



MEMORANDUM Transportation & Development –CC Memo No. 12-121

DATE: OCTOBER 9, 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: DVR12-0023 MAPLEWOOD COURT
 Introduction and Tentative Adoption of Ordinance No. 4402

Request: Rezoning from Planned Area Development (PAD) to PAD amended along with Preliminary Development Plan approval for housing product for a 32-lot single-family residential subdivision

Location: Southwest corner of Maplewood and Vine streets;
 East of the southeast corner of Alma School and Willis roads

Applicant: Greg Davis; Iplan Consulting

RECOMMENDATION

The request is for Rezoning from Planned Area Development (PAD) to PAD amended along with Preliminary Development Plan approval for housing product for a 32-lot single-family residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval.

BACKGROUND

The subject site is located at the southwest corner of Maplewood and Vine streets, which is east of the southeast corner of Alma School and Willis roads. North is a portion of the Cornerstone Christian Church campus, a single-family home, and a vacant lot that is currently in the process of being cleared of debris. Single-family homes surround the site’s east, south, and west sides. The General Plan designates the site as Low-Density Residential.

The subject site received zoning and PDP approval in early 2006 for a custom, 32-lot single-family residential home subdivision, the zoning was extended for an additional three years in 2009. The zoning technically expired in late August; however, due to the application on file, the request to rezone the property, and the request moving forward without delay, any enforcement action has been stayed. Housing product was not approved with the initial case, due to the development requiring all homes to be custom. The request seeks to remove the custom home requirement and desires Preliminary Development Plan approval for housing product. The number of lots, subdivision layout and design treatments, and previous conditions of approval will remain the same (notwithstanding eliminating the custom home requirement). The site is approximately 15-acres and provides 32 single-family lots. Typical lot size is 90'x140', with a minimum lot size of 12,430 sq. ft. The subdivision will be developed as a single phase.

HOUSING PRODUCT

Due to the fact that all lots are 10,000 sq. ft. or greater with a minimum lot size of 12,430 sq. ft., the Residential Development Standards (RDS) for housing product does not apply; however, a number of the elements will be provided. Seven floor plans are provided with a square footage range of 2,800 to 4,600 sq. ft. Five single-story and two two-story homes are provided, with an option for a second story on plan 6011.

Architectural styles include Spanish, Ranch, Tuscan/Mediterranean, Craftsman, and Farmhouse; 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 five elevations: Ranch, Tuscan/Mediterranean, Craftsman, and Farmhouse. Additionally, to address architectural style various elements complementing the architecture are included in the design, such as: window mullions, front door treatments, garage doors consistent with the architecture of the home, arched windows, window pop-outs, etc.

Setbacks for the housing product were incorporated in the initial Rezoning and PDP request for subdivision layout. Setbacks are typical of other subdivisions except that a rear-yard setback of 15-feet is provided; however rear setbacks for all perimeter lots have been increased to 25-feet. Due to the large lots sizes it is anticipated that homeowners may want the option for casitas. Casitas will meet all required building setbacks and lot coverage ratios, as well as be architecturally consistent with the design of the home.

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, the variety of elevations provided, and the larger lot sizes 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. Ten (four couples, two individuals) 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

The request was pulled to Action at the Planning Commission hearing due to some concerns expressed by the property owners directly east of the site. The neighbors were concerned with the potential of two-story homes looking into their front yards. The neighbors alluded that the homes were to be restricted to single-story homes as part of an agreement with the initial approval in 2005; Staff is unaware of any agreement. The concern was discussed by Commission with the request being approved unanimously due to existing conditions already placed on the development. With the initial approval, the five lots on the east side were restricted based on the following conditions: the northern most lot will be restricted to a single-story (condition no. 11 of Ord. 3764); the five lots will have deeper rear yard setbacks (condition no. 14 of Ord. 3764); and two-story homes are restricted to no more than two in a row (condition no. 13 of Ord. 3764), which would mean that of the five lots three can be two-story homes.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0023 MAPLEWOOD COURT, Rezoning from PAD to PAD for a 32-lot single-family subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0023, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.

4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
8. 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.
9. Lots 1 through 11, 20 and 21 shall be constructed with single story homes only. No second story elements such as raised sun porches, balconies, or split stories shall be allowed.
10. No south facing balconies shall be allowed on lot 22
11. All homes built on corner lots within the residential subdivision shall be single story.
12. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between homes.
13. No more than two two-story homes may be built in a row.
14. Lots 1-11 and 20-32 shall have increased rear yard setbacks of 25' for one-story homes and 35' for two-story homes.
15. 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.

16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. 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 Maplewood Court development shall use treated effluent to maintain open space, common areas, and landscape tracts.

18. 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 existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to 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.
19. The minimum pavement width for half street improvements on both Maplewood Street and Vine street is 24 feet.

20. The 10-foot tall towers at the entry monument sign shall be lowered to a height consistent with the scale of the perimeter theme wall.
21. The split face courses on the primary theme wall shall be relocated to the wall's top half.
22. 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.

Preliminary Development Plan

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0023 MAPLEWOOD COURT, Preliminary Development Plan approval for housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT", kept on file in the City of Chandler Transportation & Development Services Department, Planning Division, in File No. DVR12-0023, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3764 case DVR05-0009 MAPLEWOOD COURT, except as modified by condition herein.

PROPOSED MOTIONS

Rezoning

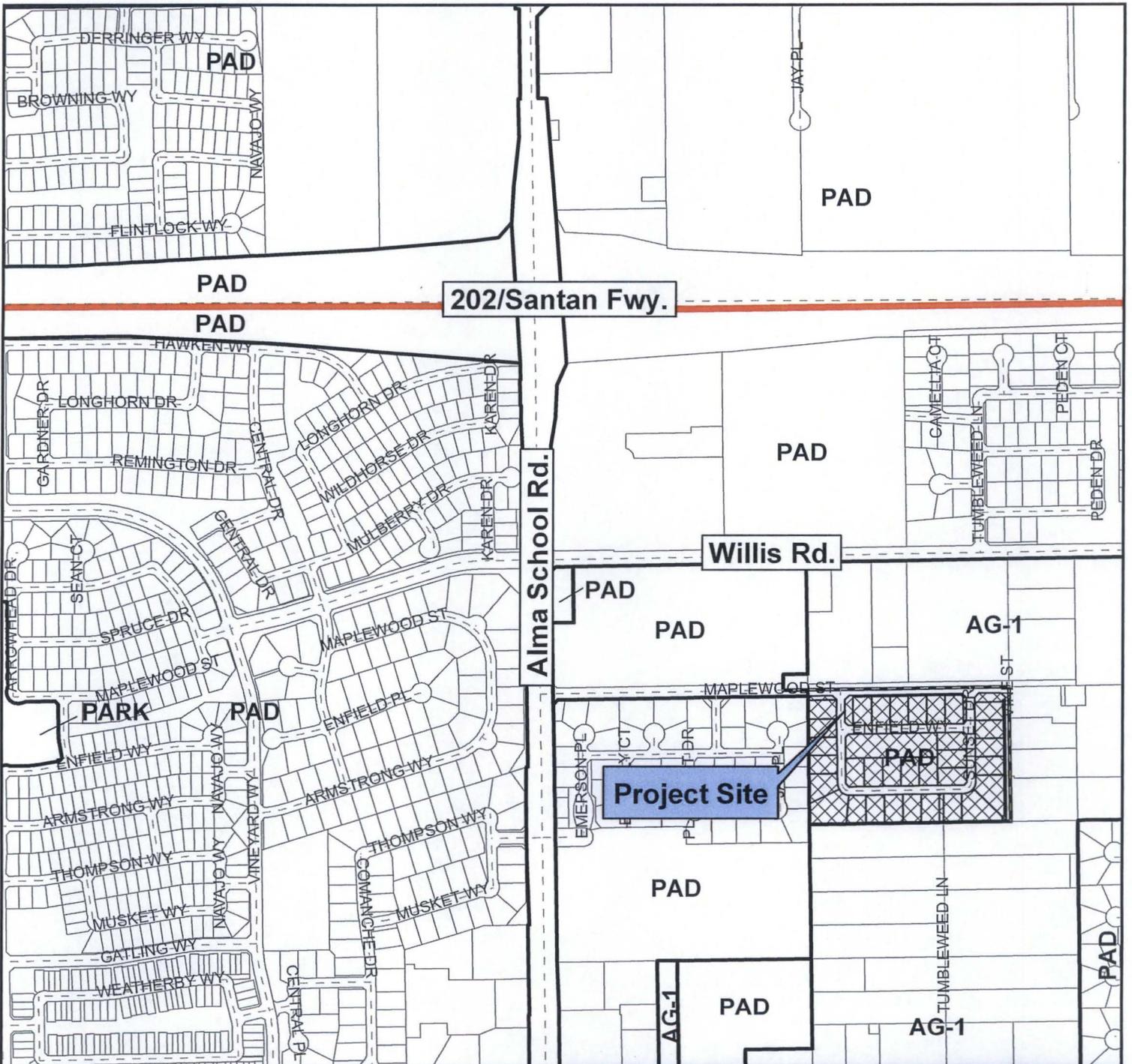
Move to Introduce and Tentatively Adopt Ordinance No. 4402 approving DVR12-0023 MAPLEWOOD COURT, Rezoning from PAD to PAD for a 32-lot single-family residential subdivision, subject to the conditions as recommended by Planning Commission and Staff.

Preliminary Development Plan

Move to approve DVR12-0023 MAPLEWOOD COURT, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Staff.

