



#15



MEMORANDUM Transportation & Development – CC Memo No. 12-110

DATE: SEPTEMBER 6, 2012

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: PDP12-0017 AVIAN MEADOWS

Request: Preliminary Development Plan approval for housing product for a single-family residential subdivision

Location: North of the northwest corner of Chandler Heights and Lindsay roads

Applicant: Jeff King; Ashton Woods Homes

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product for a single-family residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval.

BACKGROUND

The subject site is located north of the northwest corner of Chandler Heights and Lindsay roads. Directly north and west of the subject site is the Old Stone Ranch single-family residential subdivision. East, across Lindsay Road is the Veteran’s Oasis Park. South, adjacent to the site is an undeveloped property zoned PAD for commercial development at the intersection corner, and two properties with agricultural rights within the County.

Based on the General Plan the subject site is located within the Southeast Chandler Area Plan (SECAP), and designated 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. The approved subdivision provides an overall density of 3.22 dwelling units per acre. In late 2009, the site was Rezoned and approved with PDP approval for subdivision layout only. At the time of approval housing product was not included and the development was stipulated that housing product would require future submittal and approval.

The subdivision is rectangular in design and provides two access points. The main entry into the site is provided along Lindsay Road with a secondary access point along Brooks Farm Road located at the north end of the subdivision. Both entry points terminate at large open space areas. A number of visibility corridors into the subdivision are provided along Lindsay Road. An attractive entry monument sign off the Lindsay Road entrance is provided that combines CMU columns, trellis elements, and green screens, set within a landscaped planter. Unique wall designs are provided ranging from the historic rural character of rail fencing, to the primary and secondary perimeter wall designs. The perimeter wall design includes a combination of three-foot CMU columns with planters on top and green screen elements. This wall design is carried into the subdivision where the wall is adjacent to landscape tracts, however on a more modest scale.

The subdivision will be developed in two phases with 60'x120' lots as Phase 1 and 70'x120' lots as Phase 2. Ashton Woods will be developing all of Phase 1. All site improvements (perimeter wall, landscaping, streets, and utilities) will be done by the developer of the subdivision prior to the development of lots. The 60'x120' lots are located along the east and south perimeter, with the larger lots being internal to the site. There are approximately 119 60'x120' lots, and 81 70'x120' lots, for a total of 200 lots. Ashton Woods Homes is proposing to develop all of the lots within Phase 1; options are being explored for the development of Phase 2.

HOUSING PRODUCT

Similar to the requirement of meeting subdivision diversity, the housing product also needs to meet a number of elements required in the RDS. Required architectural elements as outlined in the RDS 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 architectural elements. Three one-story and three two-story homes are provided, all of the housing product is 45' wide. A mix of recessed, forward and side-entry, and two-car with tandem space garages are provided; square footage ranges from 1,992 to 3,883.

Architectural styles include Spanish Colonial, Spanish Monterey, Spanish Mission, Ranch, Craftsman, Prairie, and French Country; not all elevation types are provided for each home. Various architectural elements highlighting the prescribed style include window pop-outs, garage and front door detailing, window mullions, shutters, stone detailing, wing walls, and siding elements. The RDS require that at least one elevation provide stone elements; the home builder is providing stone on four of the elevations: Craftsman, French Country, Prairie, and Ranch.

Setbacks for the housing product were incorporated in the Rezoning and PDP request for subdivision layout. Setbacks are typical of other subdivisions in the area; however, rear setbacks

for homes along Lindsay Road have been increased to 30-feet for a single-story and 40-feet for a two-story. The increased setbacks are required in the SECAP.

DISCUSSION

Planning Commission and Staff support the request citing that the housing product represents another quality addition to Chandler's housing stock. Furthermore, Planning Commission and Staff are pleased with the strong design characteristics of the housing product and the variety of elevations provided.

PUBLIC NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, August 16, 2012. Seven neighbors were in attendance and generally supported the request.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

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, recommends approval of PDP12-0017 AVIAN MEADOWS, Preliminary Development Plan approval for housing product, subject to the following conditions:

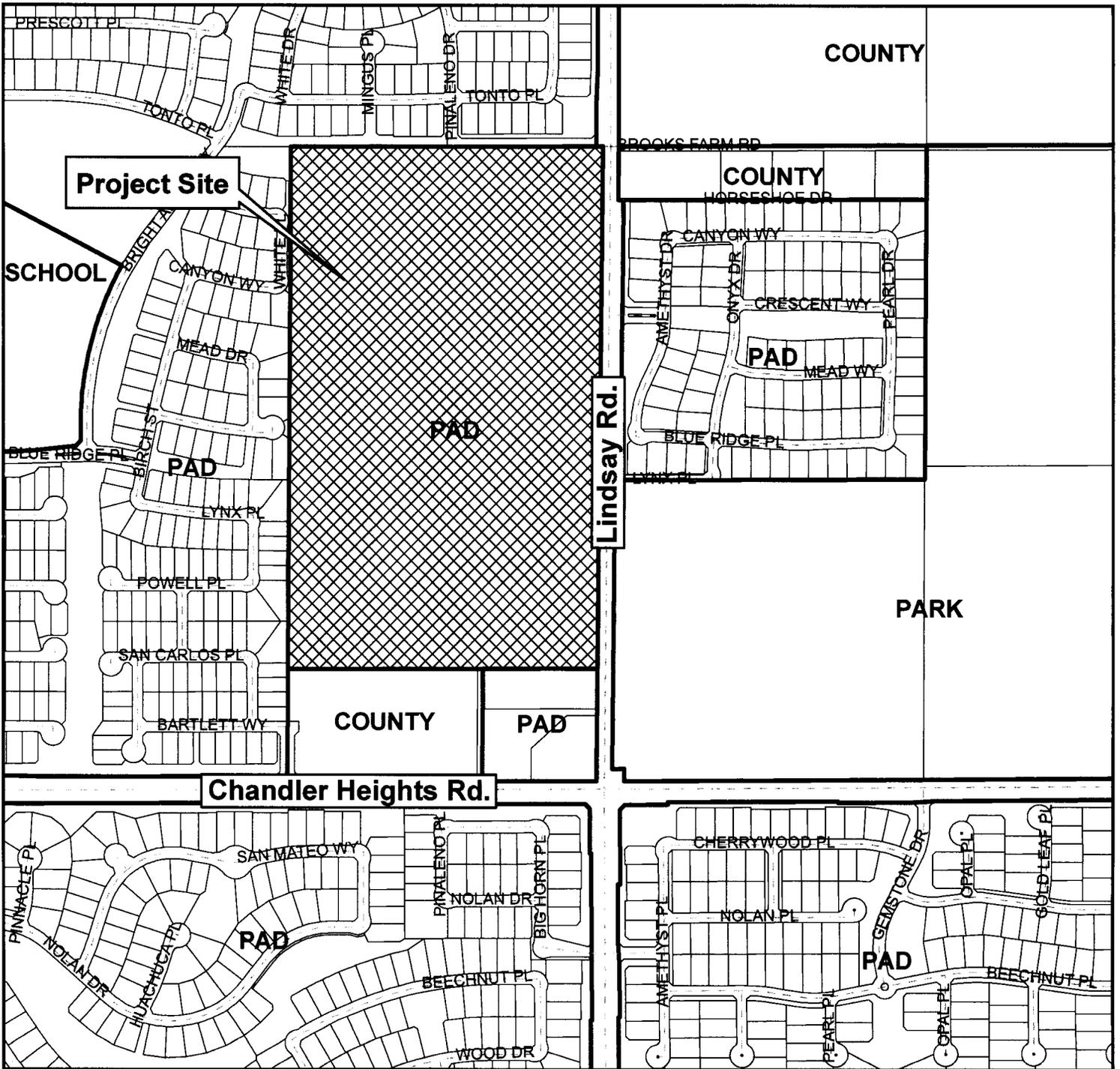
1. Development shall be in substantial conformance with Attachment No.7, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. PDP12-0017 AVIAN MEADOWS, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4202 in case DVR09-0002 AVIAN MEADOWS, except as modified by condition.

PROPOSED MOTIONS

Move to approve PDP12-0017 AVIAN MEADOWS, Preliminary Development Plan for housing product, subject to the conditions recommended by Planning Commission and Staff.

