



**MEMORANDUM                      Transportation & Development – CC Memo No. 12-129**

**DATE:**            OCTOBER 8, 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:**        DVR12-0029/PPT12-0013 JACKSON PLACE  
                         Introduction and Tentative Adoption of Ordinance No. 4403

**Request:**        Rezoning from Planned Area Development (PAD) Commercial to  
                         PAD Single-Family Residential with Preliminary Development  
                         Plan (PDP) and Preliminary Plat (PPT) approval on approximately  
                         6.5 acres

**Location:**       Southeast corner of Ray Road and Jackson Street;  
                         Approximately 450 west of McQueen Road

**Applicant:**      Troy Peterson; Bowman Consulting

**RECOMMENDATION**

The request is for Rezoning from PAD Commercial to PAD Single-Family Residential with PDP and PPT approval for a 28-lot single-family residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval with conditions.

**BACKGROUND**

The subject site is located at the southeast corner of Ray Road and Jackson Street; approximately 450 feet west of McQueen Road. Ray Road is adjacent to the site's north property boundary; single-family residential and Fire Station No. 6. South is the Townhomes at Newcastle development; east is a small neighborhood commercial center.

The subject site received conceptual commercial zoning with the initial Provinces Master plan in 1983. In 1996 the site received PDP approval as part of the larger commercial development located east of the site. With the commercial development of the northeast and southeast corners of the Ray and McQueen roads intersection, interest in the subject has waned, thus prompting the current request.

### **SUBDIVISION LAYOUT**

The site presents itself as an infill parcel meeting the requirements as outlined in the Residential Development Standards (RDS) for infill development. A single point of access is provided off of Jackson Street with a 20' emergency access easement being provided at the site's northeast corner. Due to the restricted size of the site the layout of the subdivision is very rectilinear. A large retention basin is located at the northwest corner of the site. The basin has an existing recorded easement, requiring the general design and size to remain as presented; however the basin will be improved to include turf and additional landscaping. An additional open space/retention area is provided at the southwest corner of the site that includes a ramada, picnic tables, and tot lot.

As part of the review for single-family residential development, subdivisions requesting a designation of PAD have to meet a number of design elements as outlined in the RDS. Depending on the size of the residential lots, a certain number of points need to be obtained. In this case, since all of the lots are 7,000 square feet or less, all of the development standards for subdivision diversity need to be met (eight required), along with meeting all of the 21 optional subdivision diversity elements. Additionally, in the event that any lots are less than 7,000 square feet, the same number of lots shall be required to be at least 10,000 square feet. When the RDS was initially envisioned, the standards were designed more towards larger subdivision development, where large amounts of land allowed for design creativity; however, language is provided within the RDS that allows City Council to grant relief of the development standards in situations where remnant parcels qualify as infill development, which this site meets.

The proposal is for a 28-lot single-family residential subdivision with an overall density of 6.46 dwelling units per acre. The average lot size is 4,995 sq. ft., with a minimum lot size of 4,575 sq. ft. and maximum lot size of 6,314 sq. ft. Typical lot dimensions are 47' x 95'. Building setbacks are reduced from typical standards; however are consistent with previous infill developments. Front setbacks allow for 15-feet to livable area or side entry garages, with a required 18' setback to the face of the garage; side setbacks are 5' and 7'; the rear setback is 15'. Lot coverage is 60%.

While the proposal does not need to meet the RDS in full, the design team has incorporated some elements of the standards such as creating a sense of arrival, continuing the New England theme in the perimeter wall design, and providing access to open space from the cul-de-sac linking the cul-de-sac to the tot lot area by means of a pedestrian walkway.

### **HOUSING PRODUCT**

Six floor plans are proposed with four single-story and two two-story homes being provided; three elevations are provided per floor plan. Housing product ranges in square footage from

1,475 to 2,195. In addition to the RDS for subdivision layout, architectural elements are also required. While the constraint in lot size makes variation in wall planes and garage orientation difficult, the design team has incorporated various architectural elements to bring diversity to the elevations. Various shutter, pop-out, ventilation details, wainscot elements, and garage door detailing per elevation are provided. Stone elements will be required on one elevation per floor plan as required by the RDS (as currently depicted stone is optional). Planning Commission and Staff are recommending providing window mullions throughout, and incorporation of exterior lighting consistent with the architectural theme of the home as conditions of approval.

### **DISCUSSION**

The subject site represents a unique opportunity for single-family residential development. Planning Commission and Staff find that the development team has done a good job providing a unique subdivision that incorporates a number of the development standards, has produced an attractive product line, and has presented a successful resolution to a difficult infill parcel.

### **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 30, 2012. Four 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 ACTIONS**

#### **Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0029 JACKSON PLACE, Rezoning from PAD Commercial to PAD for single-family residential, subject to the following conditions:

1. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

**Preliminary Development Plan**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR12-0029 JACKSON PLACE, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit No. 8, Development Booklet, entitled "Jackson Place", and kept on file in the City of Chandler Planning Division, in File No. DVR12-0029, except as modified by condition herein.
2. No more than two identical side-by-side roof slopes should be constructed along arterial or collector streets or public open space.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. All homes built on corner lots within the residential subdivision shall be single-story.