Attachment

1. Vicinity Maps
2. Site Plan
3. Elevations & Floor Plans
4. Ordinance No. 3764
5. Ordinance No. 4402
6. Development Booklet



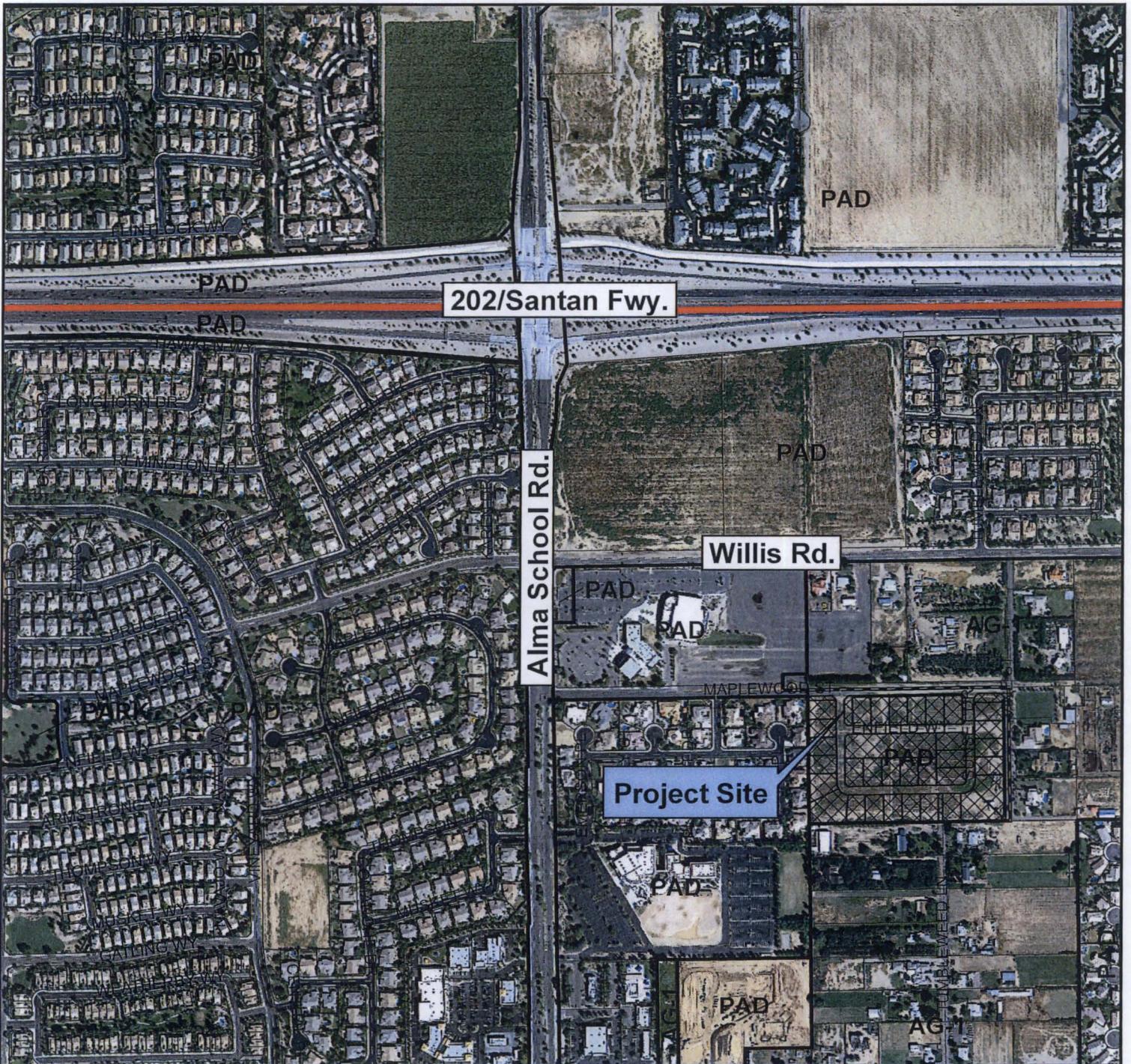
Vicinity Map



DVR12-0023

Maplewood Court





Vicinity Map

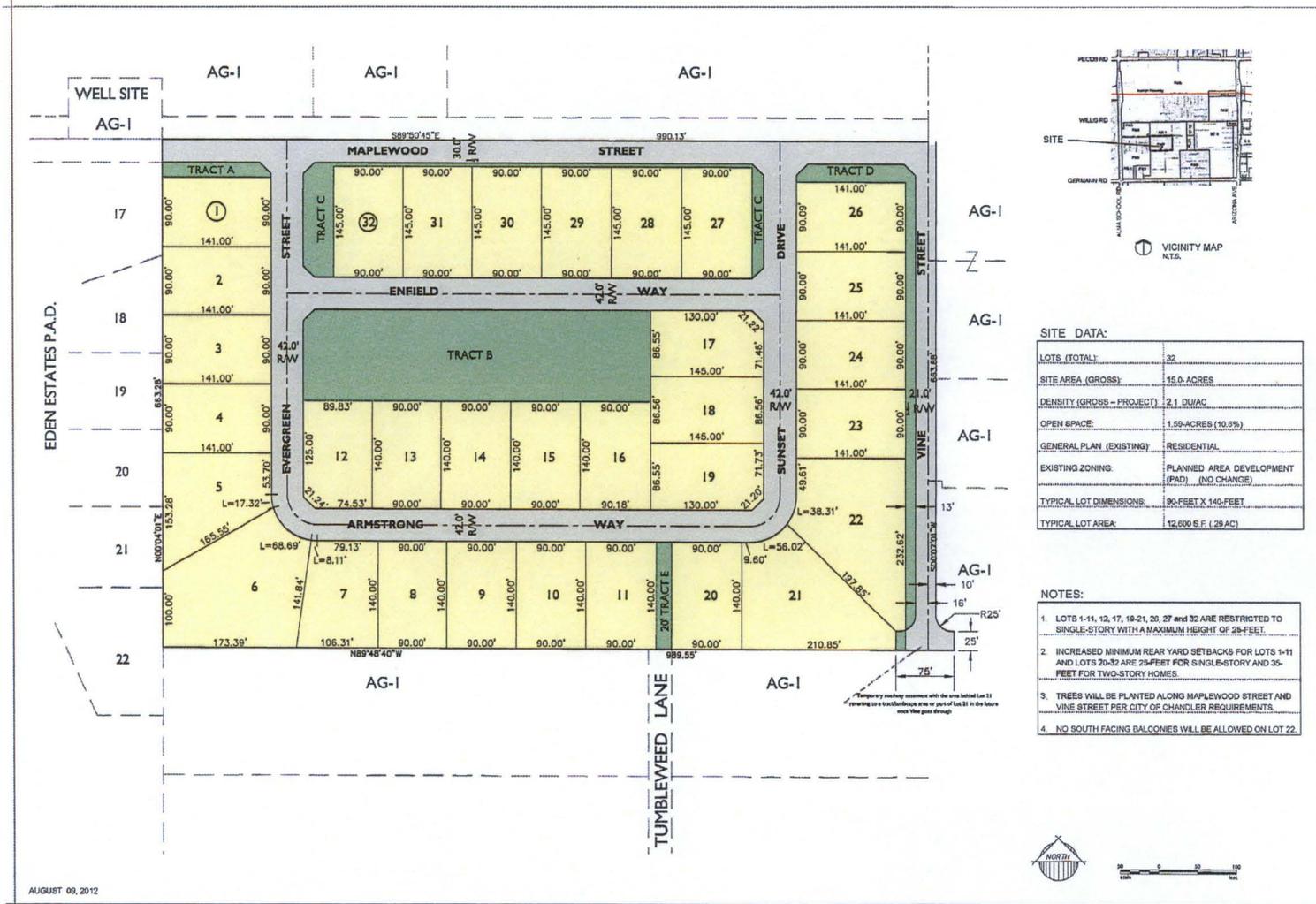


DVR12-0023

Maplewood Court



MAPLEWOOD COURT | CONCEPTUAL SITE PLAN



AUGUST 08, 2012



taylor morrison **MAPLEWOOD COURT** CHANDLER, ARIZONA
 CONCEPTUAL SITE PLAN EXHIBIT

MAPLEWOOD COURT | PLAN 6001 | 'SPANISH' BUILDING ELEVATIONS | 2,808 SQ. FT.



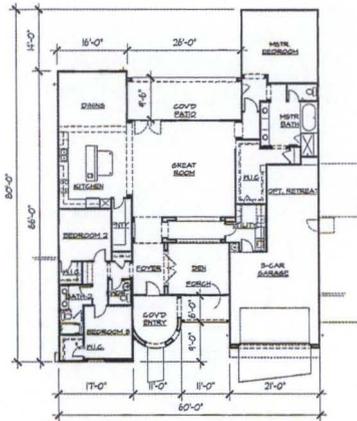
6001: Spanish - Rear Elevation



6001: Spanish - Left Elevation



6001: Spanish - Right Elevation



6001: Floor Plan



6001: Spanish - Front Elevation



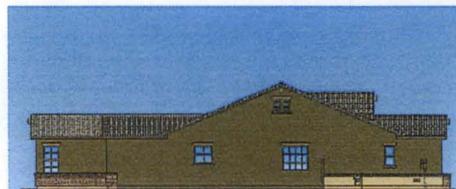
Maplewood by Taylor Morrison Homes



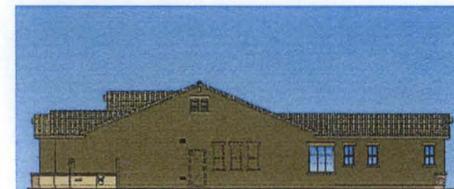
MAPLEWOOD COURT | PLAN 6001 | 'RANCH' BUILDING ELEVATIONS | 2,808 SQ. FT.



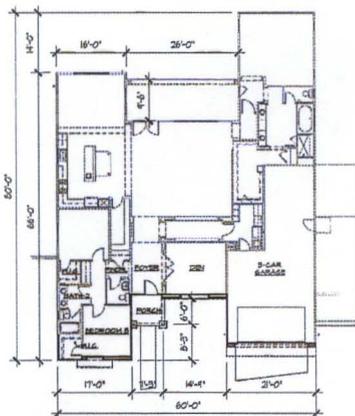
6001: Ranch - Rear Elevation



6001: Ranch - Left Elevation



6001: Ranch - Right Elevation



6001: Floor Plan



6001: Ranch - Front Elevation



Maplewood by Taylor Morrison Homes



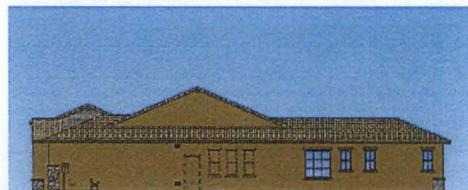
MAPLEWOOD COURT | PLAN 6001 | 'TUSCAN' BUILDING ELEVATIONS | 2,808 SQ. FT.



