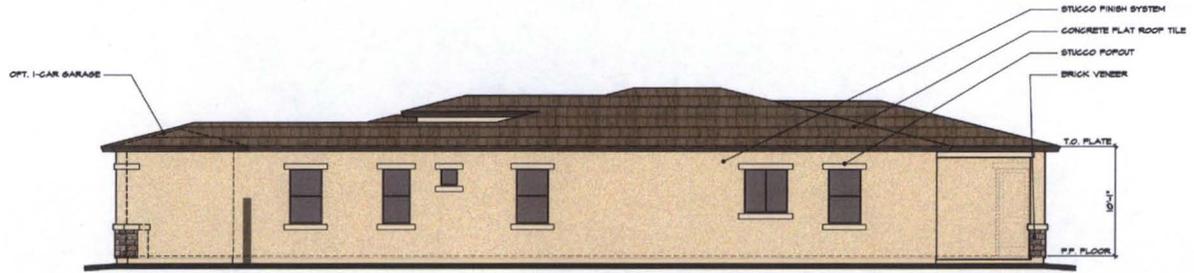
REAR ELEVATION B
INTERNATIONAL



FRONT ELEVATION B
INTERNATIONAL



LEFT ELEVATION C
PRAIRIE



RIGHT ELEVATION C
PRAIRIE



REAR ELEVATION C
PRAIRIE



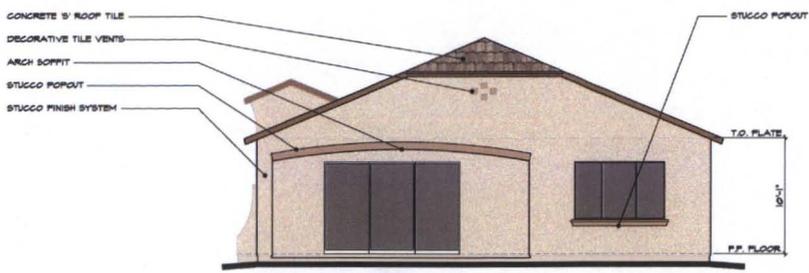
FRONT ELEVATION C
PRAIRIE



LEFT ELEVATION A
FRENCH NOUVEAU



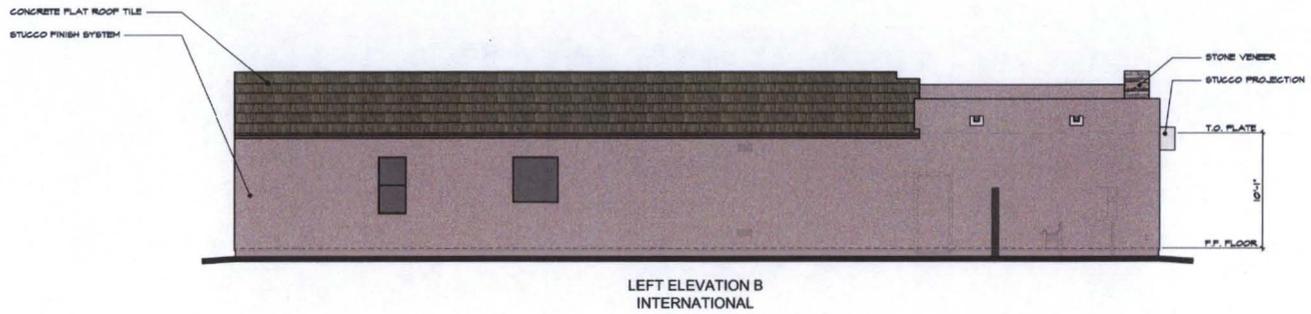
RIGHT ELEVATION A
FRENCH NOUVEAU



REAR ELEVATION A
FRENCH NOUVEAU



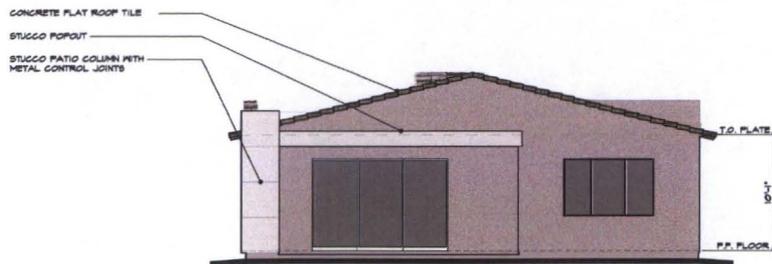
FRONT ELEVATION A
FRENCH NOUVEAU



LEFT ELEVATION B
INTERNATIONAL



RIGHT ELEVATION B
INTERNATIONAL



REAR ELEVATION B
INTERNATIONAL

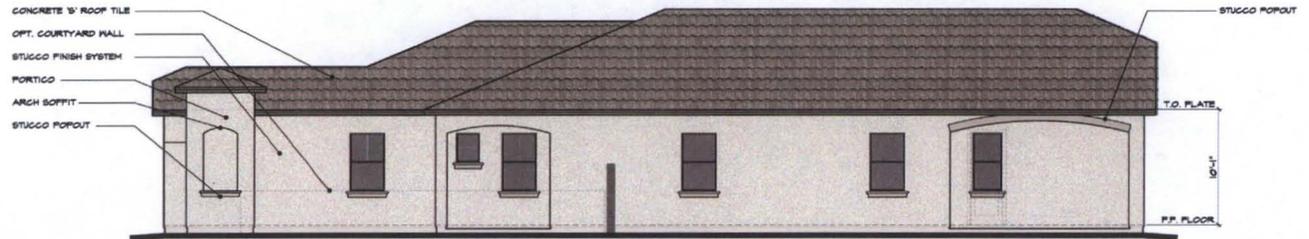


FRONT ELEVATION B
INTERNATIONAL

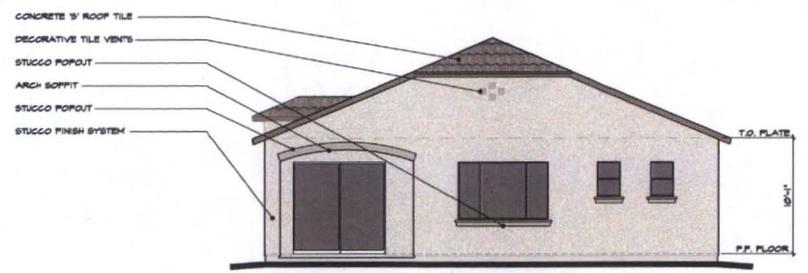




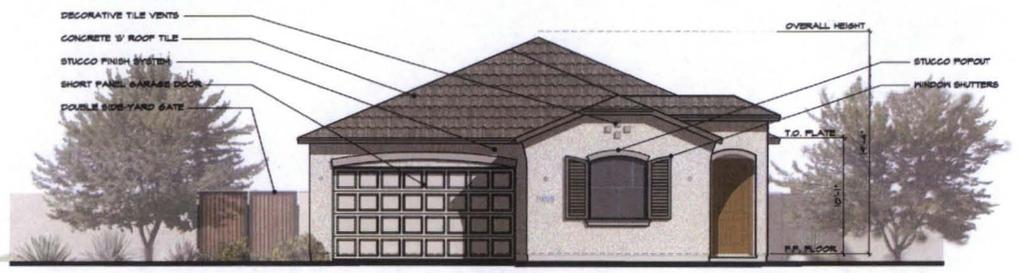
LEFT ELEVATION A
FRENCH NOUVEAU



RIGHT ELEVATION A
FRENCH NOUVEAU



REAR ELEVATION A
FRENCH NOUVEAU



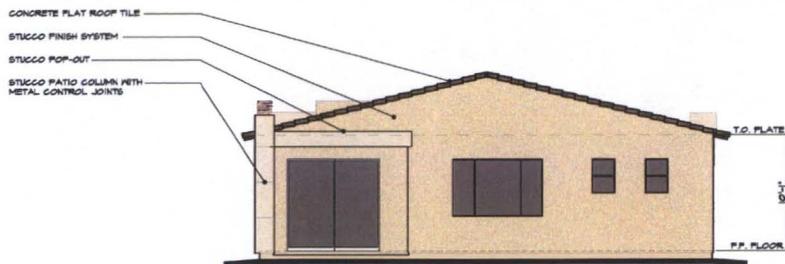
FRONT ELEVATION A
FRENCH NOUVEAU



LEFT ELEVATION B
INTERNATIONAL



RIGHT ELEVATION B
INTERNATIONAL



REAR ELEVATION B
INTERNATIONAL



FRONT ELEVATION B
INTERNATIONAL



LEFT ELEVATION C
PRAIRIE



RIGHT ELEVATION C
PRAIRIE



REAR ELEVATION C
PRAIRIE



FRONT ELEVATION C
PRAIRIE

Introduction

The Residences at Belmonte (Site) is a proposed 83 lot infill residential gated subdivision located at the southeast corner of Chandler Heights Road and Gilbert Road. Please refer to Figure 1. This subdivision is part of a Planned Area Development (PAD) which included Reid's Ranch, Landing at Reid's Ranch, and Amberwood Heights. A PAD, Preliminary Development Plan (PDP), and Preliminary Plat was submitted to City Council and approved on August 6, 2004. In