Attachment

1. Vicinity Maps
2. Landscape Plan
3. Elevations & Floor Plans
4. Ordinance No. 4202
5. Development Booklet



Project Site

SCHOOL

COUNTY

COUNTY

PAD

PAD

PAD

PAD

PARK

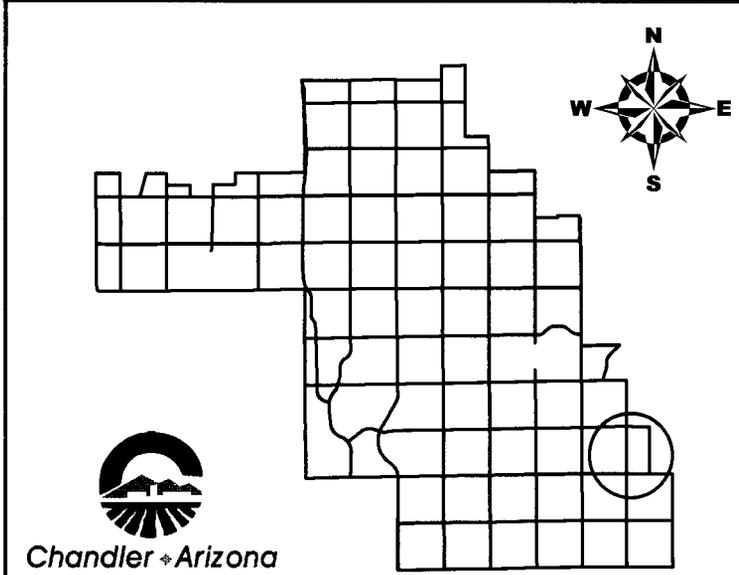
COUNTY

Chandler Heights Rd.

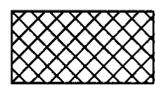
Lindsay Rd.

PAD

PAD



Vicinity Map



PDP12-0017

Avian Meadows

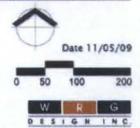


Chandler Arizona
Where Values Make The Difference



Avian Meadows

CMG 167, LLC

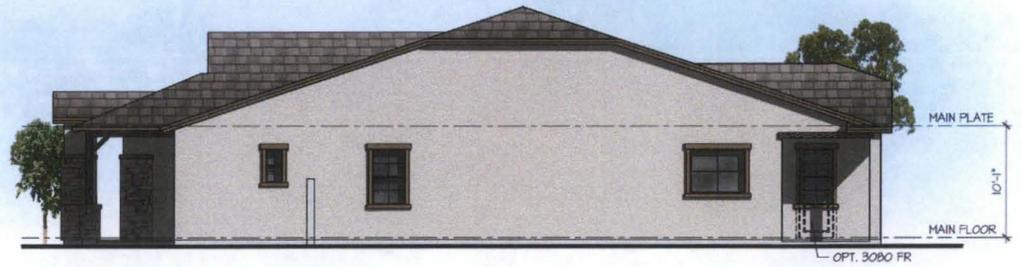


PRELIMINARY SITE PLAN



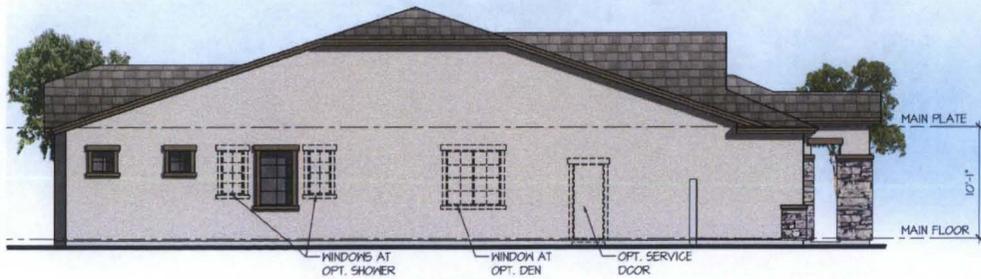
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4520
Elevation B : Ranch
Color Scheme 5



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

Avian Meadows
Chandler, AZ



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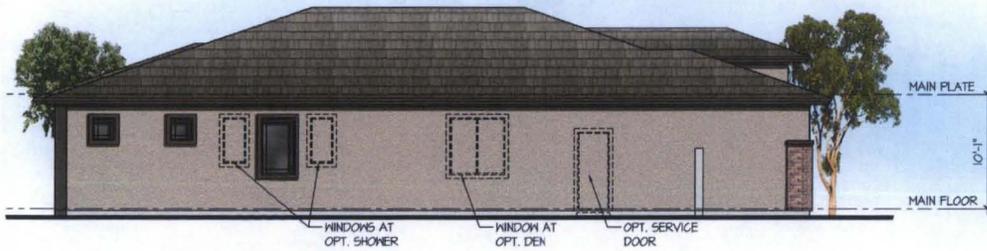
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4520
Elevation G : Prairie
Color Scheme 18



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Chandler, AZ



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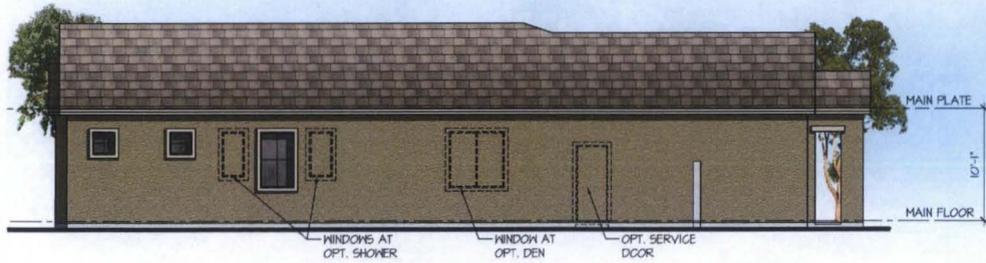
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4520
Elevation H : Spanish Mission
Color Scheme 9

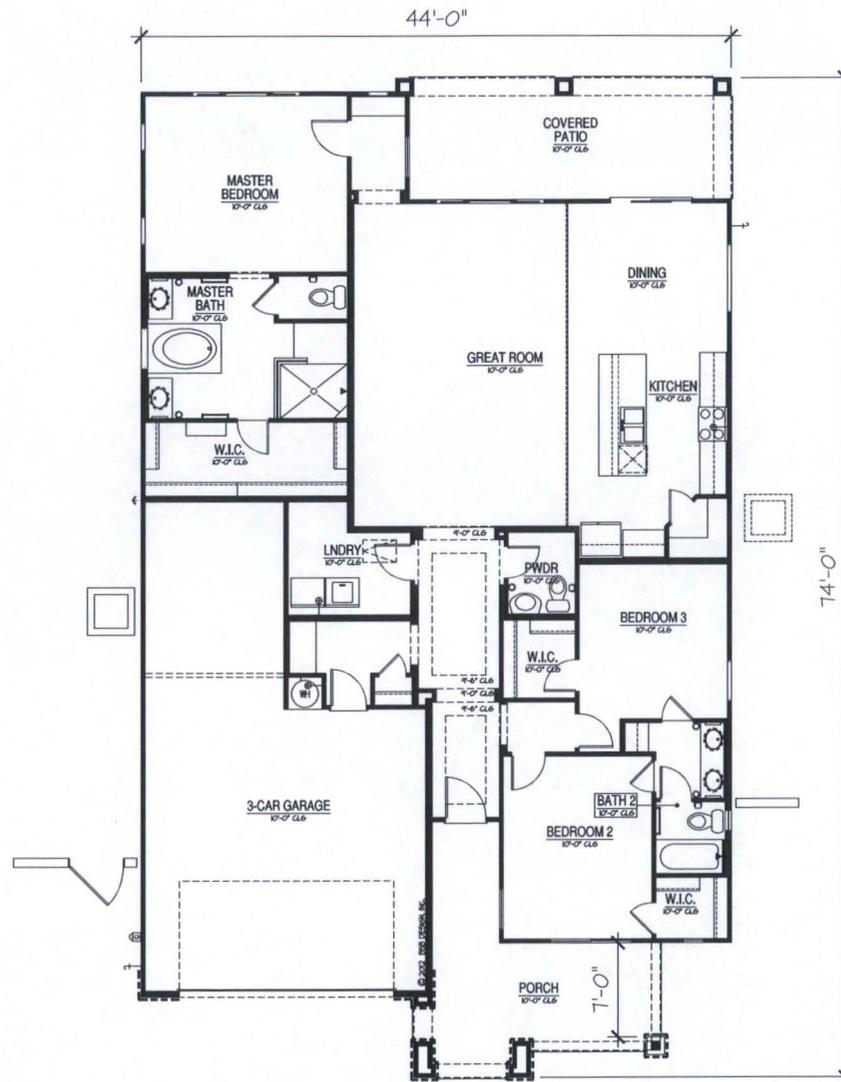


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Elevation B - Ranch
Main Floor Plan

SCALE: 1/4"=1'-0"

AREA SCHEDULE - PLAN 4520

ALL ELEVATIONS:	LIVEABLE SQ. FT.	INCR. SQ. FT.
① MAIN FLOOR LIVING AREA	1942	1942
② 3-CAR TANDER GARAGE	624	624
③ COVERED PATIO	211	211
④ COVERED PORCH - B	204	204
⑤ COVERED PORCH - G	35	35
⑥ COVERED ENTRY - H	204	204
TOTAL - B	1942	3041
TOTAL - G	1942	2942
TOTAL - H	1942	3041