5. For lots adjacent to an arterial street, two-story homes are limited to every third lot, with no more than two, two-story homes built side-by-side.
6. Window mullions, consistent with the architectural style of the home, shall be provided throughout all elevations.
7. Stone elements shall be standard on one elevation of every floor plan.
8. Exterior lighting, consistent with the architectural style of the home, shall be provided.

**Preliminary Plat**

Planning Commission and Staff recommend approval of Preliminary Plat PPT12-0013 JACKSON PLACE, subject to the following condition:

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

**PROPOSED MOTIONS**

**Rezoning**

Move to Introduce and Tentatively Adopt Ordinance No. 4403 approving DVR12-0029 JACKSON PLACE, Rezoning from PAD Commercial to PAD Single-Family Residential for a 28-lot single-family residential subdivision, subject to the conditions recommended by Planning Commission and Staff.

**Preliminary Development Plan**

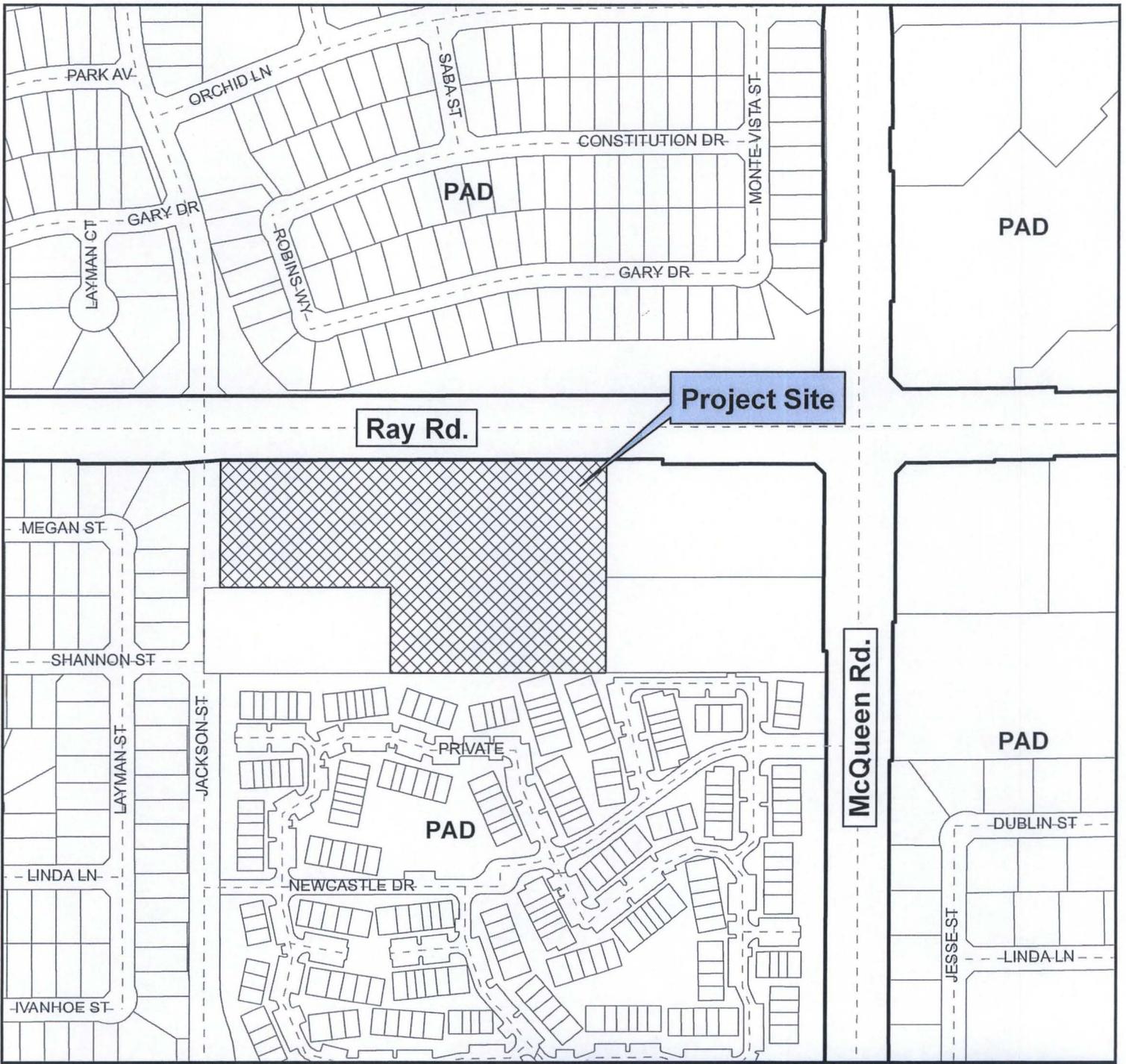
Move to approve DVR12-0029 JACKSON PLACE, Preliminary Development Plan approval for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Staff.