addition, a new PDP, PDP09-0025, was submitted which proposed two smaller floor plans than those approved in the 2004 PDP (which are not going to be used in this PDP). The revised PDP was submitted to City Council and approved for Amberwood Heights on October 1, 2009. The purpose of this PDP is to change the project name from "Amberwood Heights" to "The Residences at Belmonte", reduce the average lot size and housing product while still maintaining the general layout of the originally approved PDP and preliminary plat.

The name Belmonte is the Italian translation of "beautiful mountain." The purpose of choosing this name is that the homeowners and guests of The Residences at Belmonte will take note of the views of the San Tan Mountain range to the south and will most likely take advantage of its natural beauty and explore them in person.



Figure 1 - Vicinity Map

Background

Reid's Ranch, Landing at Reid's Ranch as well as The Residences at Belmonte are single family developments, approximately 100 acres in size, located near the northeast and southeast corners of Chandler Heights Road and Gilbert Road. The Residences at Belmonte's net area is approximately 27.4 acres. The approved PAD permitted construction of custom homes in the Landing at Reid's Ranch, Production homes in the Reid's Ranch subdivision, and this site allowed for either custom or production homes.

The surrounding developments include the Landing at Reid's Ranch and Reid's Ranch to the north, Finesterra at Valencia II to the east, Mesquite Groves to the south and Riggs Ranch Meadows to the west. The immediate southwest corner was not included in the zoning case.