OPTIONS:

⑦ SITTING ROOM	+108	
⑧ DEN I.L.O. 5 CAR GARAGE	+156	

DESIGN REVIEW SET 07-12-2012



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 (480) 425-1009



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 Chandler, AZ



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 Scottsdale, Arizona 85261
 480-353-2100

JAN 2012 10:00 AM PROJECT: CTR
 DRAWN: LAR CDR CHECKED: []
 MAIN FLOOR PLAN -
 ELEVATION B

PLAN 4520
A2.1



Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4524
Elevation A : Spanish Colonial
Color Scheme 1



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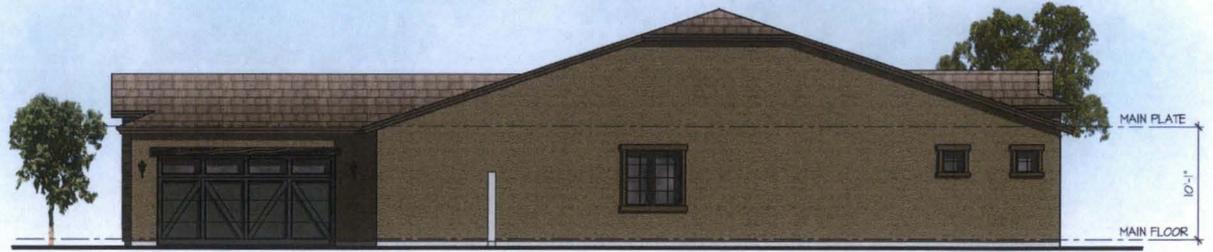
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Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4524
Elevation B : Ranch
Color Scheme 6

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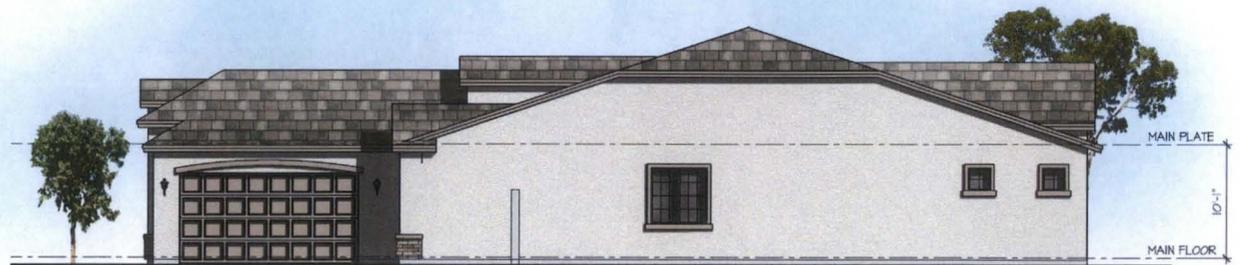
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OPT. 12080
MULTI-SLIDE DOOR

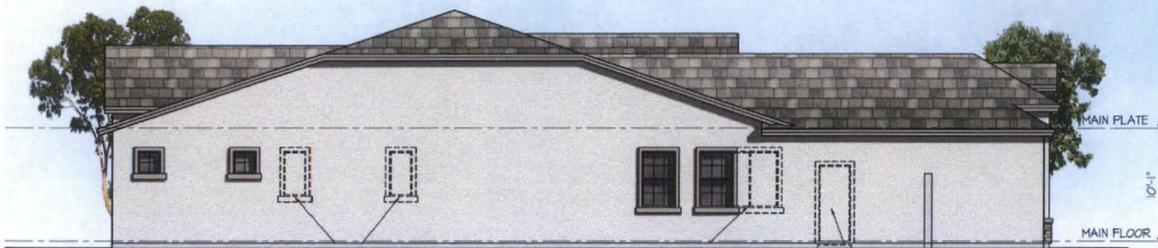
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4524

Elevation K : French Country

Color Scheme 22

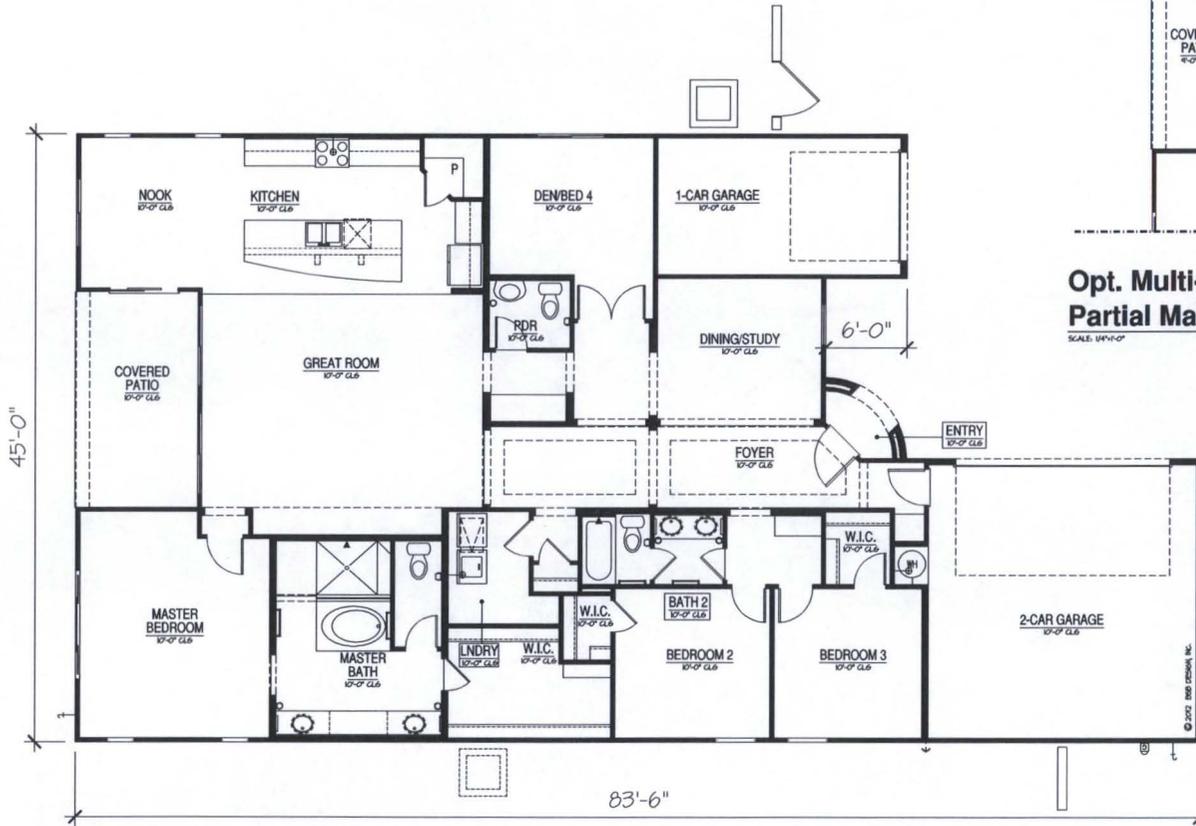


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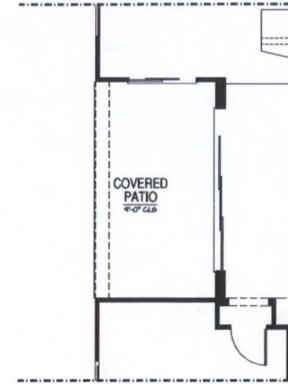


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**Opt. Multi-Slide Door
Partial Main Floor Plan**
SCALE: 1/4"=1'-0"



AREA SCHEDULE - PLAN 4524

ALL ELEVATIONS:	LIABLE SQ. FT.	NEED SQ. FT.
(A) MAIN FLOOR LIVING AREA	2361	2361
(B) 2-CAR GARAGE		435
(C) 1-CAR GARAGE		78
(D) COVERED PATIO		144
(E) COVERED ENTRY - A		25
(F) COVERED ENTRY - B		36
(G) COVERED ENTRY - K		16
TOTAL - A	2361	919
TOTAL - B	2361	3224
TOTAL - K	2361	3224

OPTIONS:

(H) GUEST SUITE	+120	
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**Elevation A - Spanish Colonial
Main Floor Plan**
SCALE: 1/4"=1'-0"