**Preliminary Plat**

Move to approve PPT12-0013 JACKSON PLACE, Preliminary Plat for a 28-lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Landscape Plan
3. Elevations & Floor Plans
4. Preliminary Plat
5. Ordinance No. 4403
6. Development Booklet

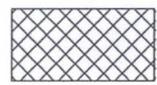
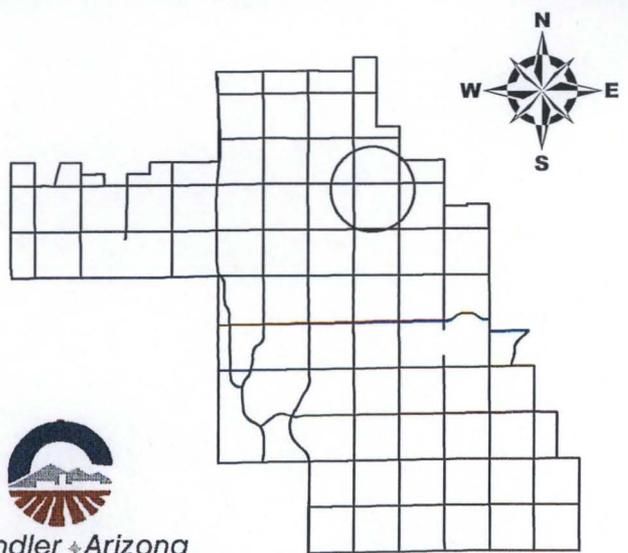