The Site complies with Chandler's General Plan and it identifies the Site as appropriate for residential development. Currently, lots are larger than 10,000 square feet and at least 80 feet wide and 130 feet deep. Based on the approved 63 lots, the density is 2.3 dwelling units per acre. This PDP proposes a total of 83 lots that are larger than 6,985 square feet and at least 55 feet wide and 127 feet deep which results in a density of 3.0 dwelling units per acre. A density of 3.0 places the Site in a Low-density Residential classification. In addition, the Site falls within the South Chandler Area Plan which further requires site development to meet the Traditional Suburban Character criteria.

The Southeast Chandler Area Plan further clarifies that in order to achieve a density greater than 2.75 dwelling units per acre through 3.0 dwelling units per acre, all of the features listed in Table II-A as "required" (R) within Increment 1 and Increment 2, as well as a selection of "optional" (O) features totaling at least 4 points, shall be met to qualify to receive a maximum density of 3.0 dwelling units per acre. Please refer to Table 1.

Table 1 – Excerpt of Table II-A

Table II-A: PAD Development Amenities for Increased Densities Greater Than 2.5 to a Maximum of 3.5				
Item ID	Amenities	<u>Increment 1</u> Greater than 2.5 du/acre to 2.75 du/acre	<u>Increment 2</u> Greater than 2.75 du/acre to 3.0 du/acre	The Residences at Belmonte
A-1	Neighborhood play lots/pocket parks provided as appropriate and located no greater than 1,320 feet from any dwelling unit.	R	R	Requirement Met
A-4	Exceed 10% open space requirement by a minimum of an additional 2.5% (i.e. minimum 12.5% open space requirement).	R	N/A	Requirement Met
A-5	Exceed 10% open space requirement by a minimum of an additional 5% (i.e. minimum 15% open space requirement).	O(1)	R	Requirement Met
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)	20% provided
A-8	Small farm plots/community gardens/orchards with irrigation (provided at the rate of 32 s.f. per dwelling unit and located as neighborhood focal point)	O(1)	O(1)	A sensory garden/orchard of pistachio trees in Tract "F"
A-16	Provide bi-level or tri-level landscaping (e.g., terraced landscaping, planter boxes, etc.) along arterials.	O(1)	O(1)	Provided along the internal collector
Total points provided:			4	

The subdivision layout has also provided design features encouraged by the standards.

Table 2 – Residential Development Standards – Subdivision Diversity Elements

<i>REQUIERD 8 ELEMENTS (Minimum Required 8 of 8)</i>	
1. Sense of neighborhood arrival	1
2. Distinctive project themes	1
3. Vehicular access to rear yards	1
4. Deeper rear yard setbacks – 30 ft. 2-story	1
5. Irregular shaped retention basins, max. 4:1 slope	1
6. Design and improve retention areas to be useable and accessible	1
7. Provide a minimum 10-foot landscape parkway from r-o-w line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a local or collector	1
8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	1
<i>OPTIONAL ELEMENTS (Minimum Required – 10 Points):</i>	
1. Provide a curvilinear street system	1
2. Provide a number of cul-de-sacs with a diversity feature	--
3. Provide view fencing along arterial and collector streets	1
4. Provide wider side yards on at least 50% of lots dispersed throughout the subdivision – not less than 20 feet combined width. 15 foot side yard on each side of a 2-story home	--
5. Group wider side yards on adjoining lot or arrange lots in another fashion to add diversity	--
6. Provide different lot widths (at least 5-ft. differential)	1
7. Widen corner lots by at least 10 feet more than interior lots on same block or <u>include a 10-foot wide landscape tract on the street side of the lot</u>	1
8. Orient building envelope on corner lots to be angled rather than parallel with side property lines	--
9. Provide a mix of garage orientations	1

10. Stagger the front yard setback to achieve a range of 6 feet or more; minimum 18 feet from front facing garage to the property line. <ul style="list-style-type: none"> Due to the curvilinear design of some streets within the community and that all north-south lot lines are not perpendicular to the street, this creates a natural "sawtooth" effect along specific street frontages instead of the typical subdivision where home facades run parallel and perpendicular to the street. Additionally, along these naturally occurring staggered setbacks, the garage doors are not facing directly perpendicular to the face of the curb as in a typical subdivision. While Belmonte would not be able to create a measureable 6 foot stagger, we do expect that the significance of this design will allow some additional diversity within the community by minimizing the consistent view of garage doors. Specific areas where this condition occurs can be found on the southwest, southeast and north central portion of the community. 	1
11. Stagger the rear setback lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for 1-story and 30 feet for 2-story).	1
12. Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	1
13. Within a multi-parcel PAD, provide a differential of at least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels	--
14. Credit for another element may be granted within the multi-parcel PAD if the lot size differential results in a parcel with a minimum lot size of 12,000 sq. ft.	--
15. Provide common area lakes by use of reclaimed wastewater. (Counts as 2 points).	--
16. Provide common are lakes visible from streets or common areas with recreational features. (Counts as two points).	--
17. Provide a 38% maximum lot coverage on at least 50% of the total lots, 42% maximum lot coverage on at least 25% of lots with the balance of the lots in a subdivision not to exceed 45% lot coverage	--
18. Provide a minimum 30-foot total side yard setback width between homes for at least 50% of the total lots distributed throughout the subdivision	--
19. Locate a continuous enlarged landscape tract at least ½ the total frontage in length along the arterial or collector streets with a depth equal to the average lot depth and no more than 5 lots backing up to the tract. Landscape areas not to include solid walls creating a visual barrier	--
20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence	--
21. Any other subdivision feature not listed. <ul style="list-style-type: none"> The Residences at Belmonte provides a splash pad for children recreation The Residences at Belmonte provides a sensory garden/pistachio tree grove 	1 1
TOTAL POINTS (Minimum Required 8 + 10 optional points)	Provided: 8+10= 18

As encouraged in the Southeast Chandler Area Plan, the Site provides open spaces clustered around a central thoroughfare. These open spaces will provide view corridors to the San Tan Mountains that are a minimum width of 100 feet. The street layout is designed to give views of significant interior open space from the main entry drives and serves as a traffic calming measure. The entry landscaping and wall/gate theme will announce a sense of arrival to the community. Within The Residences at Belmonte, open space will include a sensory garden surrounded by a grove of fruit-bearing and non fruit-bearing pistachio trees that reflect the heritage of this part of Chandler. The central park of The Residences at Belmonte includes a tot lot, splash pad, and turf play field.