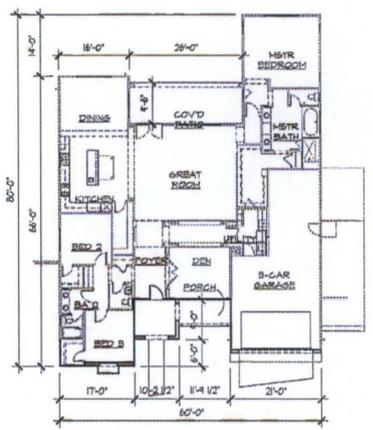
6001: Tuscan - Rear Elevation



6001: Tuscan - Left Elevation



6001: Tuscan - Right Elevation



6001: Floor Plan



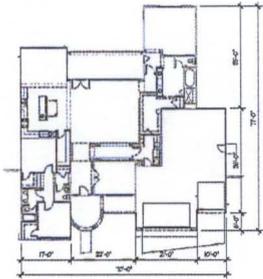
6001: Tuscan - Front Elevation



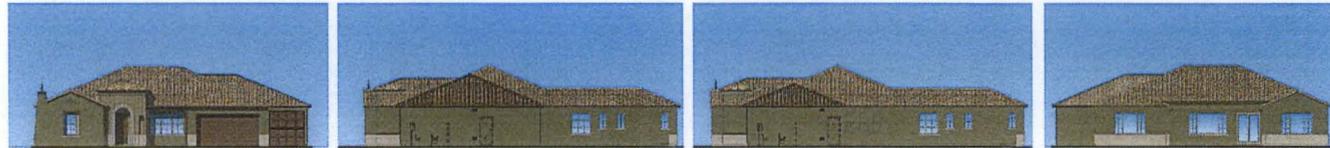
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6001 | '4- & 5-CAR GARAGE OPTIONS' BUILDING ELEVATIONS | 2,808 SQ. FT.



6001: Opt. 5 Car Garage

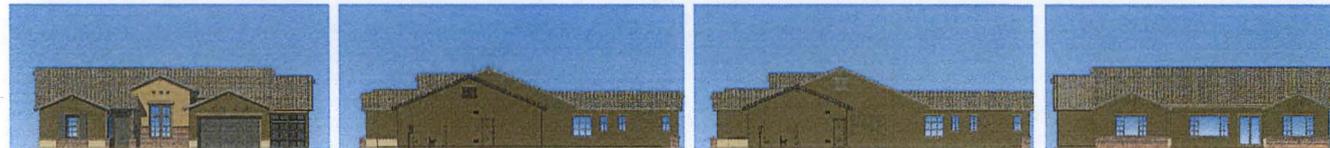


Front
Spanish

Right - 5 Car

Right - 4 Car

Rear

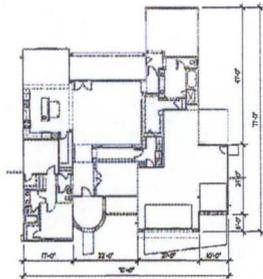


Front
Ranch

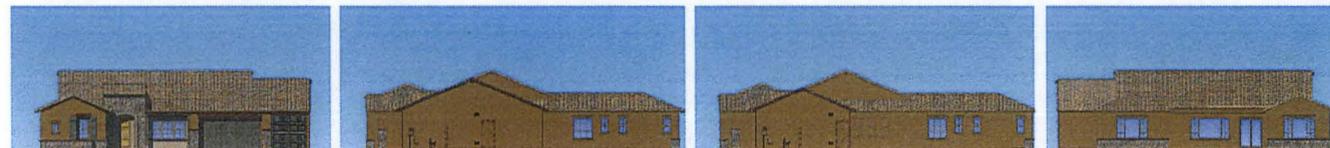
Right - 5 Car

Right - 4 Car

Rear



6001: Opt. 4 Car Garage



Front
Tuscan

Right - 5 Car

Right - 4 Car

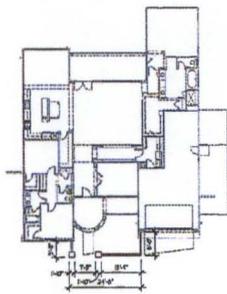
Rear



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6001 | 'COURTYARD OPTION' BUILDING ELEVATIONS | 2,808 SQ. FT.



6001: Opt. Courtyard



Front
Spanish



Front
Ranch



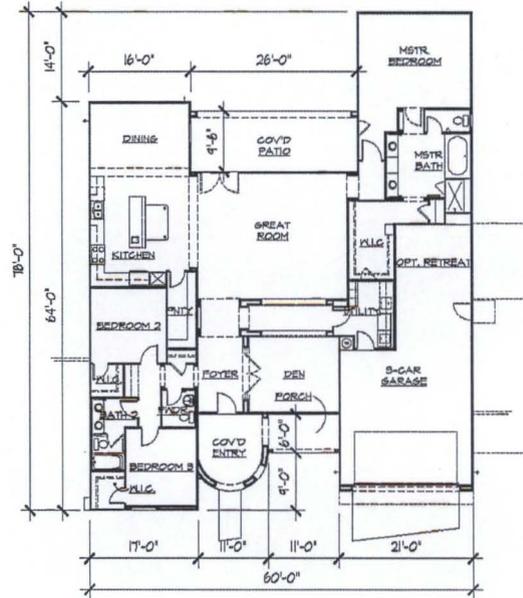
Front
Tuscan



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6001 | FLOOR PLAN | 2,808 SQ. FT.



First Floor Plan



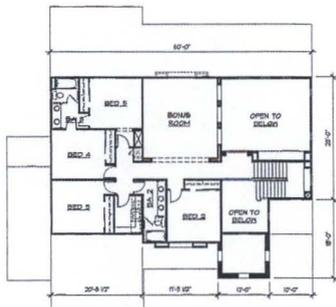
6001: Floor Plan

Maplewood by Taylor Morrison Homes

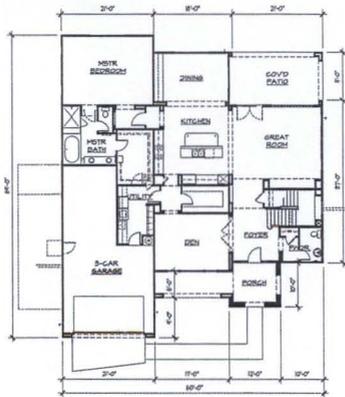


Project Number: 312010
Date: 08/07/12

MAPLEWOOD COURT | PLAN 6002 | 'SPANISH' BUILDING ELEVATIONS | 3,916 SQ. FT.



2nd Floor

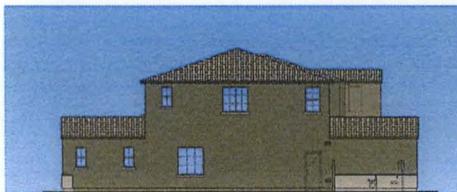


1st Floor

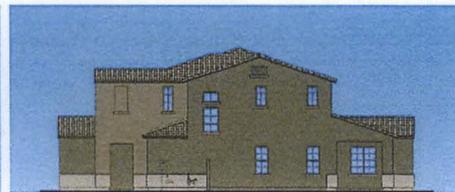
6002: Floor Plan



6002: Spanish - Rear Elevation



6002: Spanish - Left Elevation



6002: Spanish - Right Elevation



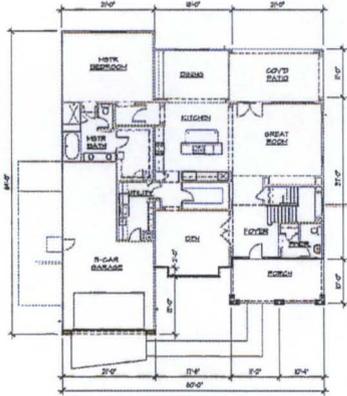
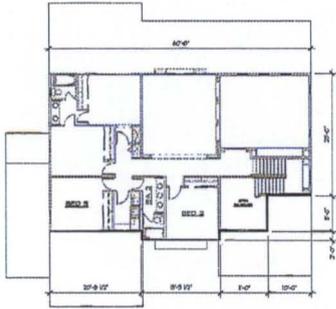
6002: Spanish - Front Elevation



Maplewood by Taylor Morrison Homes



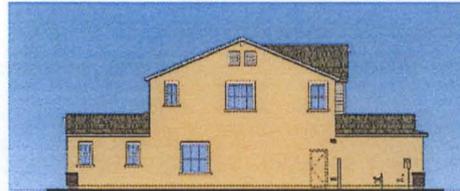
MAPLEWOOD COURT | PLAN 6002 | 'FARM' BUILDING ELEVATIONS | 3,916 SQ. FT.



6002: Floor Plan



6002: Farm - Rear Elevation



6002: Farm - Left Elevation



6002: Farm - Right Elevation



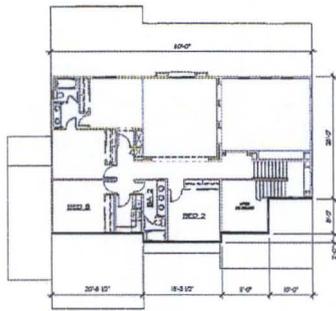
6002: Farm - Front Elevation



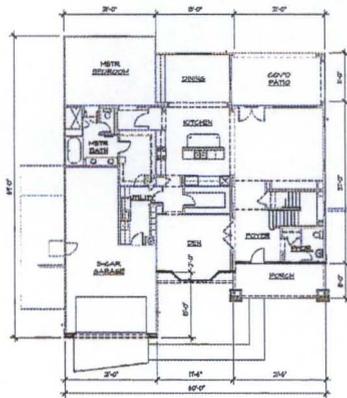
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6002 | 'TUSCAN' BUILDING ELEVATIONS | 3,916 SQ. FT.



2nd Floor



1st Floor

6002: Floor Plan



6002: Tuscan - Rear Elevation



6002: Tuscan - Left Elevation



6002: Tuscan - Right Elevation



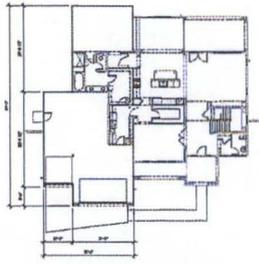
6002: Tuscan - Front Elevation



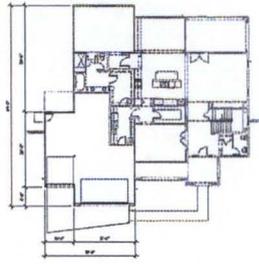
Maplewood by Taylor Morrison Homes



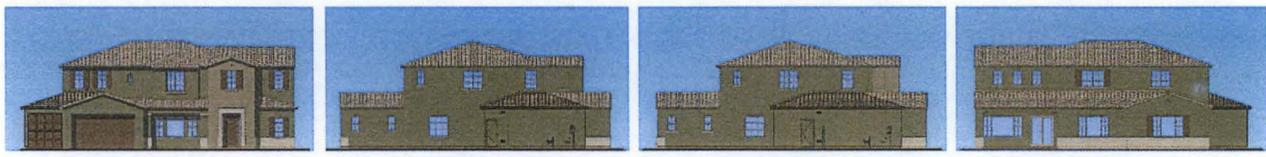
MAPLEWOOD COURT | PLAN 6002 | '4- & 5-CAR GARAGE OPTIONS' BUILDING ELEVATIONS | 3,916 SQ. FT.