**Project Site**

**Ray Rd.**

**McQueen Rd.**

**Vicinity Map**

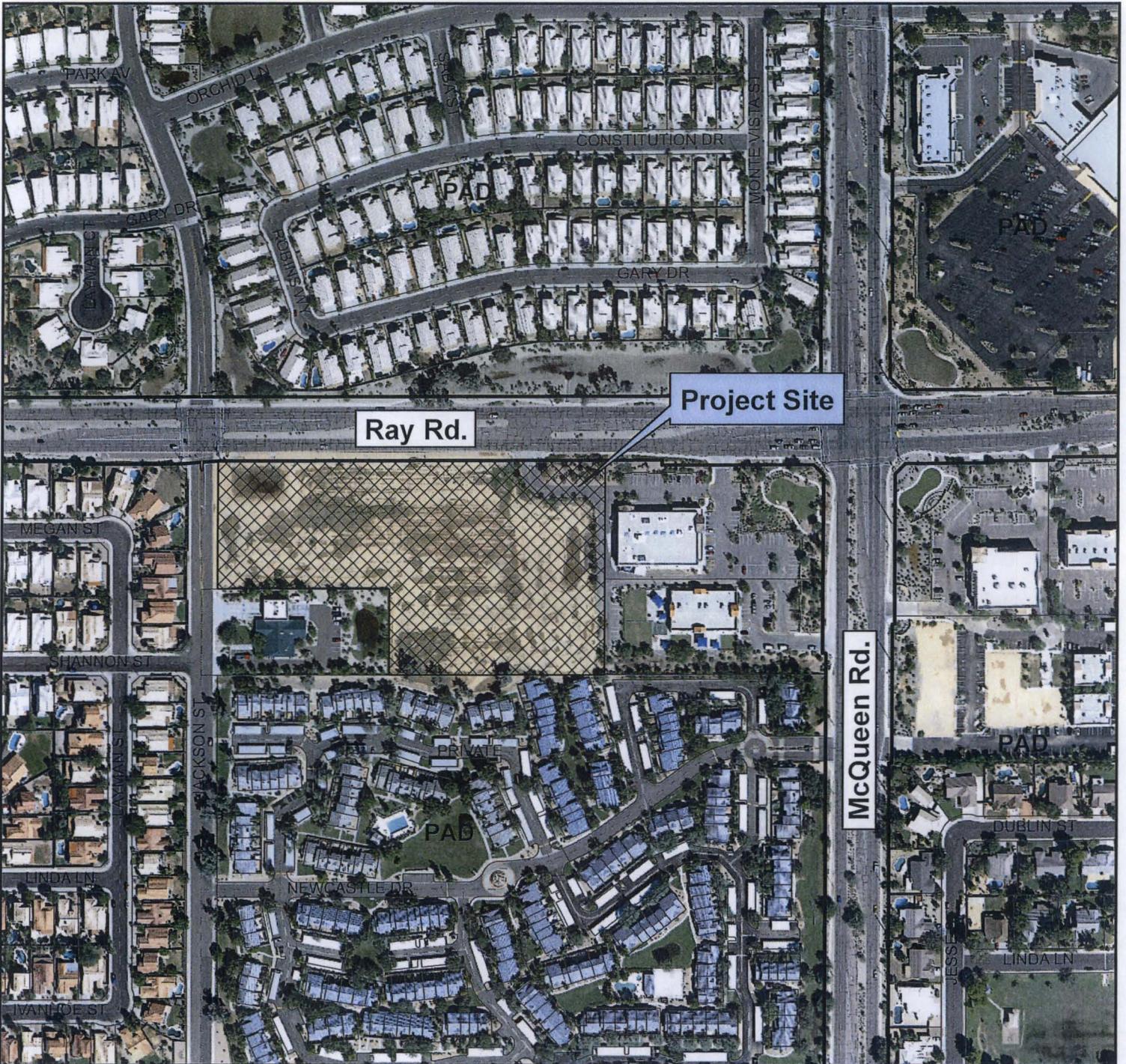


**DVR12-0029**

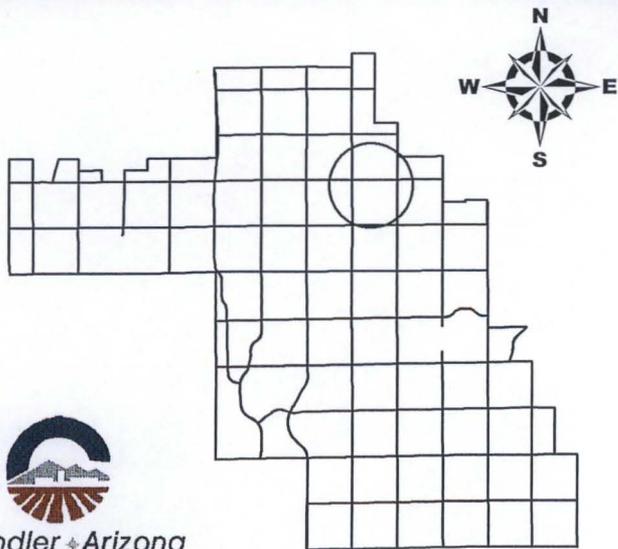
**Jackson Place**



**Chandler, Arizona**  
Where Values Make The Difference



## Vicinity Map



DVR12-0029

Jackson Place

# JACKSON PLACE



## Concept Plant Schedule

-  **THEME TREE**  
Acacia salicina / Willow Acacia
-  **SHADE TREE**  
Dalbergia sissoo / Rosewood  
Ulmus parvifolia 'True Green' / True Green Elm
-  **ACCENT TREE**  
Caesalpinia mexicana / Mexican Bird of Paradise
- LARGE SHRUBS\***  
Dodonea viscosa 'Purpurea' / Purple Leafed Hopseed Bush  
Leucophyllum candidum 'Thunder Cloud' TM / Brewster County Barometerbush  
Nerium oleander 'Petite Pink' / Petite Pink Oleander
- MEDIUM / SMALL SHRUBS\***  
Convolvus cneorum / Bush Morning Glory  
Ruellia penninsularis / Wild Petunia
- ACCENTS\***  
Dasylirion wheeleri / Grey Desert Spoon  
Hesperaloe parviflora / Red Yucca
-  **TURF**

\* Not Shown for Plan Clarity

## Master Landscape and Wall Plan

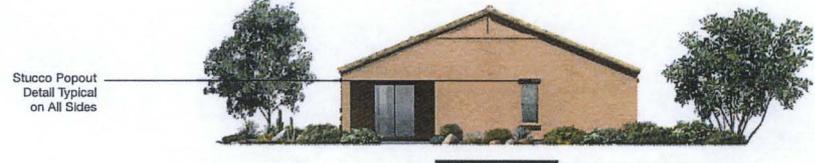
LANDSCAPE PLAN



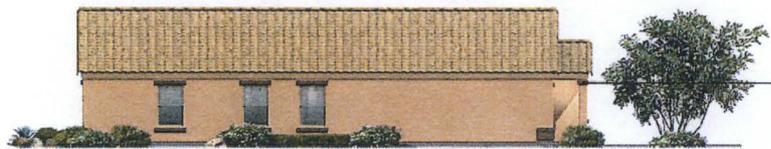
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



- Concrete Roof Tile
- Decorative Wrought Iron Detail
- Stucco Fascia
- Dual Pane Windows w/Alum. Frame
- Stucco System
- Accent Paint w/ Special Stucco Finish

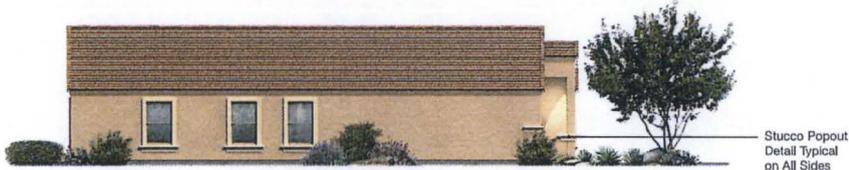
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