Site fencing will include open view fencing when rear yards occur adjacent to open space, meeting a goal of the Southeast Chandler Area Plan. Overall, a total of 20 percent (20%) open space is provided for use by residents within this gated community. Streets within the site will be private. The Residences at Belmonte will incorporate the City of Chandler's standard detail for local streets. Vertical curb and sidewalks will be incorporated into the roadway that provides access to the neighborhood park and subdivision entrances. In addition, vertical curb will be installed adjacent to all open spaces.

Building setbacks at The Residences at Belmonte:

- Front Yard:** minimum 20' (15' for side entry garage)
- Rear Yard:** 15' *
- Side Yards:** 5' and 10' * (cumulative of 15' at a shared side yard line)

* = Lots backing up to Chandler Heights will have 40' rear yard and 10' side yards.

Housing Product

The housing product will include a mix of four production homes. All of the production homes within The Residences at Belmonte community are single-story house plans ranging in size between 1,830 square feet and 2,277 square feet. Each product includes a variety of elevation types, roof tile selections, and color choices as a way to distinguish each home. Each house plan offers three distinct elevations based on three architectural styles: “French Nouveau,” “International,” and “Prairie.” Barrel roof tiles are used with the “French Nouveau” style, and flat roof tiles are used with the “International” and “Prairie” styles. Stone or brick veneer are included as a standard accent feature on two of the three elevations for each house plan. The homes include six different color scheme palettes.

Four-sided architecture is included with three distinctive elevations per floor plan that feature varied roof lines, building footprint offsets, roof plane variation, and color variations. Garage fronts are de-emphasized on two of the four plans, and as an option on a third plan, by the use of side-entry garages.

Table 3 – Residential Development Standards – Architectural Diversity Elements

<i>REQUIERD 9 ELEMENTS (9 of 9)</i>	
1. Provide four-sided architecture especially for portions of building visible from arterial street	1
2. De-emphasize garage fronts	1
3. Front door or courtyard entry to be visible from street	1
4. Single-story or combination one- and two-story homes on all corner lots	1
5. Enhanced rear elevations along arterial and collector streets and open spaces	1
6. Variety of roofing colors, textures, and shapes	1
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	1
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	1
9. Standard covered rear patios on all floor plans	1
<i>OPTIONAL ELEMENTS (Minimum Required – 7 points):</i>	
1. Provide at least 3 significant architectural style differences	1
2. Prohibit the same front elevation on adjoining homes or across the street	1
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	1

4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc. <ul style="list-style-type: none"> All windows on front and rear elevations shall be detailed with a 2 inch recess (2x4 jamb in 2x6 exterior walls) for additional architectural interest. The two different overhead Garage Door styles currently shown were chosen to compliment the architectural styles. We will offer an optional overhead Garage Door with windows for each architectural style to further enhance the neighborhood diversity. 	1
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment. <ul style="list-style-type: none"> A solid fence with gate will be provided as currently shown in the Architectural Drawings. 	1
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan <ul style="list-style-type: none"> In lieu of adding an additional plan or a plan with a two-story element, the Optional Courtyard Wall shown in Plan 3 shall be Standard to further enhance the neighborhood diversity. The wall shall be 3 feet high, and may be placed against the property line as currently shown. 	1
7. Limit the amount of 2-story homes along arterial & collector streets to no more than every third lot, no 2-story homes backing onto the Loop 101 and Loop 202 freeways	1
8. Break-up the main ridgelines on roof slopes	1
9. Prohibit series of roof slopes visible from arterial street, which are parallel with or perpendicular to the street by limiting no more than 2 adjacent lots having identical rear elevation roof lines.	-
10. Provide a variety of front yard landscape packages installed by builder	-
11. Utilize at least one elevation per floor plan having a flat roof	-
12. Provide four-sided architecture throughout subdivision	1
13. Any other architectural feature – porte-cochère, extended porches, “Green” building	-
TOTAL POINTS (Minimum Required 9 + 7 optional points)	Provided: 9+9=18

ORDINANCE NO. 3601

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 (DVR04-0009 REID'S RANCH, THE LANDING AT REID'S RANCH, AND AMBERWOOD 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:

Commencing at the West quarter corner of Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Thence South 00 degrees 08 minutes 50 seconds East, along the westerly line of the Southwest quarter of said Section 19, a distance of 1281.75 feet, said point being 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, and the true point of beginning;

Thence North 89 degrees 59 minutes 38 seconds East, being parallel with and 43.27 feet Northerly of the Southerly line of the North half of the Southwest quarter of said Section 19, a distance of 2462.36 feet to a point on the Easterly line of said Southwest quarter of Section 19, from which the center of said Section 19 bears North 00 degrees 13 minutes 20 seconds East 1281.49 feet therefrom;