6002: Opt. 5 Car Garage



6002: Opt. 4 Car Garage

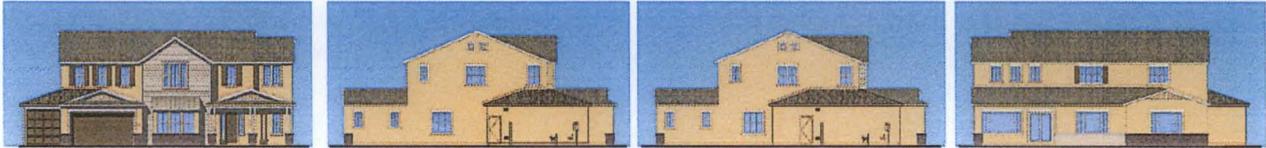


Front
Spanish

Left - 4 Car

Left - 5 Car

Rear

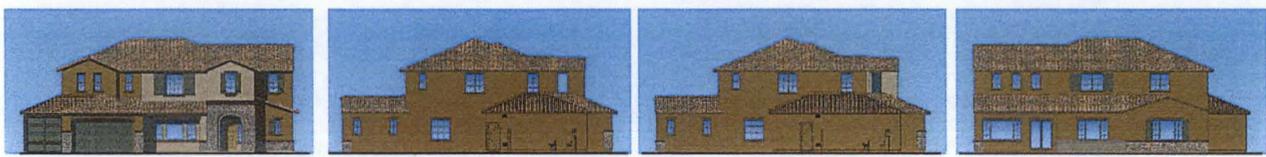


Front
Farm

Left - 4 Car

Left - 5 Car

Rear



Front
Tuscan

Left - 4 Car

Left - 5 Car

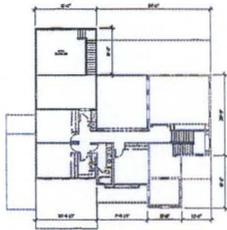
Rear



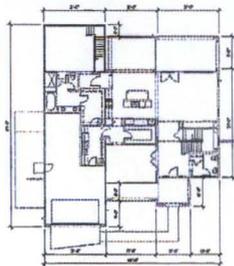
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6002 | 'LOFT OPTION' BUILDING ELEVATIONS | 3,916 SQ. FT.



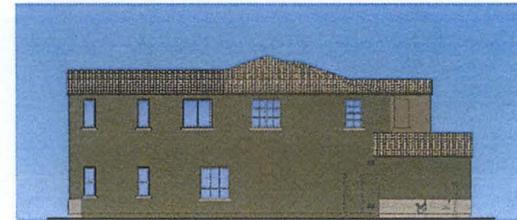
6002: Opt. Loft 2nd Floor



6002: Opt. Loft 1st Floor



Rear
Spanish



Left



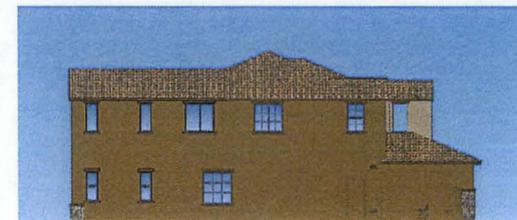
Rear
Farm



Left



Rear
Tucson



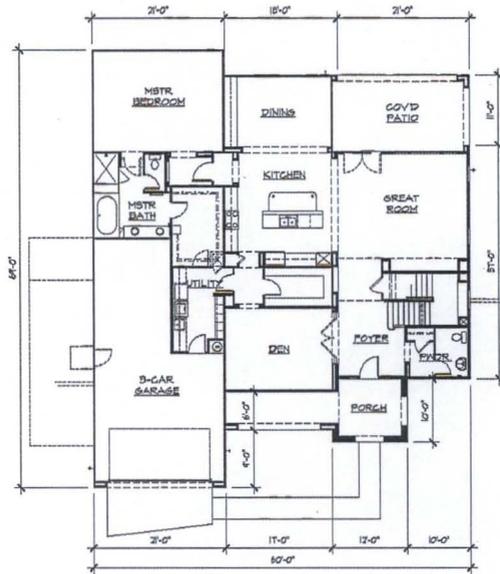
Left



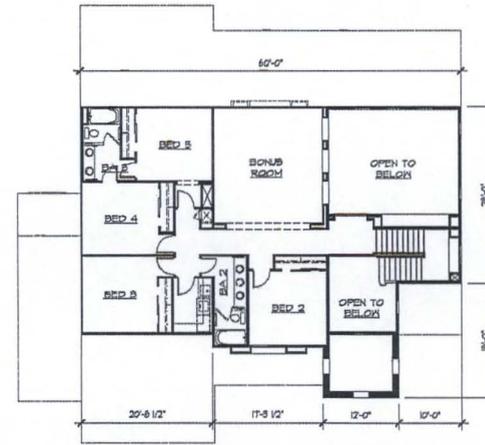
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6002 | FLOOR PLAN | 3,916 SQ. FT.



First Floor Plan



Second Floor Plan

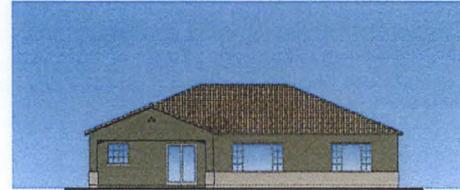


6002: Floor Plan
Maplewood by Taylor Morrison Homes

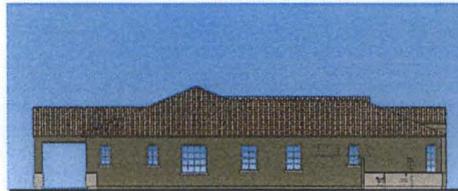


Project Number: 312010
Date: 08/07/12

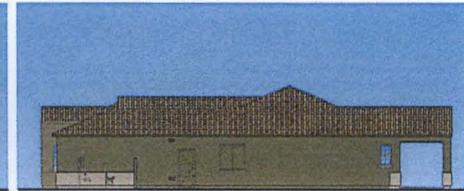
MAPLEWOOD COURT | PLAN 6011 | SPANISH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



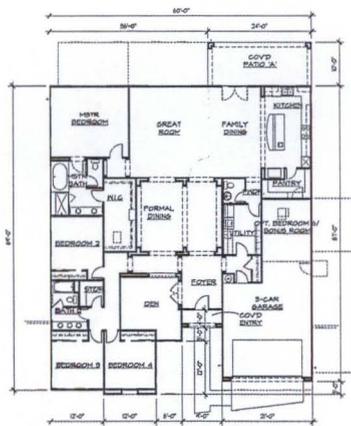
6011: Spanish - Rear Elevation



6011: Spanish - Left Elevation



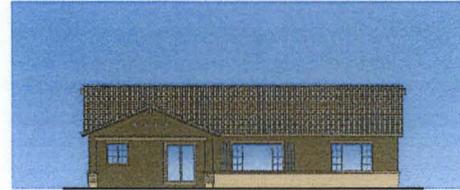
6011: Spanish - Right Elevation



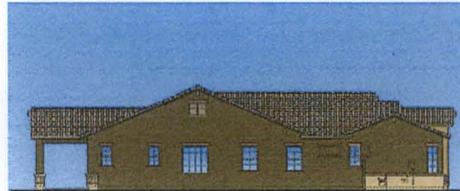
Maplewood by Taylor Morrison Homes



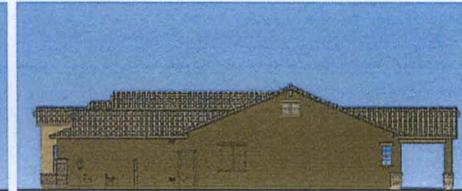
MAPLEWOOD COURT | PLAN 6011 | RANCH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



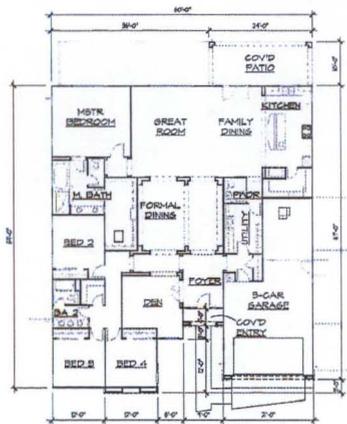
6011: Ranch - Rear Elevation



6011: Ranch - Left Elevation



6011: Ranch - Right Elevation



6011: Floor Plan



6011: Ranch - Front Elevation



Maplewood by Taylor Morrison Homes



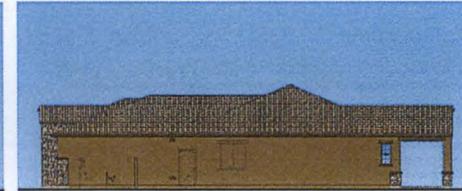
MAPLEWOOD COURT | PLAN 6011 | TUSCAN BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