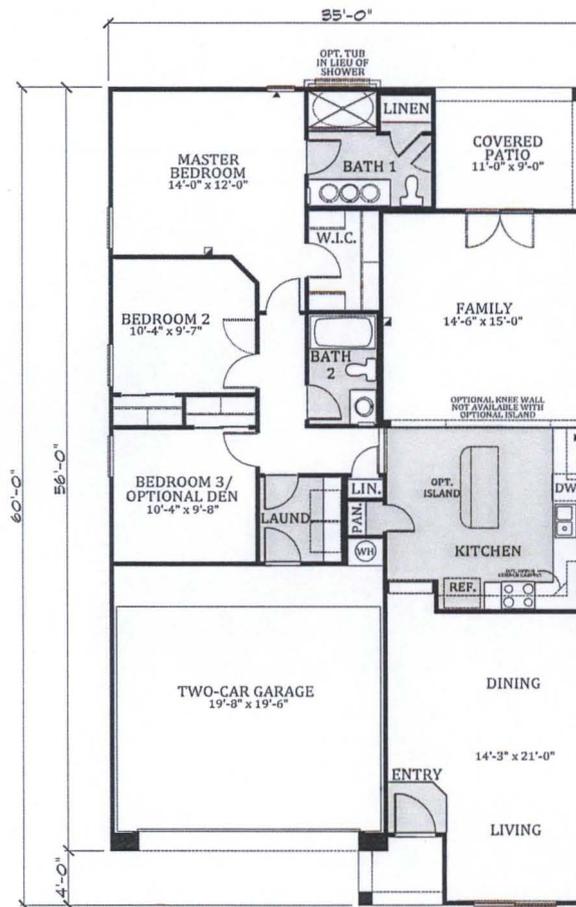
Rear Elevation



Left Elevation



Right Elevation





Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



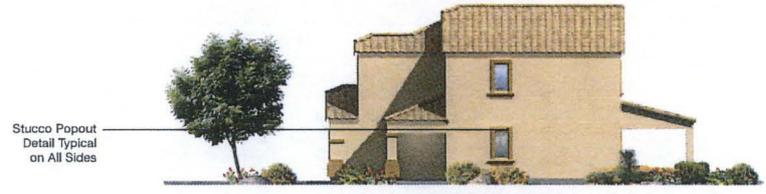
Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