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(480) 429-1029



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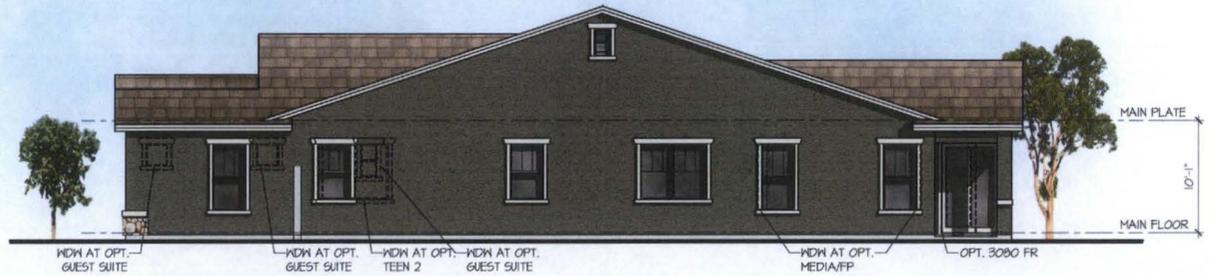
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1123 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85261
480-983-7100
JOB NO: 04-10-1212 PROJECT: CTR
DRAWN: JMB CHECKED: []
MAIN FLOOR PLAN - ELEVATION B

PLAN 4524
A2.1



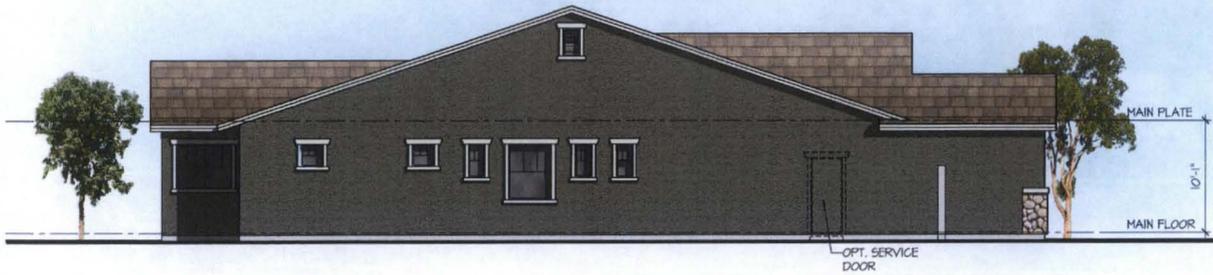
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4526
Elevation D : Craftsman
Color Scheme 15



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

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Rear Elevation

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



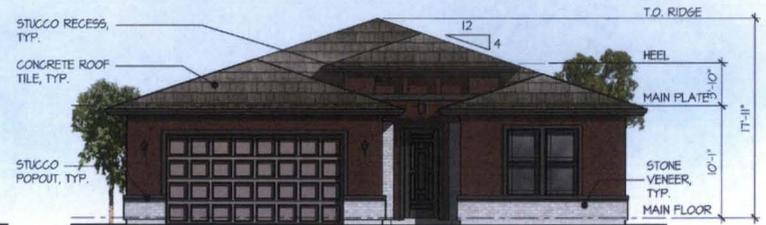
Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4526
Elevation G : Prairie
Color Scheme 19



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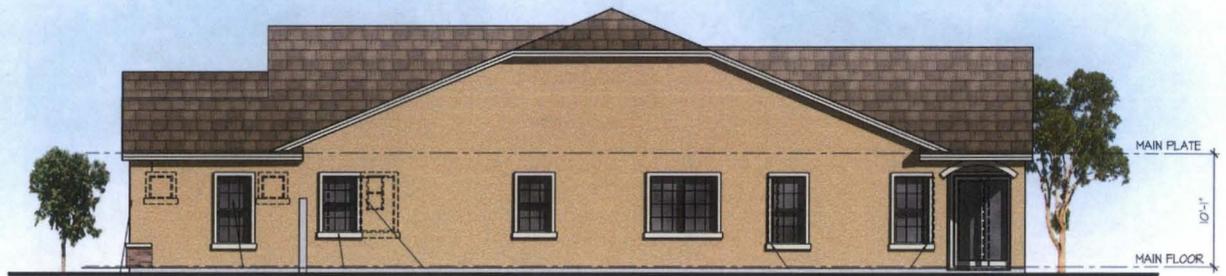


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Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4526
Elevation K : French Country
Color Scheme 23

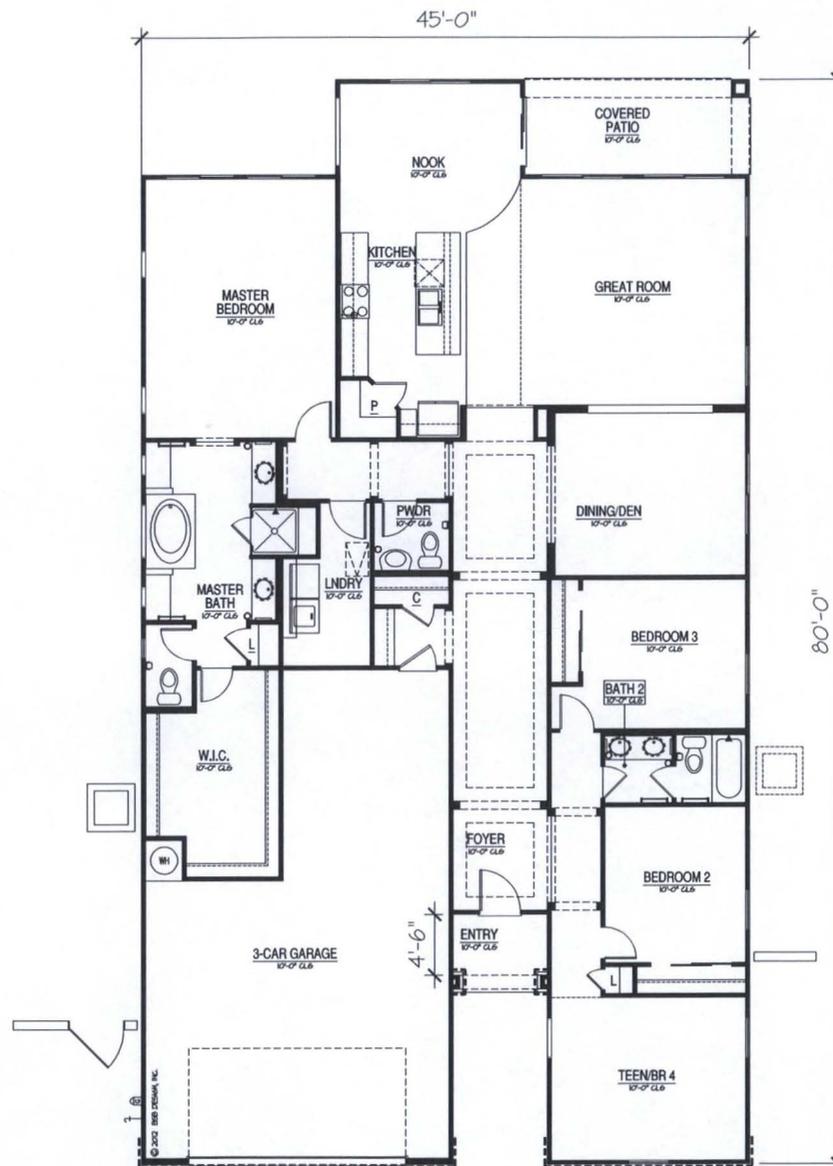


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45'-0"

80'-0"

4'-6"

AREA SCHEDULE - PLAN 4526

ALL ELEVATIONS:	LIABLE SQ. FT.	INSIDE SQ. FT.
① MAIN FLOOR LIVING AREA	2946	2946
② 3 CAR GARAGE		662
③ COVERED PATIO		142
④ COVERED ENTRY - ALL		36
TOTAL - ALL	2946	3486

REVISIONS:

⑤ COVERED PATIO 2		+108
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**Elevation D - Craftsman
Main Floor Plan**
SCALE: 1/4"=1'-0"

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REVISIONS:

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Chandler, AZ**



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480.983.2100

PLAN 4526
A2.1



Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4530
Elevation B : Ranch
Color Scheme 7

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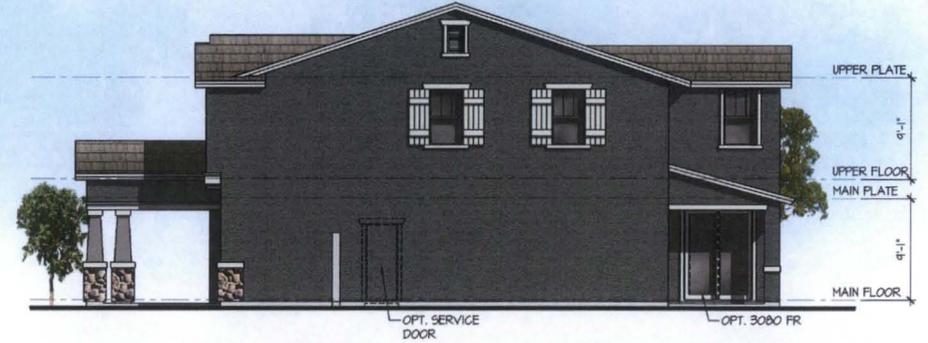