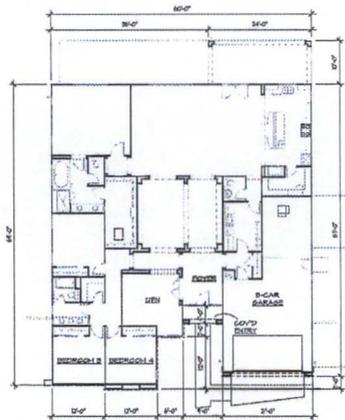
6011: Tuscan - Rear Elevation



6011: Tuscan - Left Elevation



6011: Tuscan - Right Elevation



6011: Floor Plan



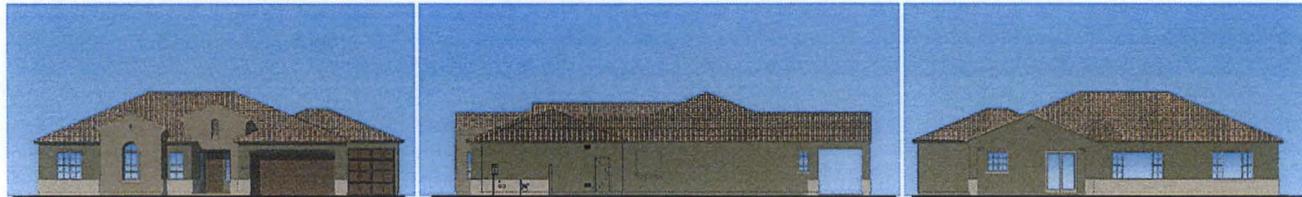
6011: Tuscan - Front Elevation



Maplewood by Taylor Morrison Homes



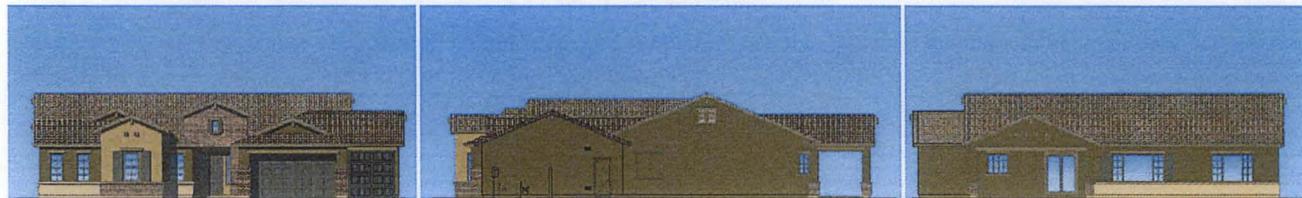
MAPLEWOOD COURT | PLAN 6011 | '4-CAR GARAGE OPTION' BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



Front
Spanish

Right - 4 Car

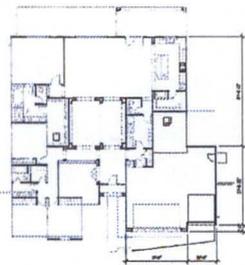
Rear



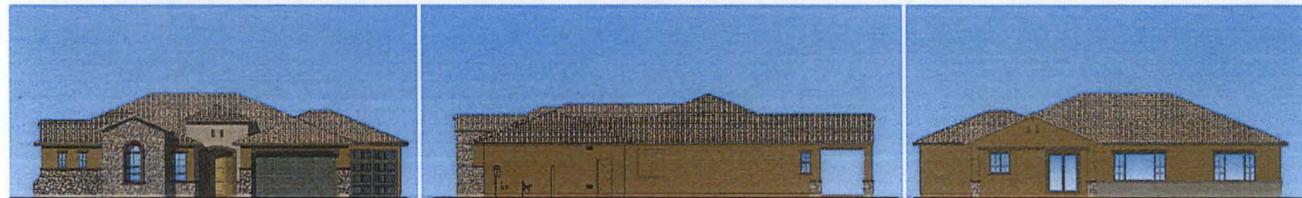
Front
Ranch

Right - 4 Car

Rear



6011: Opt. 4 Car Garage



Front
Tuscan

Right - 4 Car

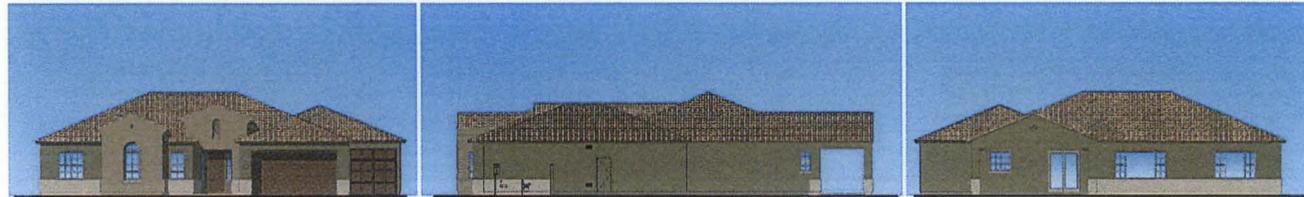
Rear



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | '5-CAR GARAGE OPTION' BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



Front
Spanish

Right - 5 Car

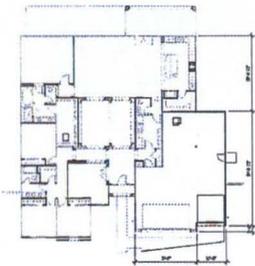
Rear



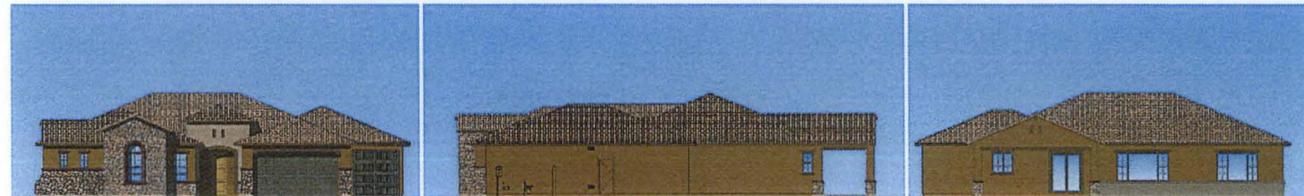
Front
Ranch

Right - 5 Car

Rear



6011: Opt. 5 Car Garage



Front
Tuscan

Right - 5 Car

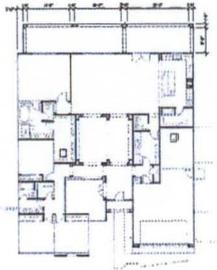
Rear



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | 'COVERED PATIO OPTIONS' BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY

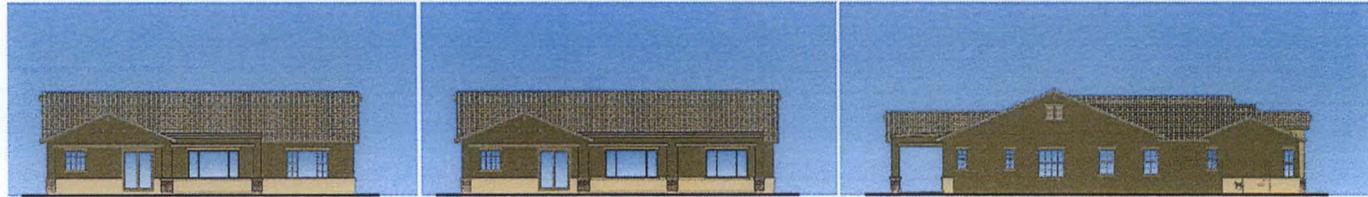


Rear
Spanish

Rear

Left

6011: Opt. Covered Patio A, B, C



Rear
Ranch

Rear

Left



Rear
Tuscan

Rear

Left

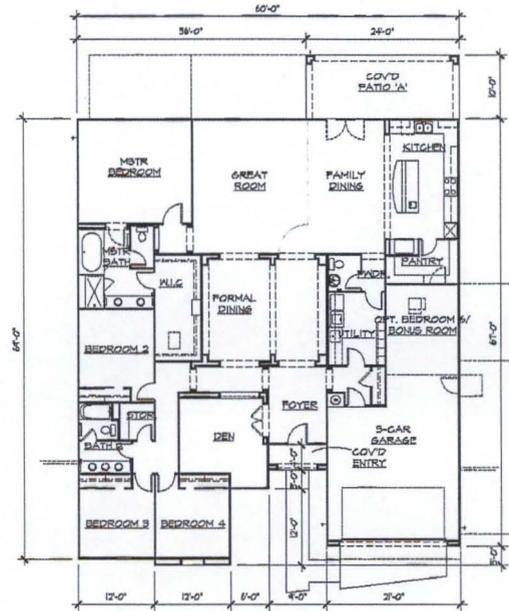
6011: Opt. Covered Patio A, B



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | FLOOR PLAN | 3,179 SQ. FT. | 1-STORY



First Floor Plan

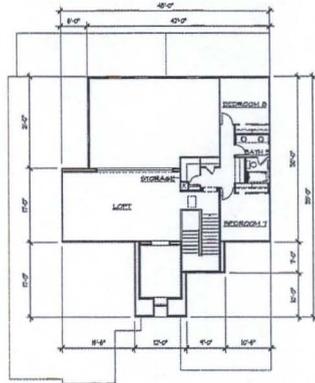


6011: Floor Plan Single Story
Maplewood by Taylor Morrison Homes

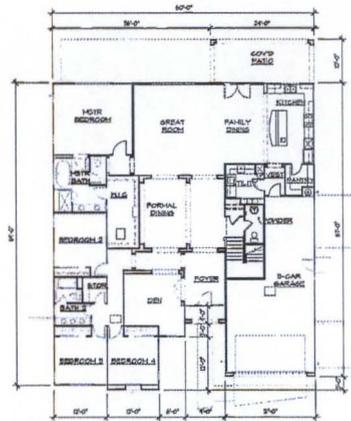


Project Number: 312010
Date: 08/07/12

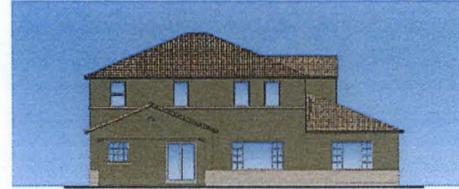
MAPLEWOOD COURT | PLAN 6011 | SPANISH BUILDING ELEVATIONS | 2-STORY



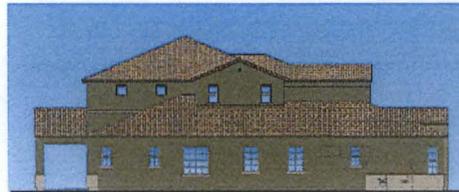
Second Floor



6011: Floor Plan



6011: Spanish - Rear Elevation



6011: Spanish - Left Elevation



6011: Spanish - Right Elevation



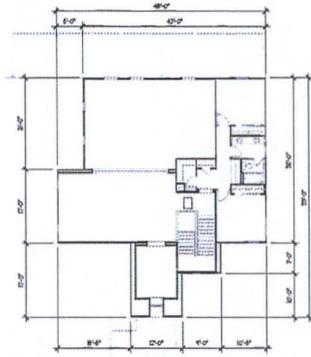
6011: Spanish - Front Elevation



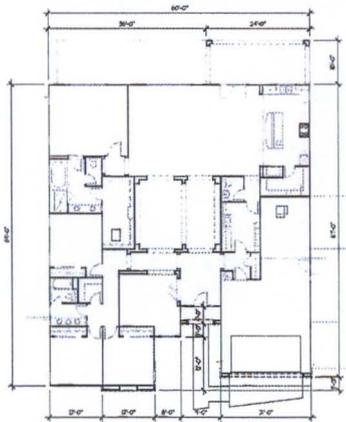
Maplewood by Taylor Morrison Homes



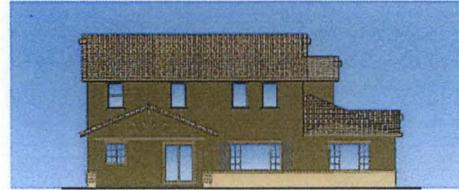
MAPLEWOOD COURT | PLAN 6011 | RANCH BUILDING ELEVATIONS | 2-STORY