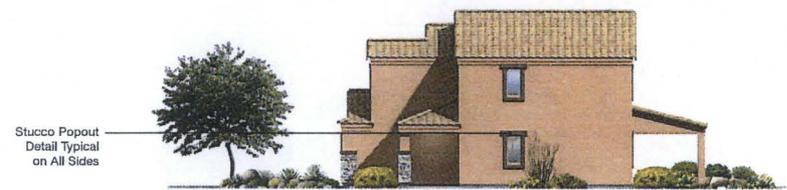
Front Elevation



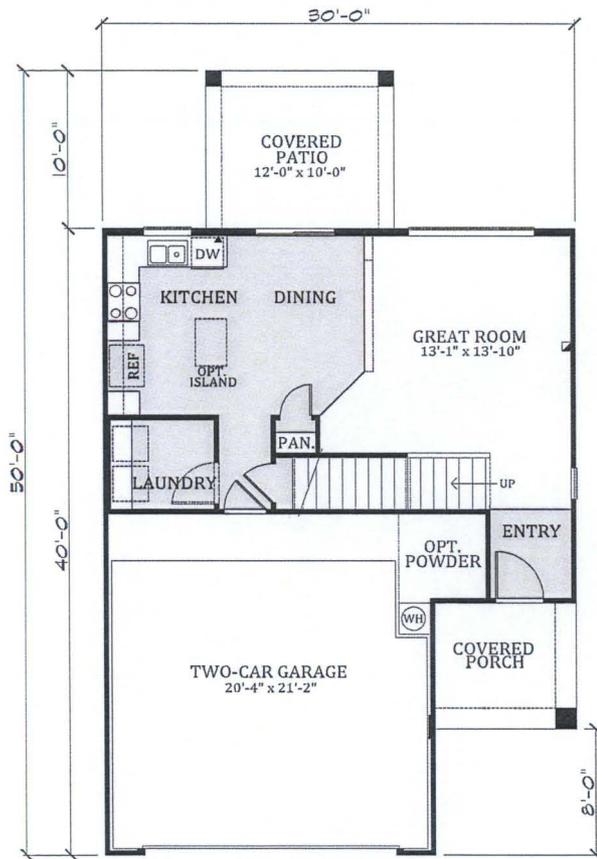
Rear Elevation



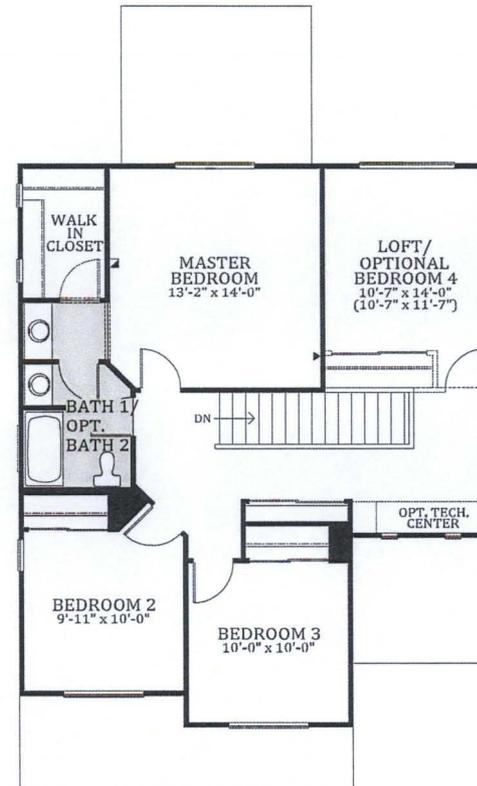
Left Elevation



Right Elevation



First Floor



Second Floor



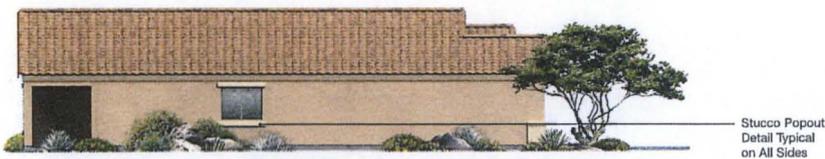
Perspective



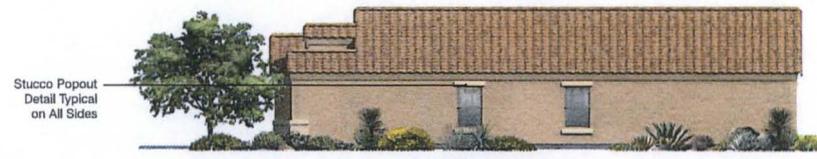
Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



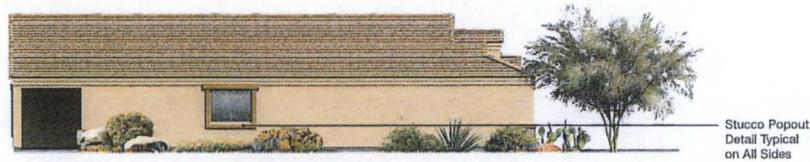
Perspective



Front Elevation



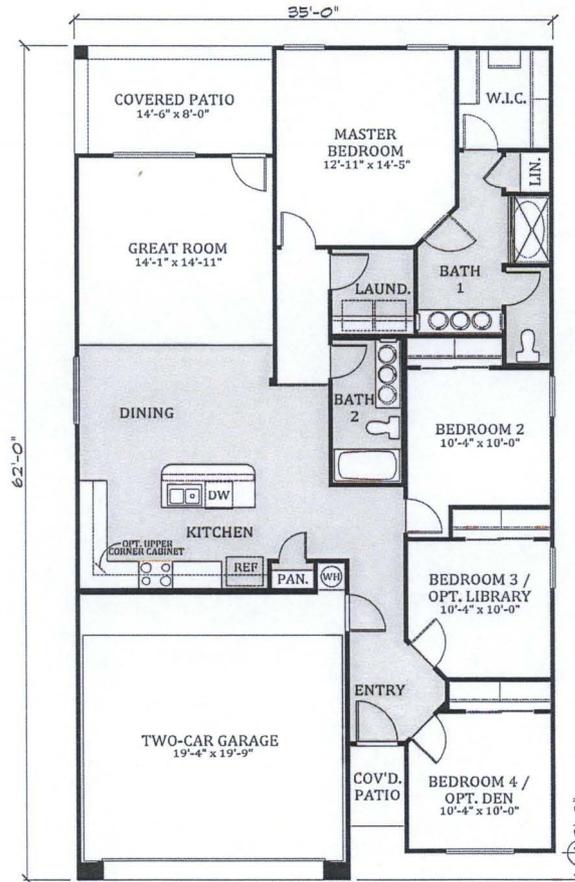
Rear Elevation



Left Elevation



Right Elevation





Dual Pane Windows w/Alum. Frame

Decorative Wood Shutters

Stucco System

Accent Paint w/ Special Stucco Finish

Concrete Roof Tile

Stucco Fascia

Optional LedgeStone Available

Perspective



Front Elevation

22'-6"

17'-6 3/4"

9'-5 3/4"

8'-1"

0'-0"