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Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4530
Elevation D : Craftsman
Color Scheme 16

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Chandler, AZ



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Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4530
Elevation G : Prairie
Color Scheme 20

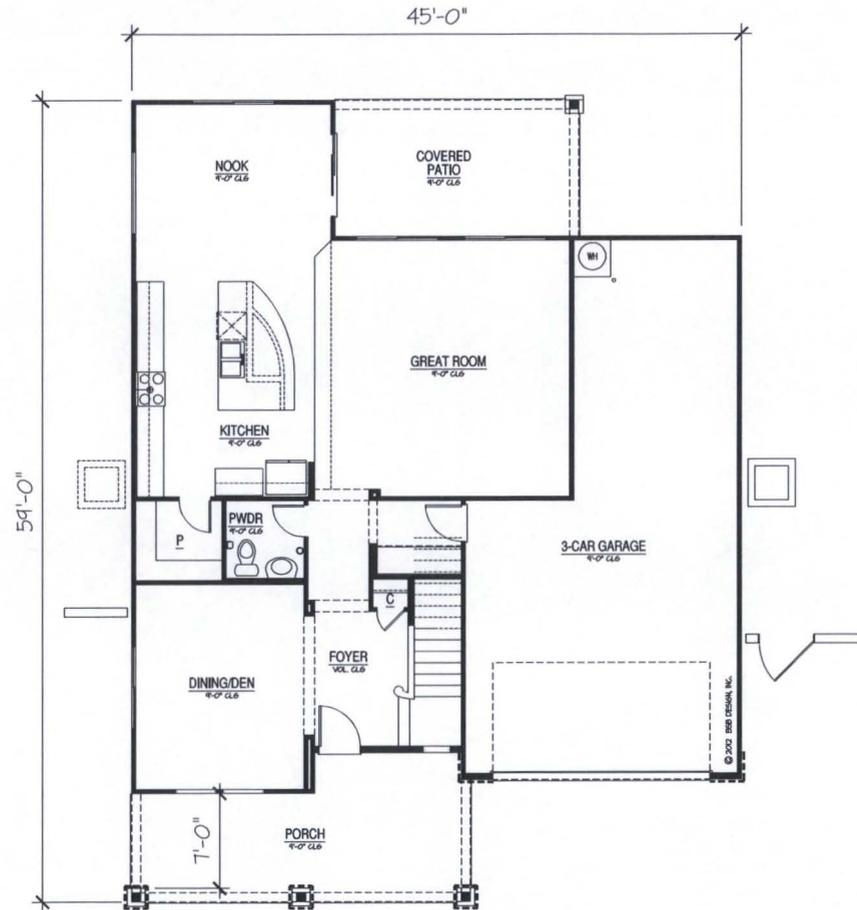
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AREA SCHEDULE - PLAN 4530

ALL ELEVATIONS:		LIVABLE	MEAS
		SQ. FT.	FOOT
Ⓐ	MAIN FLOOR LIVING AREA	424	424
Ⓑ	UPPER FLOOR LIVING AREA	813	813
Ⓒ	3-CAR GARAGE		480
Ⓓ	COVERED PATIO		160
Ⓔ	COVERED PORCH - B		276
Ⓕ	COVERED PORCH - D		261
Ⓖ	COVERED PORCH - G		365
TOTAL - B		3014	410
TOTAL - D		3014	421
TOTAL - G		3014	451

OPTIONS:

Ⓖ	OPT COVERED PATIO 2		420
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**Elevation B - Ranch
Main Floor Plan**
SCALE: 1/4"=1'-0"

DESIGN REVIEW SET 07-12-2012

ISSUE DATE	REVISION

6991 E. Camelback Road
Suite 400 AZ 85017
(480) 515-0359
(480) 429-7000

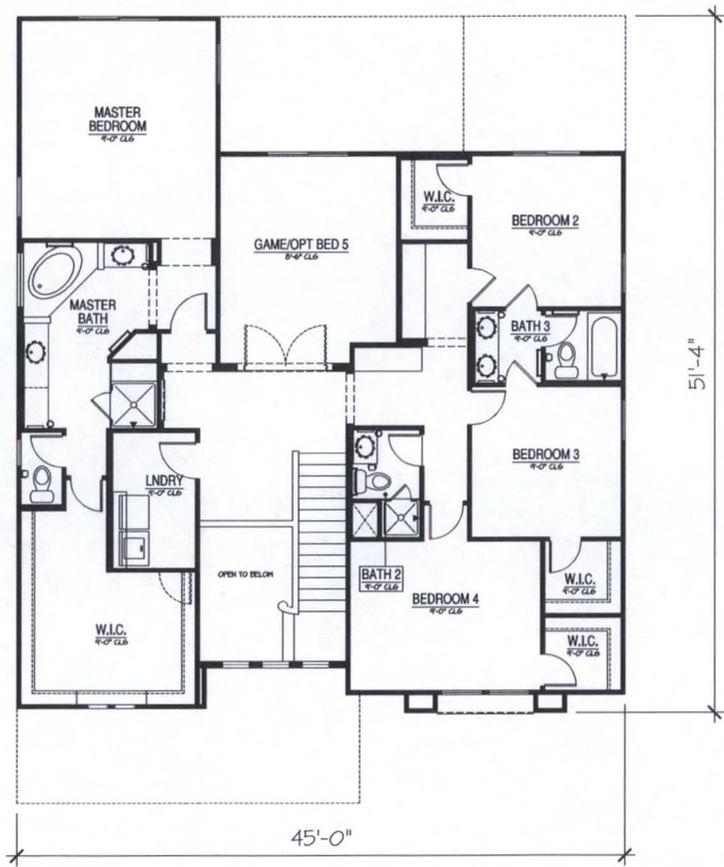


**Avian Meadows
Chandler, AZ**



1125 E. Miller School Rd., Suite 101
Scottsdale, Arizona 85261
480 850 2100
www.bsbdesign.com
JOB NO: 04/08/08 PROJ. NO.: CTR
DRAWN BY: CTR CHECKED BY:
MAIN FLOOR PLAN -
ELEVATION B

PLAN 4530
A2.1



AREA SCHEDULE - PLAN 4530

ALL ELEVATIONS	USABLE SQ. FT.	INDEX
① MAIN FLOOR LIVING AREA	281	228
② UPPER FLOOR LIVING AREA	180	183
③ 2-CAR GARAGE		660
④ COVERED PATIO		180
⑤ COVERED PORCH - B		276
⑥ COVERED PORCH - D		281
⑦ COVERED PORCH - G		363
TOTAL - B	3094	412
TOTAL - D	3094	423
TOTAL - G	3094	431
OPTIONS:		
⑧ OPT COVERED PATIO 2		420

**Elevation B - Ranch
Upper Floor Plan**
SCALE: 1/4"=1'-0"

DESIGN REVIEW SET 07-12-2012

DATE: _____

BY: _____

1991 E Camelback Road
Scottsdale, AZ 85251
(480) 515-6953
(480) 429-1039



**Avian Meadows
Chandler, AZ**



1125 E. Indian School Rd., Suite 1001
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JOB NO: 04/10/08 PROJECT: CTR
DRAWN BY: CTR CHECKED BY: _____
UPPER FLOOR PLAN - ELEVATION B

PLAN 4530
A2.4



Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4534
Elevation A : Spanish Colonial
Color Scheme 2



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**Avian Meadows
Chandler, AZ**

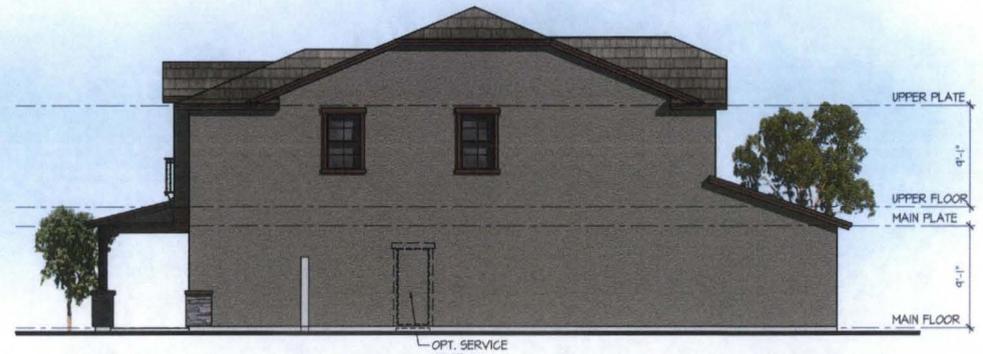


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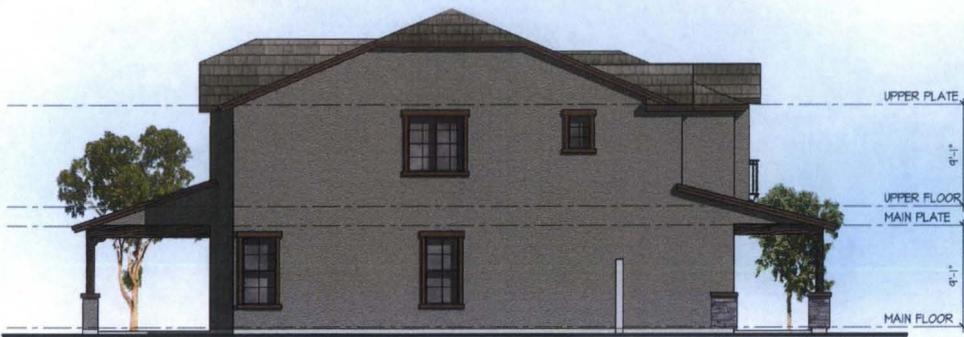
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4534
Elevation B : Ranch
Color Scheme 8