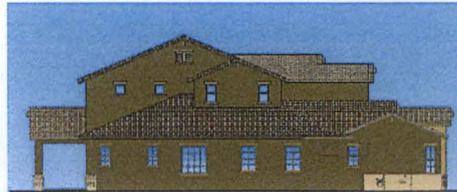
6011: Second Floor



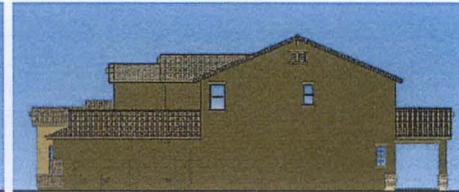
6011: Floor Plan



6011: Ranch - Rear Elevation



6011: Ranch - Left Elevation



6011: Ranch - Right Elevation



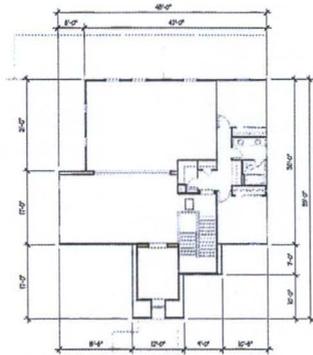
6011: Ranch - Front Elevation



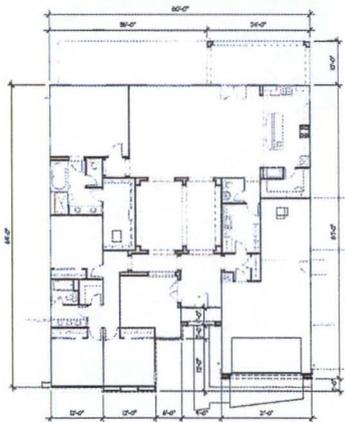
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | TUSCAN BUILDING ELEVATIONS | 2-STORY



6011: Second Floor



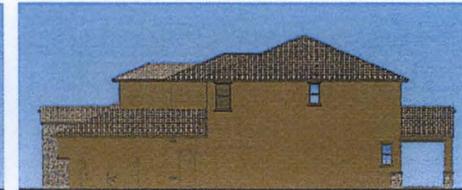
6011: Floor Plan



6011: Tuscan - Rear Elevation



6011: Tuscan - Left Elevation



6011: Tuscan - Right Elevation



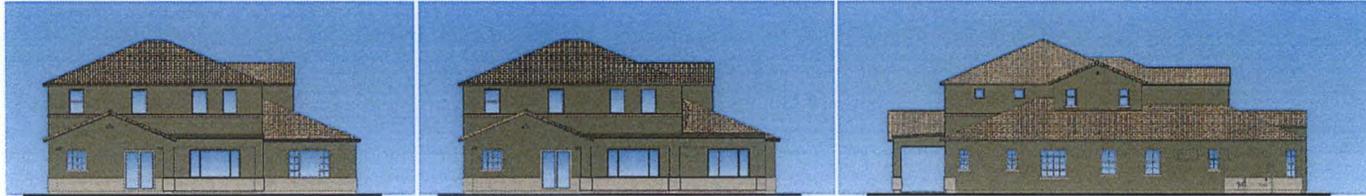
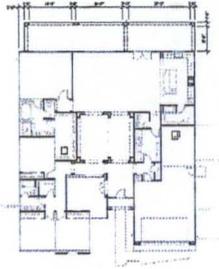
6011: Tuscan - Front Elevation



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | 'COVERED PATIO OPTIONS' BUILDING ELEVATIONS | 2-STORY



Rear
Spanish

Rear

Left

6011: Opt. Covered Patio A, B, C



Rear
Ranch

Rear

Left



Rear
Tuscan

Rear

Left

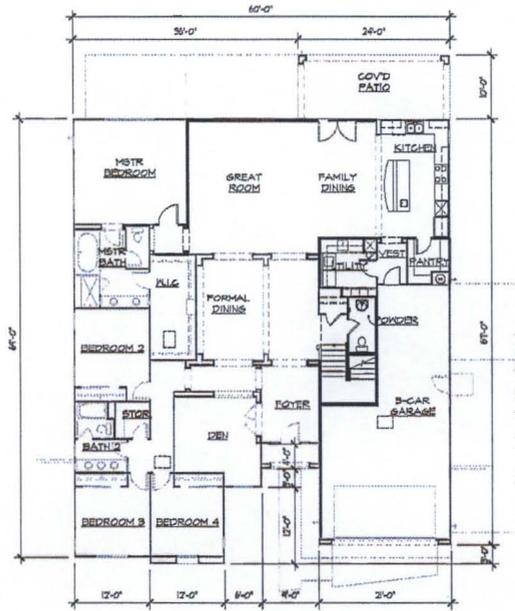
6011: Opt. Covered Patio A, B



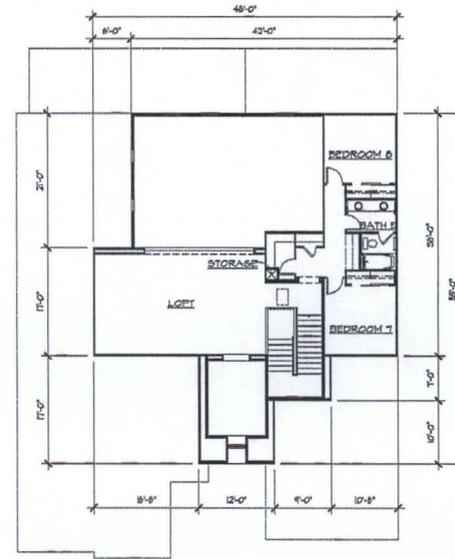
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6011 | FLOOR PLAN | 2-STORY



First Floor Plan



Second Floor Plan

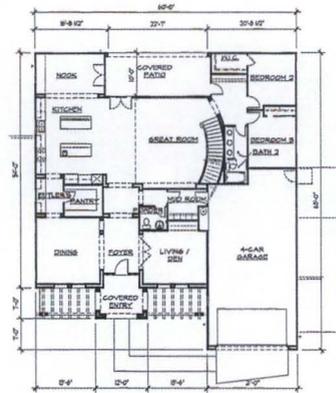
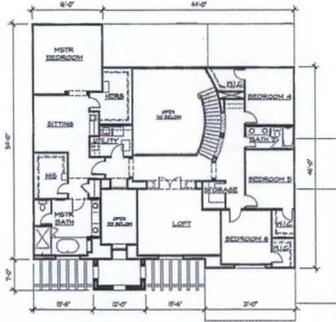


6011: Floor Plan Two Story
Maplewood by Taylor Morrison Homes



Project Number: 312010
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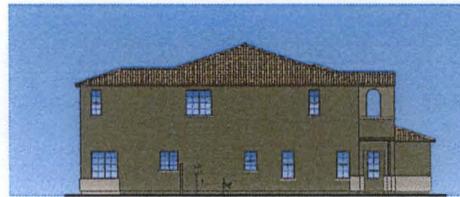
MAPLEWOOD COURT | PLAN 6022 | SPANISH BUILDING ELEVATIONS | 4,675 SQ. FT.



6022: Floor Plan



6022: Spanish - Rear Elevation



6022: Spanish - Left Elevation



6022: Spanish - Right Elevation



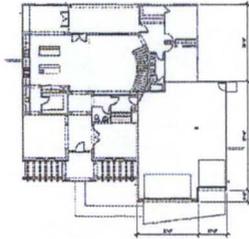
6022: Spanish - Front Elevation



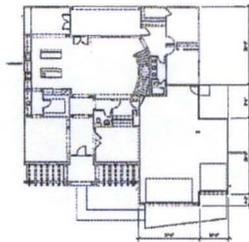
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6022 | '5- & 6-CAR GARAGE OPTIONS' BUILDING ELEVATIONS | 4,675 SQ. FT.

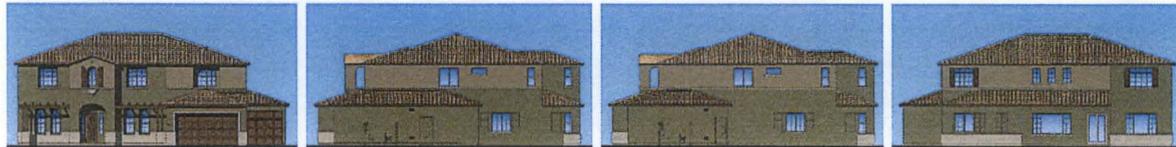


Opt. 6th Car Garage



Opt. 5th Car Garage

6022: Floor Plan



Front

Right - 6 Car

Right - 5 Car

Rear

Spanish



Front

Right - 6 Car

Right - 5 Car

Rear

Craftsman



Front

Right - 6 Car

Right - 5 Car

Rear

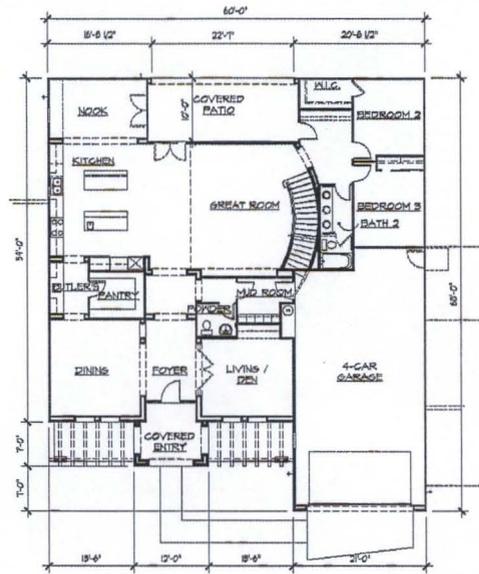
Tuscan



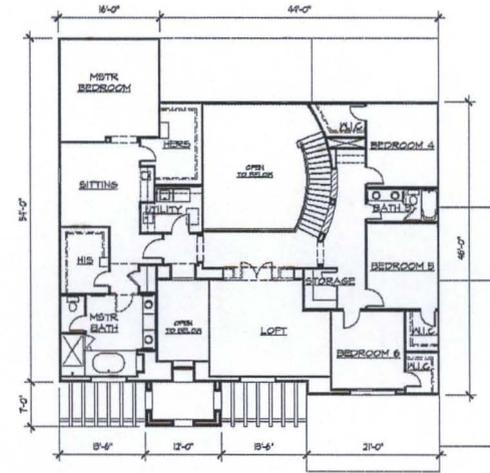
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | FLOOR PLAN | 6022 | 4,675 SQ. FT.