Thence South 00 degrees 13 minutes 20 seconds West, along said Easterly line, a distance of 1368.03 feet to the South quarter corner of said Section 19;

Thence South 89 degrees 59 minutes 15 seconds West, along the South line of said Section 19, a distance of 2075.75 feet;

Thence North 00 degrees 08 minutes 50 seconds West, being parallel with and 378.00 feet easterly of the westerly line of said Southwest quarter of Section 19, a distance of 653.00 feet;

Thence South 89 degrees 59 minutes 15 seconds West, being parallel with and 653.00 feet northerly of said southerly line of the Southwest Quarter of said Section 19, a distance of 378.00 feet, to a point on the westerly line of the Southwest quarter of said Section 19;

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, where applicable, 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 adjoining this project to meet current City standards. 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. 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.
7. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Preliminary Development Plan for The Landing at Reid's Ranch, Reid's Ranch and Amberwood Heights Located In Chandler, AZ" kept on file in the City of Chandler Current Planning Division, in file no. DVR04-0009, except as modified by condition herein.
8. 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.
9. 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.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls, and by the Public Works Director for arterial street median landscaping.
11. The homes shall have all copper plumbing lines for those lines under pressure.
12. 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.

13. 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.
14. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/info/map, 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.
15. 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", "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.

16. The applicant shall fully landscape, with turf as a primary element, all parcels along Gilbert Road.
17. The applicant shall work with Staff to modify the roof ridgelines of the 2855 model to achieve diverse roof ridgelines for the different elevations.
18. The tot lot shall be a minimum of 20 total play stations.
19. The same front elevation shall not be built on adjacent or opposite lots.
20. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between homes.
21. All homes built on corner lots shall be single story.
22. 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 near an existing dairy farm 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.
23. Along Gilbert Road and Chandler Heights Road at least two-thirds of the homes must be single-story, and there shall be no more than 2 two-story homes in a row.
24. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
25. Staff shall work with the applicant to provide pedestrian access to the landscaped tract along Gilbert Road from within the subdivision.

SECTION II.

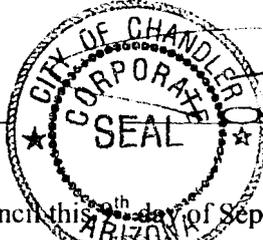
Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

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 26th day of August 2004.

ATTEST:

Marla Paddach
CITY CLERK

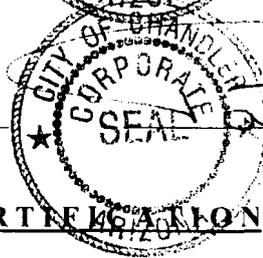


[Signature]
MAYOR

PASSED AND ADOPTED by the City Council this 9th day of September 2004.

ATTEST:

Marla Paddach
CITY CLERK



[Signature]
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3601 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of September 2004, and that a quorum was present thereat.

Marla Paddach
CITY CLERK

APPROVED AS TO FORM:

Gemma M O'Neill
CITY ATTORNEY

Published on September 15 & 22, 2004

PRELIMINARY SITE PLAN FOR THE RESIDENCES AT BELMONTE

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION
PORTIONS OF GOVERNMENT LOTS 1 AND 2 LYING WITHIN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FLUSH ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 30 FROM WHICH A BRASS CAP FLUSH FOUND AND ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89°59'08" EAST, 2453.53 FEET; THENCE NORTH 89°59'08" EAST, 382.48 FEET ALONG THE MONUMENT LINE OF CHANDLER HEIGHTS ROAD AND ALSO BEING THE NORTH LINE OF SAID SECTION AND THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MONUMENT LINE AND NORTH LINE, NORTH 89°59'08" EAST, 740.54 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE LEAVING SAID MONUMENT LINE AND NORTH LINE, SOUTH 00°08'39" EAST, 1400.72 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 1 AND 2 TO A POINT ON THE MONUMENT LINE OF WOOD DRIVE; THENCE NORTH 89°59'08" WEST, 556.02 FEET ALONG THE MONUMENT LINE OF WOOD DRIVE FOR THE FOLLOWING FOUR COURSES TO A POINT OF CURVE CONCAVE NORTH HAVING A RADIUS OF 700.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°03'32" WEST, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'36", AN ARC LENGTH OF 157.11 FEET; THENCE NORTH 77°07'32" WEST, 200.00 FEET TO A POINT OF CURVE CONCAVE SOUTH HAVING A RADIUS OF 700.00 FEET, THE CENTER OF WHICH BEARS NORTH 12°52'27" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°51'36", AN ARC LENGTH OF 157.11 FEET; THENCE NORTH 89°59'08" WEST, 64.88 FEET TO THE INTERSECTION OF WOOD DRIVE AND GILBERT ROAD, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°23'33" WEST, 710.53 FEET ALONG THE MONUMENT LINE OF SAID GILBERT ROAD; THENCE LEAVING SAID MONUMENT LINE, EAST, 384.36 FEET; THENCE NORTH 00°17'15" EAST, 248.12 FEET; THENCE WEST, 7.33 FEET; THENCE NORTH, 380.98 FEET TO A POINT ON THE MONUMENT LINE OF SAID CHANDLER HEIGHTS ROAD, ALSO BEING THE POINT OF BEGINNING.