Avian Meadows
Chandler, AZ



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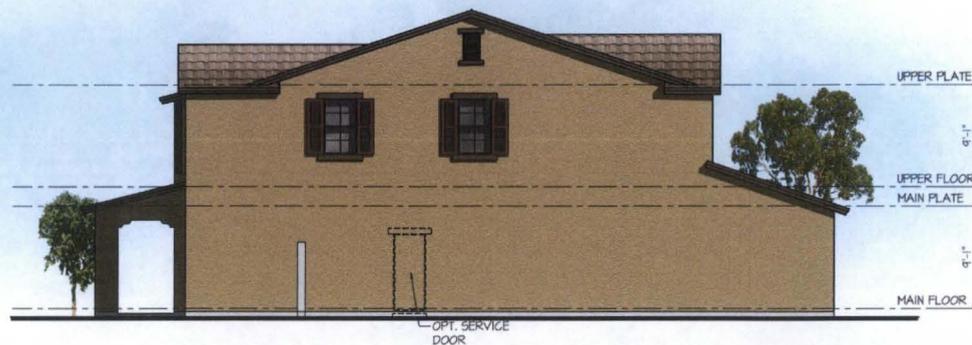
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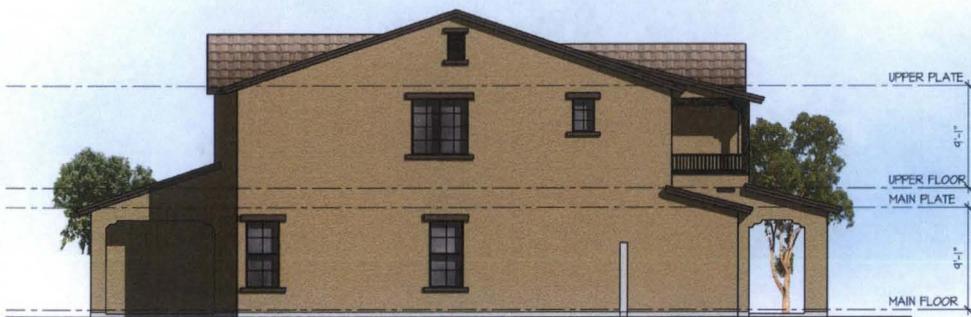
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

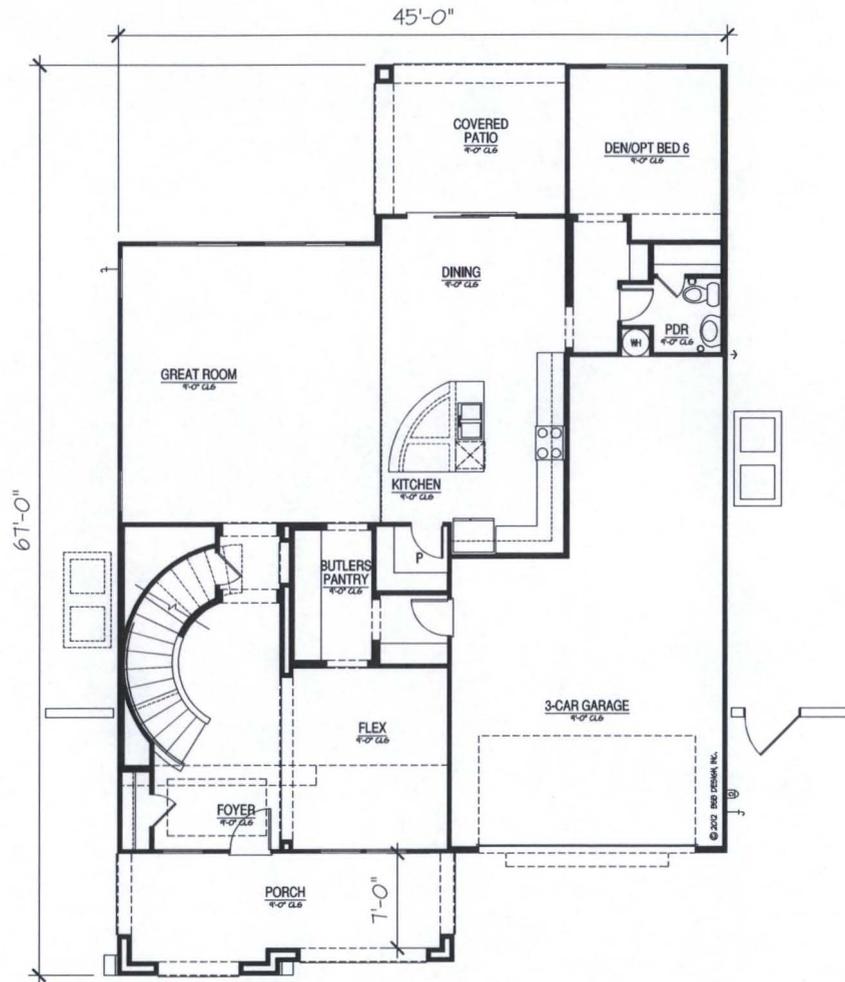
Plan 4534
Elevation C : Spanish Monterey
Color Scheme 12

Avian Meadows
Chandler, AZ



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

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AREA SCHEDULE - PLAN 4534

ALL ELEVATIONS:	LINEABLE SQ. FT.	INDEX SQ. FT.
① MAIN FLOOR LIVING AREA	504	504
② UPPER FLOOR LIVING AREA	114	114
③ 3-CAR GARAGE		620
④ COVERED PATIO		54
⑤ COVERED PORCH - A		28
⑥ COVERED PORCH - B		111
⑦ COVERED PORCH - C		82
⑧ BALCONY - C		121
TOTAL - A		1350
TOTAL - B		3550
TOTAL - C		3550

OPTIONS:

① OPT COVERED PATIO 2	490
-----------------------	-----

**Elevation A - Spanish Colonial
Main Floor Plan**

SCALE 1/4"=1'-0"