First Floor Plan



Second Floor Plan



6022: Floor Plan

Maplewood by Taylor Morrison Homes



Project Number: 312010
Date: 08/07/12

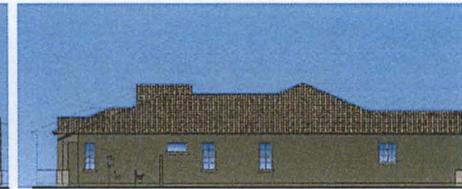
MAPLEWOOD COURT | PLAN 6031 | SPANISH BUILDING ELEVATIONS | 3,534 SQ. FT.



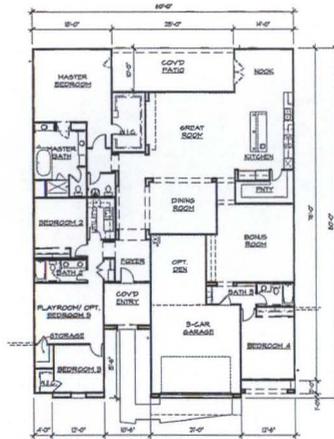
6031: Spanish - Rear Elevation



6031: Spanish - Left Elevation



6031: Spanish - Right Elevation



6031: Spanish - Front Elevation



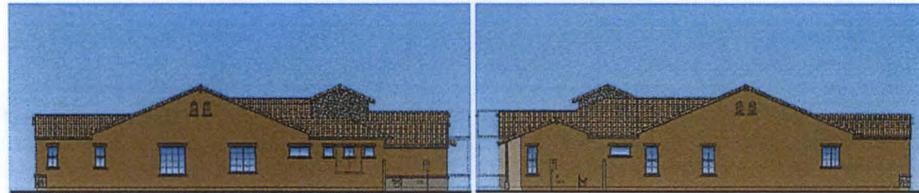
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6031 | TUSCAN BUILDING ELEVATIONS | 3,534 SQ. FT.

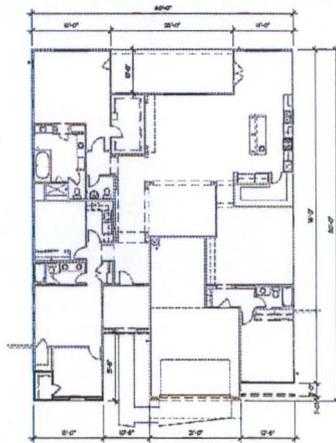


6031: Tuscan - Rear Elevation



6031: Tuscan - Left Elevation

6031: Tuscan - Right Elevation



6031: Floor Plan



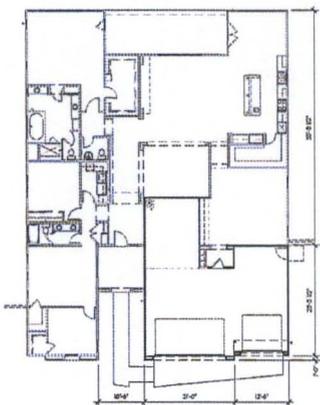
6031: Tuscan - Front Elevation



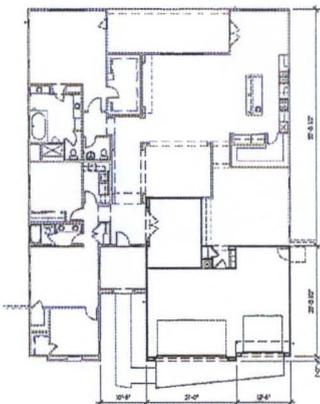
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6031 | '3- & 4-CAR GARAGE OPTIONS' BUILDING ELEVATIONS | 3,534 SQ. FT.



6031: Opt. 4th Car Garage



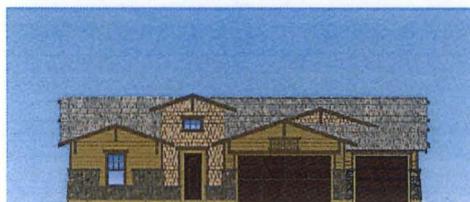
6031: Opt. 3rd Car Garage



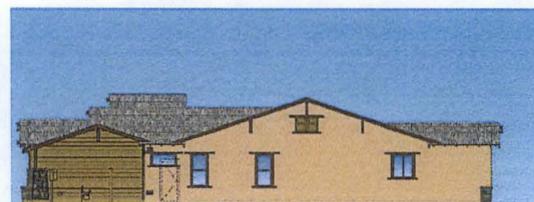
Spanish - Front



Spanish - Right



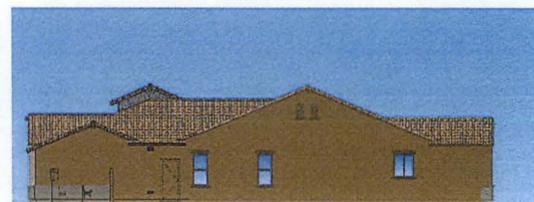
Craftsman - Front



Craftsman - Right



Tuscan - Front



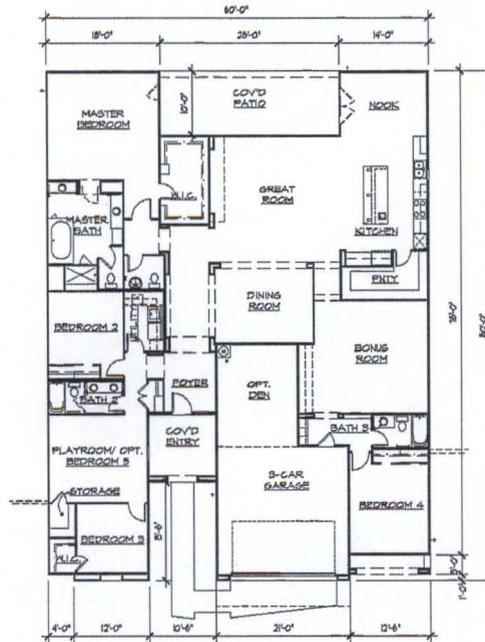
Tuscan - Right



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6031 | FLOOR PLAN | 3,534 SQ. FT.



First Floor Plan



6031: Floor Plan
Maplewood by Taylor Morrison Homes

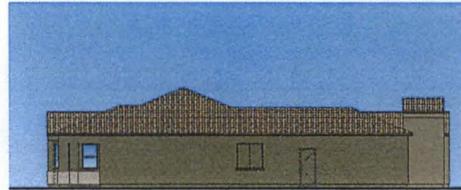


Project Number: 312010
Date: 08/07/12

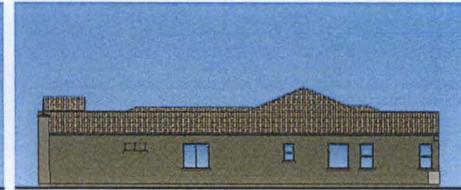
MAPLEWOOD COURT | PLAN 6041 | SPANISH BUILDING ELEVATIONS | 2,938 SQ. FT.



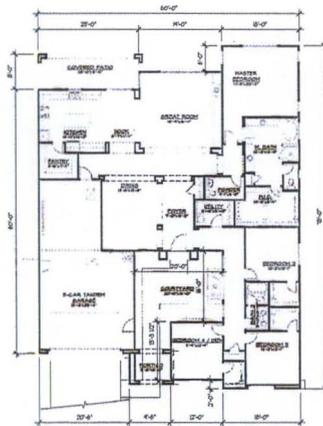
6041: Spanish - Rear Elevation



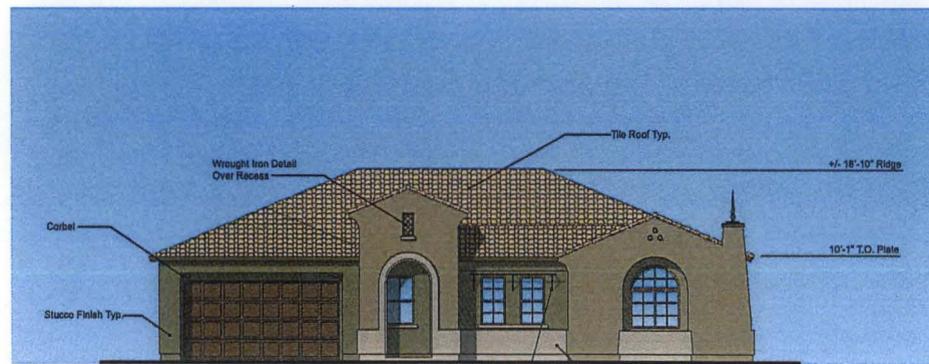
6041: Spanish - Left Elevation



6041: Spanish - Right Elevation



6041: Floor Plan



6041: Spanish - Front Elevation



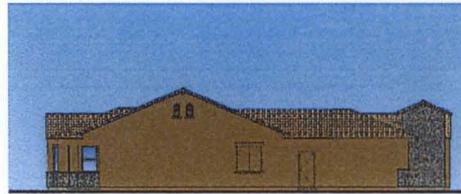
Maplewood by Taylor Morrison Homes



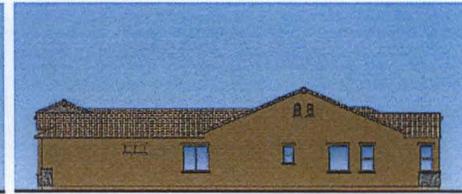
MAPLEWOOD COURT | PLAN 6041 | TUSCAN BUILDING ELEVATIONS | 2,938 SQ. FT.