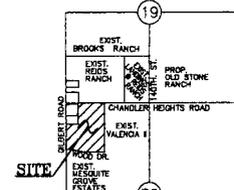
Land Development & Real Estate
Power & Energy
Telecommunications
Manufacturing
Retail & Wholesale
Water & Hazardous Waste



PRELIMINARY SITE PLAN
PROJECT: ON-SITE IMPROVEMENT PLANS
THE RESIDENCES AT BELMONTE
CHANDLER, ARIZONA

ENGINEER

ATWELL
4700 EAST SOUTHERN AVE.
MESA, AZ 85209
PHONE: 480-218-8831
FAX: 480-850-4888
ENGINEERING CONTACT: KEITH KESTI P.E.
DEVELOPER/OWNER
ROLL THE LIMITED LIABILITY PARTNERSHIP, LP
10920 N. TATUM BLVD. SUITE C-101
PHOENIX, ARIZONA, 85028
PHONE: (602) 482-0144
FAX: (602) 430-3388



SITE DATA

GROSS AREA TO C/L: 30.24 AC
NET AREA TO NEW R/W: 17.48 AC
ZONING: R-10 P.A.D.
TOTAL NUMBER OF LOTS: 63
TAX ASSessor'S PARCEL NO.: 304-82-SITE
DEVELOPMENT DENSITY: 3.0 DU/AC
TOTAL OPEN SPACE: 20.18

BASIS OF BEARING

THE NORTH LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS N89°59'08"E BETWEEN THE NORTHWEST CORNER (B.C.H.) AND THE NORTH 1/4 CORNER (B.C.F.)

NOTE:

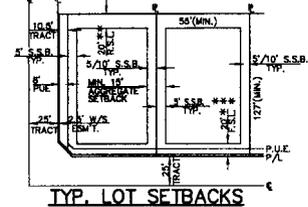
THE FINAL PLAN FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND THE CITY.

BENCHMARK

SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, 3RD CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, 300' EAST OF INTERSECTION OF COOPER ROAD AND CHANDLER HEIGHTS ROAD; 12.5' SOUTH OF EDGE OF PAVEMENT; SAID MONUMENT ELEVATION BEING 1244.48. C&C# B.M. NO. 48.

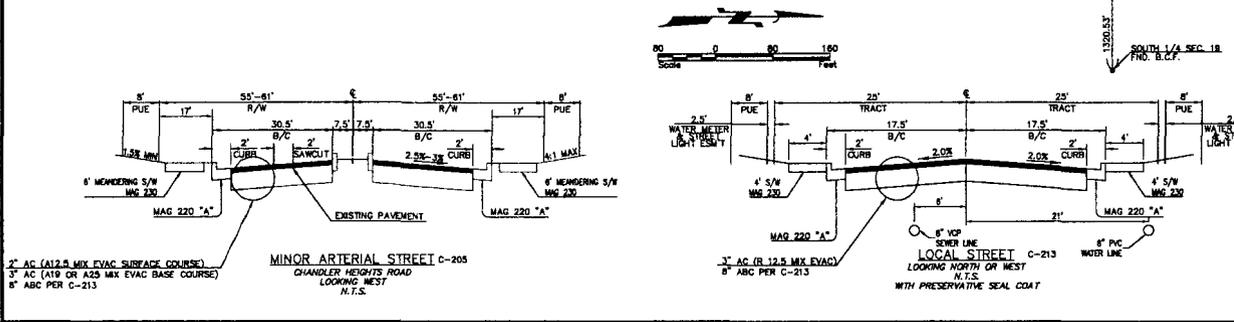
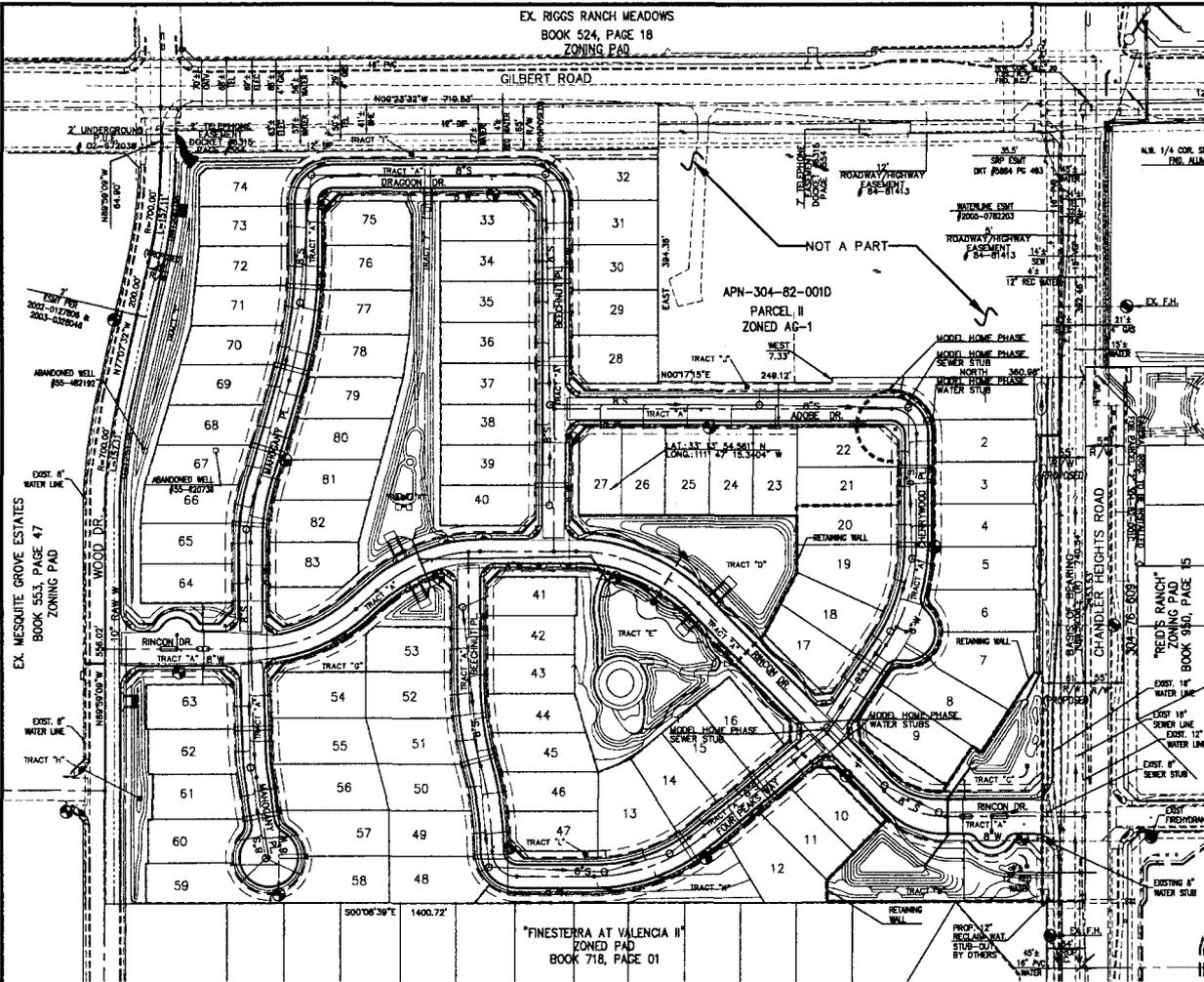
UTILITY NOTES:

ALL SEWER SHALL BE 8" PVC (SDR-35)
ALL WATER SHALL BE 8" PVC (AWWA C-900 PRESSURE CL. 150)
W/S EB/IT, WATER METER & STREET LIGHT EASEMENT



TYP. LOT SETBACKS

* LOTS W/ SIDE ENTRANCE SHALL HAVE 15' F.S.L.
** IF ADJACENT TO ARTERIAL STREET, REAR SETBACK TO BE 40' (2-STORY) 30' (1-STORY)
*** IF ADJACENT TO ARTERIAL STREET, SIDE SETBACK TO BE 10'.



REVISIONS



PM. K. KESTI
DR. D. CARMODY
JOB NO. 11000158
FILE NO. 11000158P8

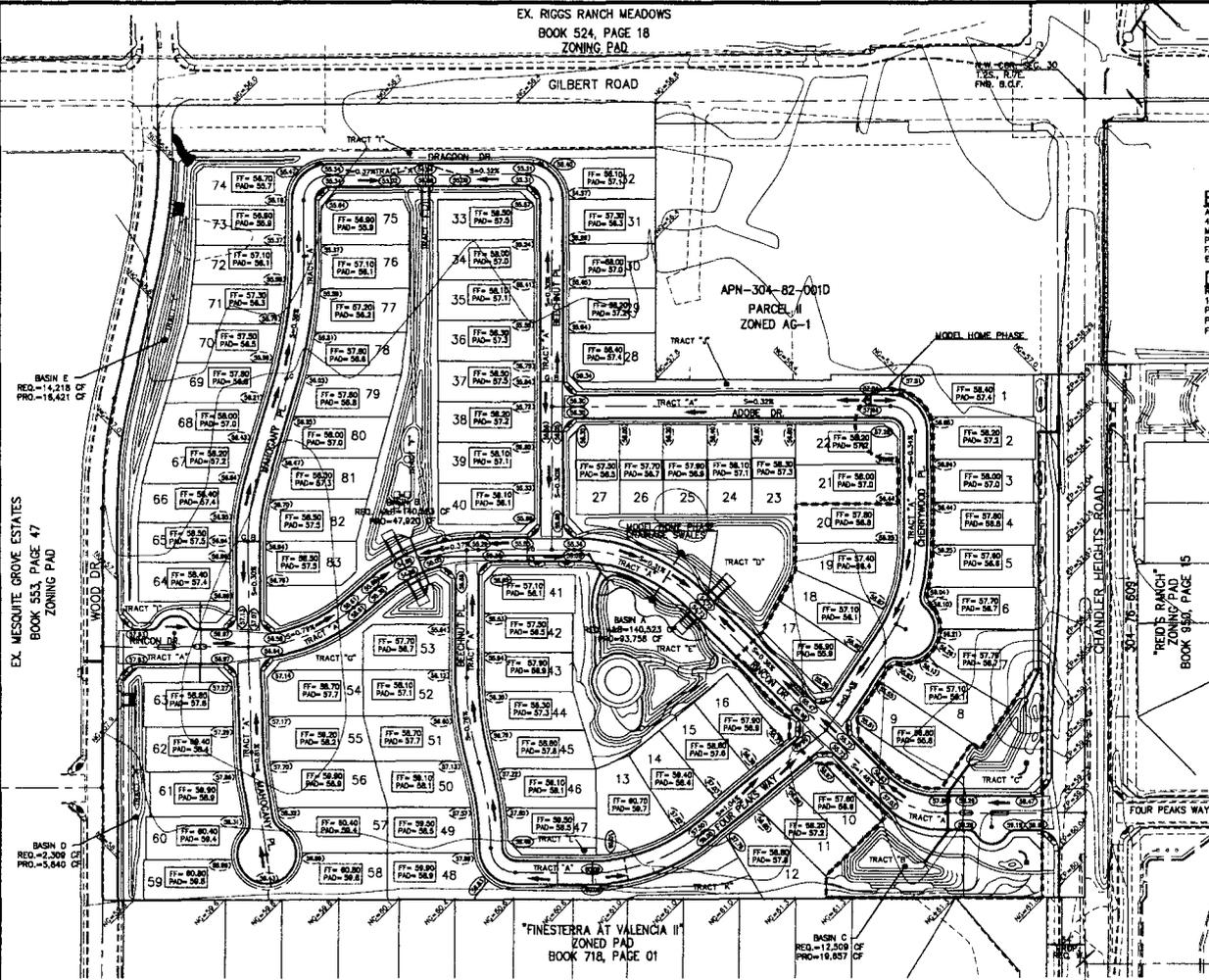
SHEET NO.
2 OF 3

C.O.C. LOG NO. PPT111-0004

PRELIMINARY GRADING PLAN FOR THE RESIDENCES AT BELMONTE

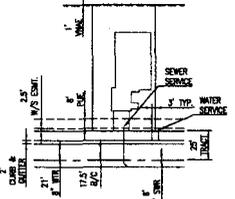
EX. MESQUITE GROVE ESTATES BOOK 553, PAGE 47 ZONING PAD

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

- 0.00 TOP OF CURB ELEVATION
- 0.00 BACK OF REBBON CURB ELEVATION
- DRAINAGE FLOW
- EXISTING ELEVATION
- NG NATURAL GROUND
- EP EDGE OF PAVEMENT
- GB GRADE BREAK



PRELIMINARY GRADING PLAN FOR THE RESIDENCES AT BELMONTE

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER

ATWELL
 4702 EAST SOUTHERN AVE.
 MESA, AZ 85206
 PHONE: (480) 218-1831
 FAX: 480-830-4888
 ENGINEERING CONTRACT: KATH KESTI P.E.

DEVELOPER/OWNER

ROLL THE LIMITED LIABILITY PARTNERSHIP, LLP
 10930 N. TATUM BLVD. SUITE C-101
 PHOENIX ARIZONA, 85028
 PHONE: (602) 482-0144
 FAX: (602) 430-3368

BASIS OF BEARING