DESIGN REVIEW SET 07-12-2012



9961 E. Camelback Road
Suite A-200 AZ 85015
Phoenix, AZ
(480) 515-6055
(480) 429-1020



Avian Meadows
Chandler, AZ

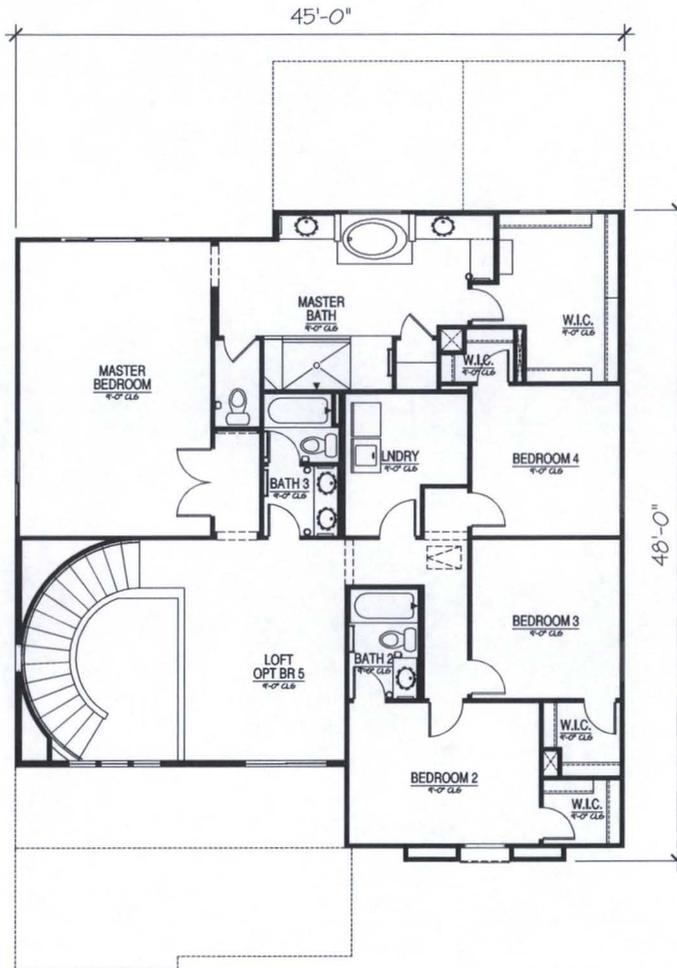


**BSB
DESIGN**

615 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85011
480.662.2700

DATE: 07-12-2012
DRAWN: CTR
CHECKED: JRM
PROJECT: AVIAN MEADOWS
SHEET: MAIN FLOOR PLAN - ELEVATION A

PLAN 4534
A2.1



AREA SCHEDULE - PLAN 4534

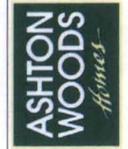
ALL ELEVATIONS:	FINISHABLE SQ. FT.	UNFIN. SQ. FT.
(A) MAIN FLOOR LIVING AREA	561	55H
(B) UPPER FLOOR LIVING AREA	174	174
(C) 2-CAR GARAGE		620
(D) COVERED PATIO		24
(E) COVERED PORCH - A		21
(F) COVERED PORCH - B		111
(G) COVERED PORCH - C		52
(H) BALCONY - G		121
TOTAL - A		
	3350	436
TOTAL - B		
	3350	4309
TOTAL - C		
	3350	4969
OPTIONS:		
(I) OPT COVERED PATIO 2		490

**Elevation A - Spanish Colonial
Upper Floor Plan**
SCALE: 1/8"=1'-0"

DESIGN REVIEW SET 07-12-2012

NO.	DATE	REVISION

6811 E. Camelback Road
Ste. A-200
Scottsdale, AZ 85251
Tel: 480-345-1000
Fax: 480-345-1000



Avian Meadows
Chandler, AZ



www.bsbdesign.com
3125 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85251
480-345-2100

JAN 10 10:00 AM 2012 PROJECT: CTR
DRAWN: GIB COE CHECKED: [Signature]

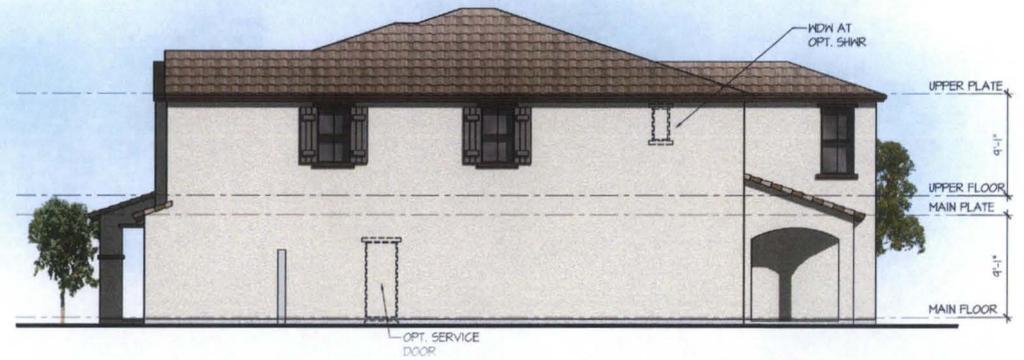
UPPER FLOOR PLAN -
ELEVATION A

PLAN 4534
A2.4



Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4538
Elevation A : Spanish Colonial
Color Scheme 3



bsbdesign.com

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

Avian Meadows
Chandler, AZ

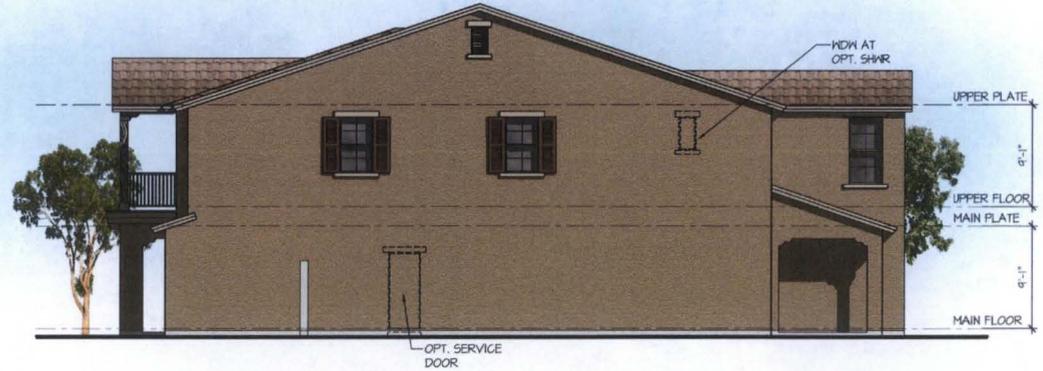
07-12-2012
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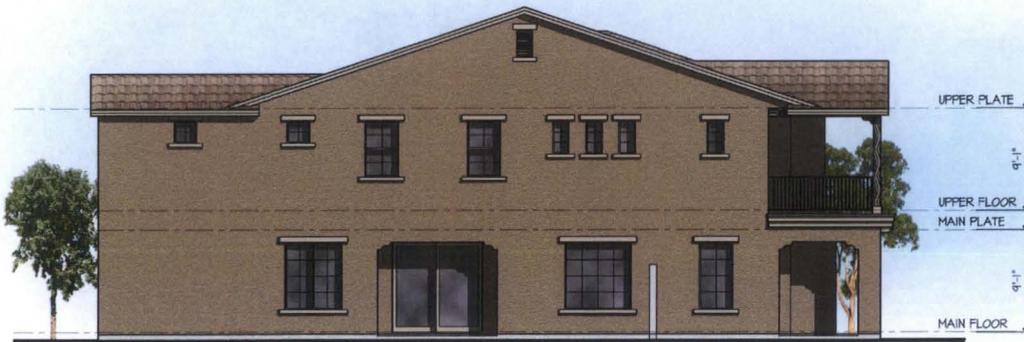
Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4538
Elevation C : Spanish Monterey
Color Scheme 13

Avian Meadows
Chandler, AZ



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

07-12-2012
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Rear Elevation

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



Right Side Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 4538
Elevation G : Prairie
Color Scheme 21

Avian Meadows
Chandler, AZ

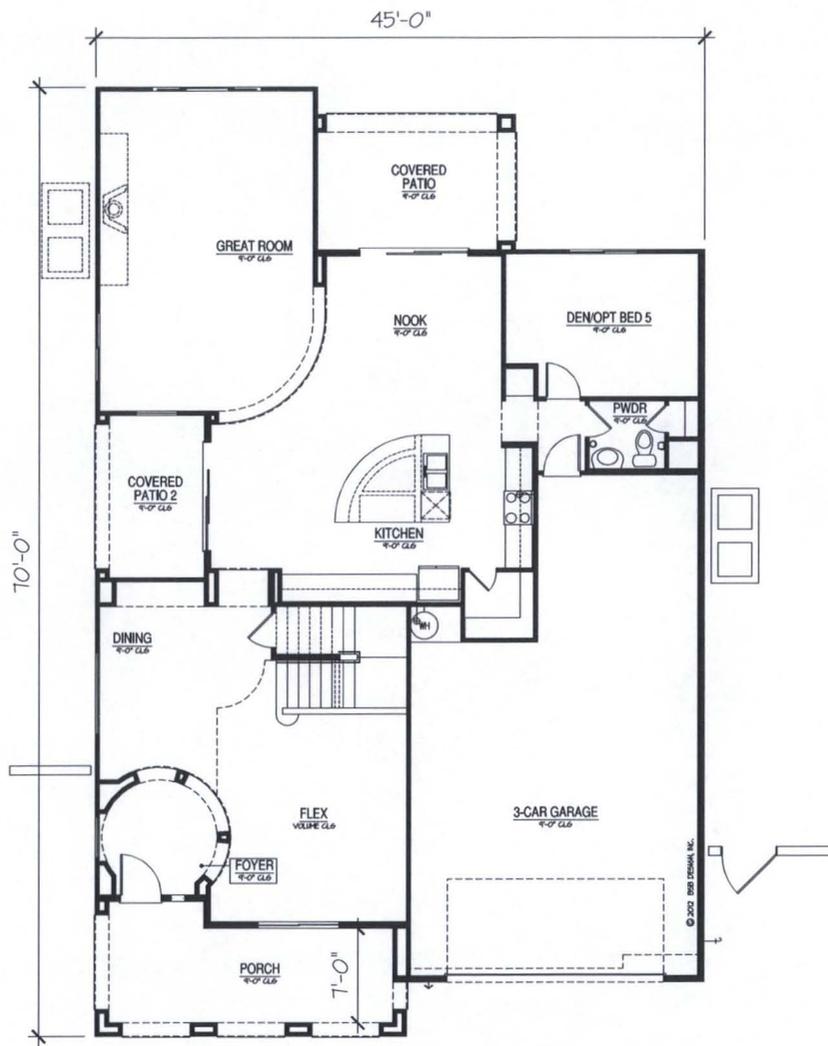


bsbdesign.com

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

07-12-2012
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AREA SCHEDULE - PLAN 4538