Rear Elevation

Stucco Popout  
Detail Typical  
on All Sides



Left Elevation

12  
5 | TYP

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation

Stucco Popout  
Detail Typical  
on All Sides



Perspective



Front Elevation



Rear Elevation



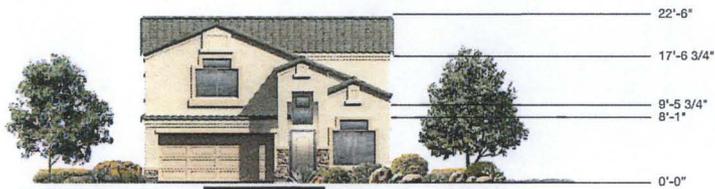
Left Elevation



Right Elevation



Perspective



Front Elevation



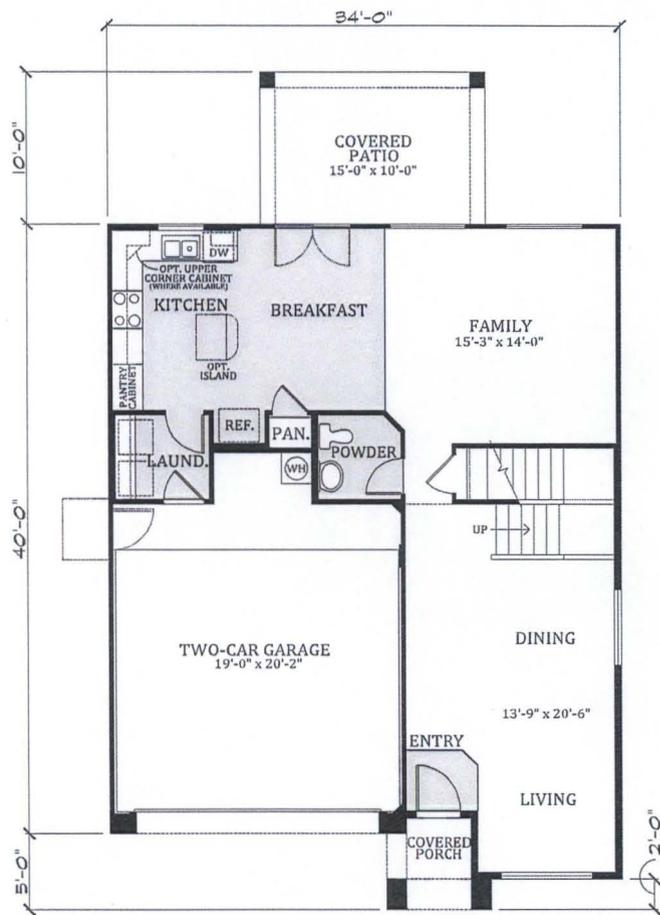
Rear Elevation



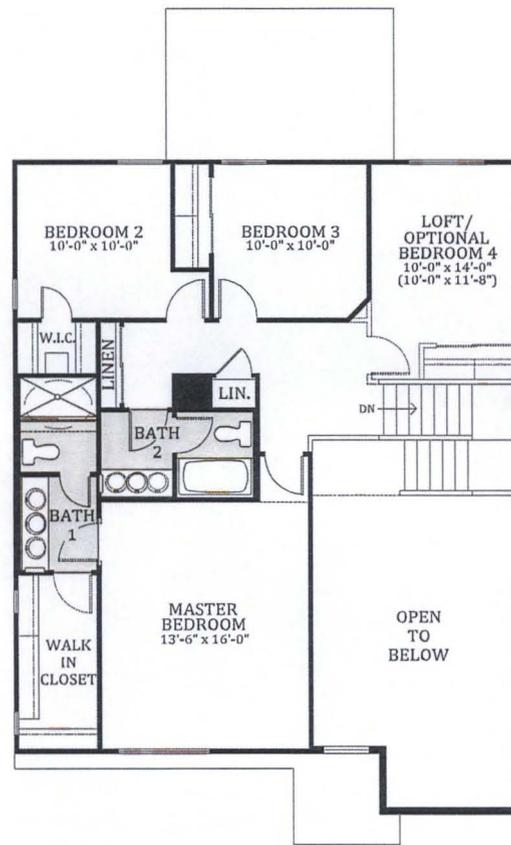
Left Elevation



Right Elevation



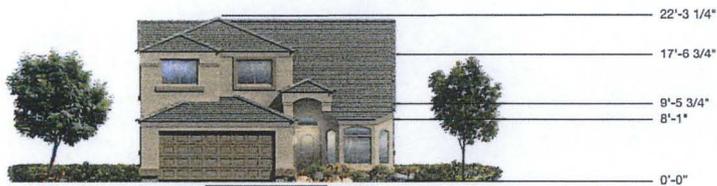
First Floor



Second Floor



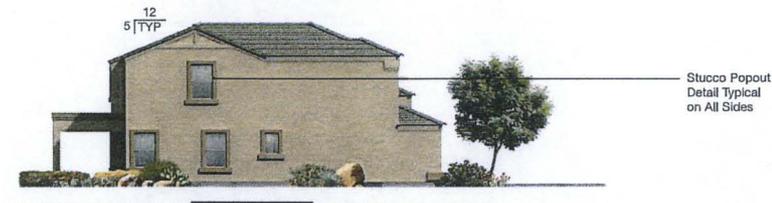
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



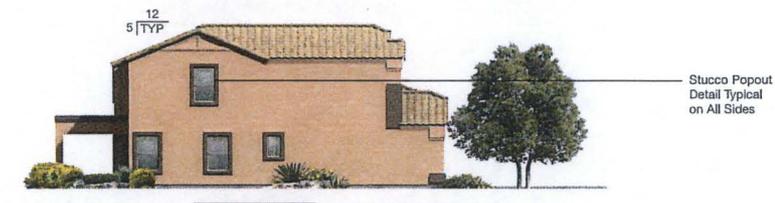
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