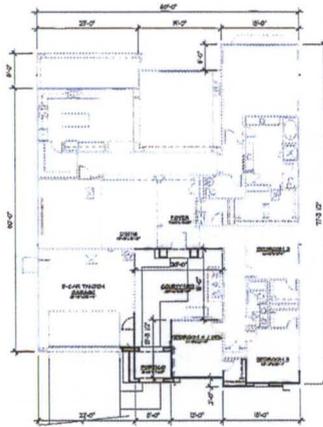
6041: Tuscan - Rear Elevation



6041: Tuscan - Left Elevation



6041: Tuscan - Right Elevation



6041: Floor Plan



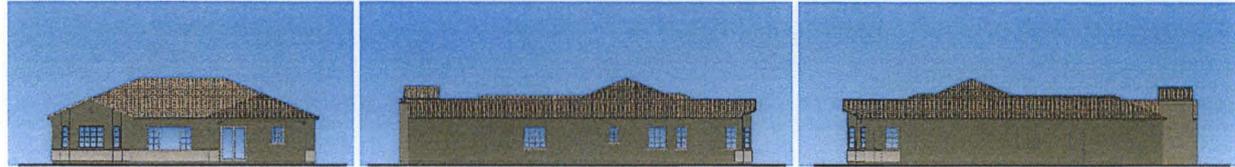
6041: Tuscan - Front Elevation



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 6041 | 'BAY WINDOW OPTION' BUILDING ELEVATIONS | 2,938 SQ. FT.



Rear

Right

Left

Spanish

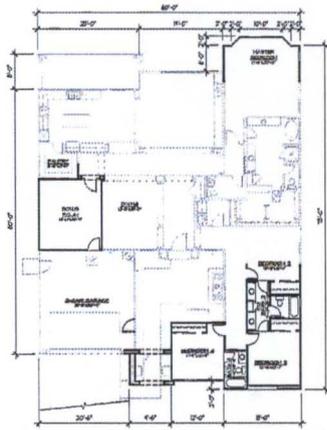


Rear

Right

Left

Ranch



6041: Opt. Bay Window



Rear

Right

Left

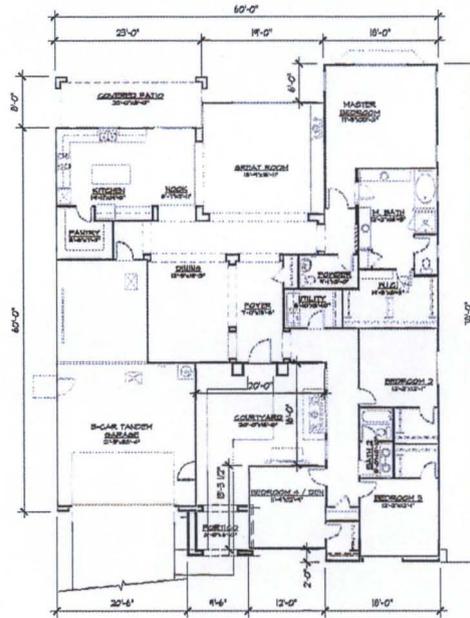
Tuscan



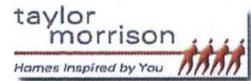
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | FLOOR PLAN | 6041 | 2,938 SQ. FT.



First Floor Plan



6041: Floor Plan

Maplewood by Taylor Morrison Homes

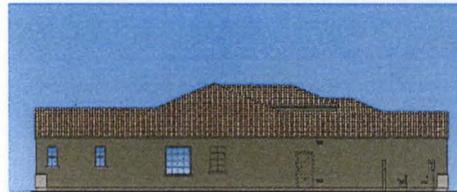


Project Number: 312010
Date: 08/07/12

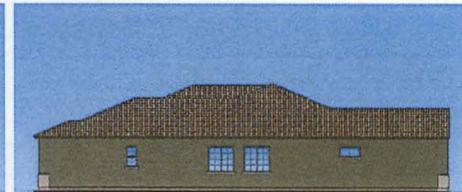
MAPLEWOOD COURT | PLAN 7001 | SPANISH BUILDING ELEVATIONS | 3,862 SQ. FT.



7001: Spanish - Rear Elevation



7001: Spanish - Left Elevation



7001: Spanish - Right Elevation



7001: Floor Plan



7001: Spanish - Front Elevation



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 7001 | RANCH BUILDING ELEVATIONS | 3,862 SQ. FT.



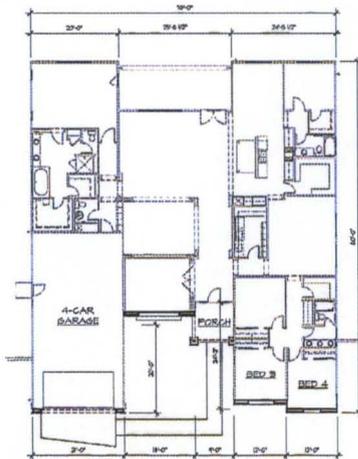
7001: Ranch - Rear Elevation



7001: Ranch - Left Elevation



7001: Ranch - Right Elevation



7001: Floor Plan



7001: Ranch - Front Elevation



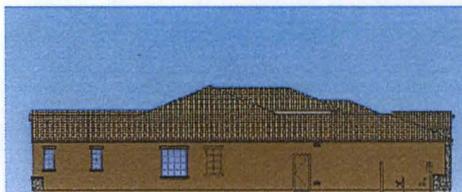
Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 7001 | TUSCAN BUILDING ELEVATIONS | 3,862 SQ. FT.



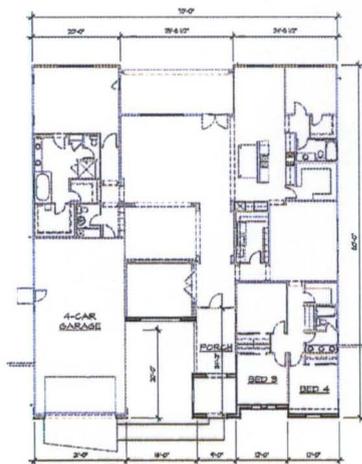
7001: Tuscan - Rear Elevation



7001: Tuscan - Left Elevation



7001: Tuscan - Right Elevation



7001: Floor Plan



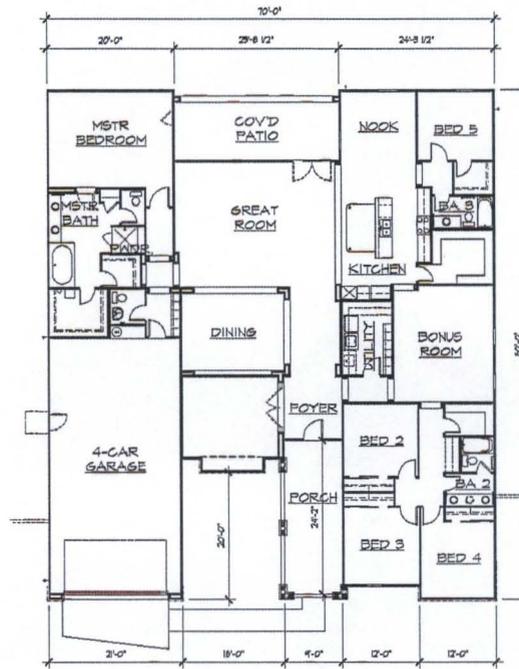
7001: Tuscan - Front Elevation



Maplewood by Taylor Morrison Homes



MAPLEWOOD COURT | PLAN 7001 | FLOOR PLAN | 3,862 SQ. FT.



First Floor Plan



7001: Floor Plan

Maplewood by Taylor Morrison Homes



Project Number: 312010
Date: 08/07/12

ORDINANCE NO. 3764

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (DVR05-0009 MAPLEWOOD COURT) 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-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MAPLEWOOD COURT", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0009, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
8. 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.
9. Lots 1 through 11, 20 and 21 shall be constructed with single story homes only. No second story elements such as raised sun porches, balconies, or split stories shall be allowed.
10. No south facing balconies shall be allowed on lot 22
11. All homes built on corner lots within the residential subdivision shall be single story.
12. When two-story homes are built on adjacent lots, a 20-foot separation shall be provided between homes.
13. No more than two two-story homes may be built in a row.
14. Lots 1-11 and 20-32 shall have increased rear yard setbacks of 25' for one-story homes and 35' for two-story homes.
15. 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.
16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. 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 Maplewood Court development shall use treated effluent to maintain open space, common areas, and landscape tracts.

18. 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 existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to 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.
19. The minimum pavement width for half street improvements on both Maplewood Street and Vine street is 24 feet.
20. The 10-foot tall towers at the entry monument sign shall be lowered to a height consistent with the scale of the perimeter theme wall.
21. The split face courses on the primary theme wall shall be relocated to the wall's top half.

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

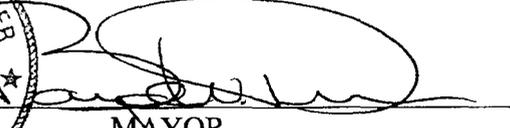
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 9th day of February 2006.

ATTEST:


CITY CLERK

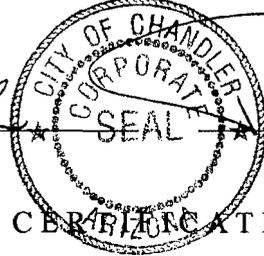

CORPORATE SEAL
CITY OF CHANDLER
ARIZONA

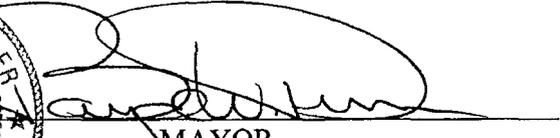

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this 23rd day of February 2006.

ATTEST:


CITY CLERK


CORPORATE SEAL
CITY OF CHANDLER
ARIZONA


MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3764 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 23rd day of February 2006, and a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Published in the Republic on March 8 & 15, 2006

ORDINANCE NO. 4402

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0023 MAPLEWOOD COURT) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MAPLEWOOD COURT" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0023, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
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16. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
17. 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 Maplewood Court development shall use treated effluent to maintain open space, common areas, and landscape tracts.

18. 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 existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The "Public Subdivision Report", "Purchase Contracts", and CC&R's shall include a disclosure statement outlining that the site is adjacent to 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.
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20. The 10-foot tall towers at the entry monument sign shall be lowered to a height consistent with the scale of the perimeter theme wall.
21. The split face courses on the primary theme wall shall be relocated to the wall's top half.
22. 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

MAPLEWOOD COURT
LEGAL DESCRIPTION
EXHIBIT A

TRACTS A THROUGH E AND LOTS 1 THROUGH 32, MAPLEWOOD COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 954 OF MAPS, PAGE 2.