ALL ELEVATIONS:	LIQUABLE	MSDS
	SQ. FT.	FOOT
(A) MAIN FLOOR LIVING AREA	154	154
(B) UPPER FLOOR LIVING AREA	264	264
(C) 3-CAR GARAGE		106
(D) COVERED PATIO		111
(E) COVERED PATIO 2		96
(F) COVERED PORCH - A		76
(G) COVERED PORCH - C		76
(H) COVERED PORCH - G		271
(I) BALCONY - C		22
TOTAL - A	2665	5028
TOTAL - C	2665	5241
TOTAL - G	2665	5265
CECTIONS:		
(G) SITTING ROOM		46

**Elevation A - Spanish Colonial
Main Floor Plan**
SCALE: 1/4"=1'-0"

DESIGN REVIEW SET 07-12-2012



BSB DESIGN
4115 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85251
480.980.2100
www.bsbdesign.com

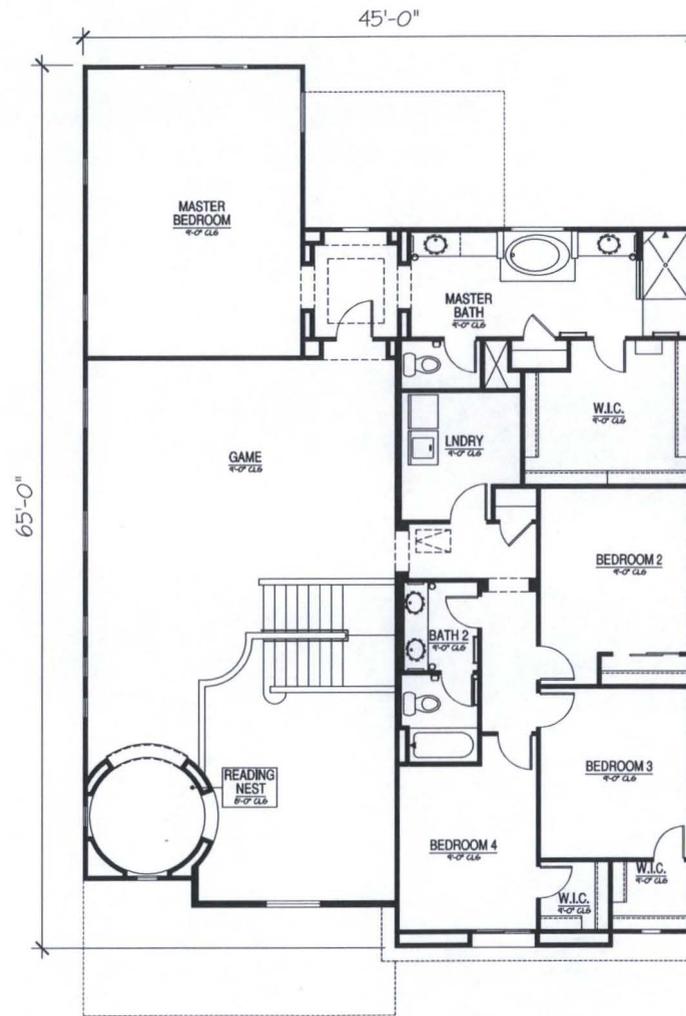


Avian Meadows
Chandler, AZ



4115 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85251
480.980.2100
www.bsbdesign.com

PLAN 4538
A2.1



AREA SCHEDULE - PLAN 4538

ALL ELEVATIONS:	USABLE		INSET
	SQ. FT.	FOOT	
(A) MAIN FLOOR LIVING AREA	1714	1714	
(B) UPPER FLOOR LIVING AREA	2641	2641	
(C) 2-CAR GARAGE			706
(D) COVERED PATIO			141
(E) COVERED PATIO 2			46
(F) COVERED PORCH - A			76
(G) COVERED PORCH - C			76
(H) COVERED PORCH - D			291
(I) BALCONY - C			221
TOTAL - A		3003	3028
TOTAL - C		3003	3241
TOTAL - G		3003	3265

OPTIONS:

(J) SITTING ROOM			46
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**Elevation A - Spanish Colonial
Upper Floor Plan**
SCALE 1/8"=1'-0"

DESIGN REVIEW SET 07-12-2012

ISSUE DATE	REVISION

69811 E. Camelback Road
Ste. A-200
Scottsdale, AZ 85251
(480) 375-0055
(480) 475-1025

ASHTON WOODS
Homes

Avian Meadows
Chandler, AZ

BSB DESIGN
www.bsbdesign.com
1125 E. Indian School Rd., Suite 1001
Scottsdale, Arizona 85261
480-382-2100

JOB NO: 071012 PROJECT: CTR
OWNER: GSB CHECKED:
DATE: 07-12-2012
UPPER FLOOR PLAN -
ELEVATION A

PLAN 4538
A2.4

ORDINANCE NO. 4202

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR09-1002 AVIAN MEADOWS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG- to PAD, subject to the following conditions:

1. 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.
2. Development shall be in substantial conformance with Exhibit 8, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-1002, except as modified by condition herein.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
 6. 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.
 7. 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.
 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 shall be maintained by the adjacent property owner or a 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 the Director of Public Works for arterial street median landscaping.
 11. Preliminary Development Plan approval as granted herein shall apply to the subdivision layout only. Housing product shall require separate PDP submittal and approval.
 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 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 Avian Meadows development shall use treated effluent to maintain open space, common areas, and landscape tracts.

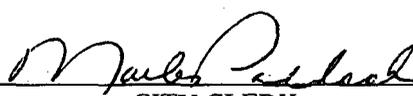
13. Rear setbacks for accessory structures shall maintain the same rear setback as determined by the number of stories for the home.
14. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged 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 or nearby 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.
15. All homes built on corner lots within the residential subdivision shall be single-story homes.
16. When two-story homes are built on lots that back-up to Lindsay Road, a 20-foot separation shall be provided between the homes.
17. No more than two, two-story homes shall be built side-by-side for lots that back-up to Lindsay Road.

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 of the City of Chandler, Arizona, this 10th day of December 2009.

ATTEST:


CITY CLERK

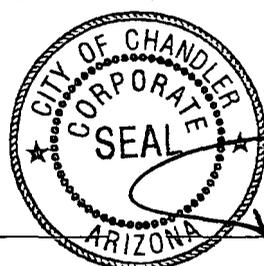

ARIZONA


MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 14th day of January 2010.

ATTEST:

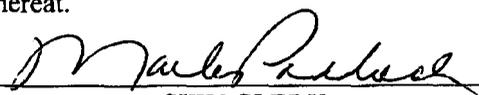

CITY CLERK


ARIZONA

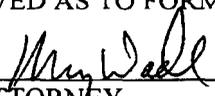

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4202 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 14th day of January 2010, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 22 and 29, 2010.

ATTACHMENT 'A'

Legal Description

A portion of the Southeast quarter of Section 19, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the East Quarter Corner of said Section 19;

Thence S 00°52'12" W, a distance of 1323.89 feet, along the East Line of the Southeast Quarter of said Section 19, to the North Line of the Southeast Quarter of the Southeast Quarter of said Section 19;

Thence continuing along said North Line of the Southeast Quarter of the Southeast Quarter of said Section 19, N 89°50'27" W, a distance of 33.00 feet to a point on the West Line of the East 33 feet of the Southeast Quarter of said Section 19;

Thence continuing along the West Line of the East 33 feet of the Southeast Quarter of said Section 19, S 00°52'12" W, a distance of 827.43 feet to a point on the South Line of the North Half of the North Half of the South Half of the Southeast Quarter of said Section 19;

Thence leaving said West Line, N 89°51'13" W, a distance of 1,289.76 feet, along said South line, to a point on the West Line of the East Half of the Southeast Quarter of said Section 19;

Thence leaving said South Line, N 00°38'03" E, a distance of 2,152.02 feet, along said West line, to a point on the North Line of the Southeast Quarter of said Section 19;

Thence leaving said West Line, S 89°49'14" E, a distance of 1,331.61 feet along said North Line to the Point of Beginning.

Containing 2,828,194 square feet or 64.926 acres more or less.