THE NORTH LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6, EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID LINE BEARS N89°09'08" E BETWEEN THE NORTHWEST CORNER (B.C.H.) AND THE NORTH 1/4 CORNER (B.C.F.).

NOTE:

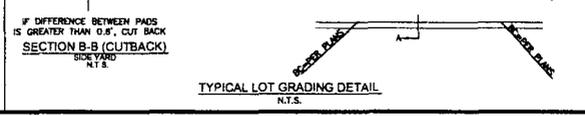
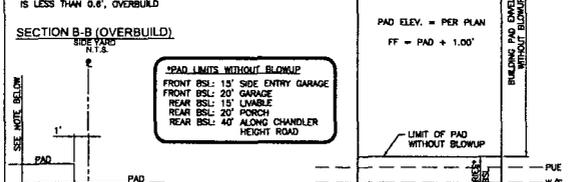
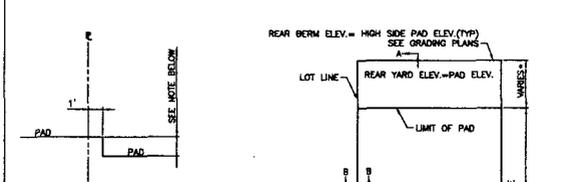
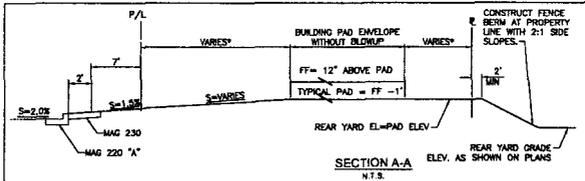
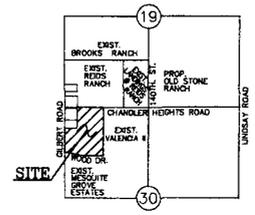
THE FINAL PLAN FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND THE CITY.

BENCHMARK

SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST, 3rd CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, 300' E EAST OF INTERSECTION OF COOPER ROAD AND CHANDLER HEIGHTS ROAD; 12.5' SOUTH OF EDGE OF PAVEMENT, SAID ELEVATION BEING 1242.85. CACH 9.M. NO. 46.

UTILITY NOTES:

ALL SEWER SHALL BE 8" PVC (SDR-35) SOUTH OF EDGE OF PAVEMENT, SAID PRESSURE CL. 150.
 W/S ESM.T. - WATER METER & STREET LIGHT EASEMENT



Lead Development & Issue Review
 Power & Energy
 Telecommunications
 Infrastructure & Transportation
 Environmental & Social Values
 Water & Natural Resources



PRELIMINARY GRADING PLAN
 PROJECT: ON-SITE IMPROVEMENT PLANS
 THE RESIDENCES AT BELMONTE
 CHANDLER, ARIZONA



REVISIONS:

NO.	DATE	DESCRIPTION



PM: K. KESTI
 DR. D. CARMOY
 JOB NO.: 11000156
 FILE NO.: 11000156pg

pg
 SHEET NO.
 3 OF 3

C.O.C. LOG NO. PP111-0004