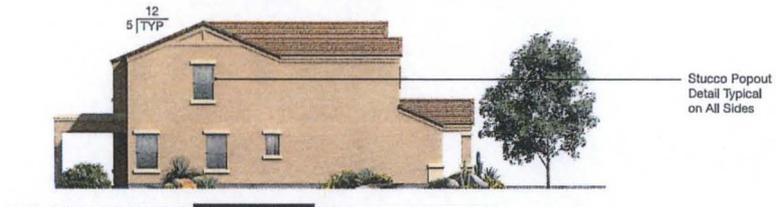
Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Perspective



Front Elevation



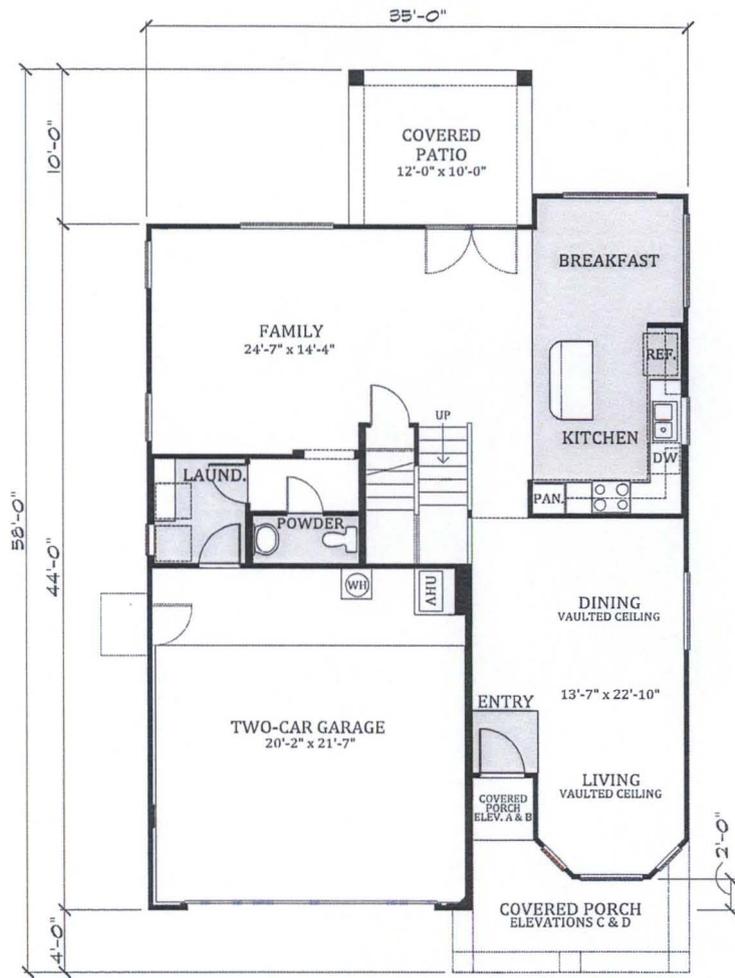
Rear Elevation



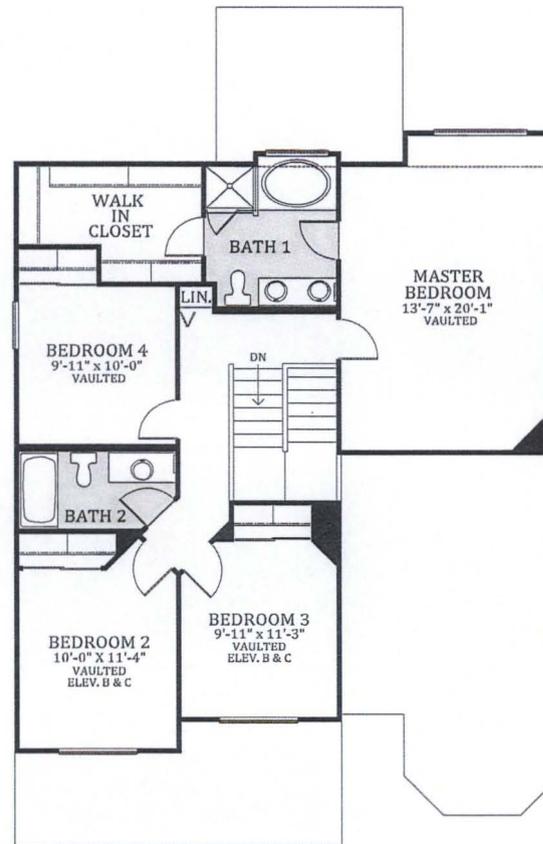
Left Elevation



Right Elevation



First Floor



Second Floor



Perspective



Front Elevation



Rear Elevation



Left Elevation



Right Elevation



Dual Pane Windows w/Alum. Frame

Stucco System

Accent Paint w/ Special Stucco Finish

Concrete Roof Tile

Stucco Fascia

Wrought Iron Railing

Perspective



Front Elevation

24'-2"

17'-6 3/4"

9'-5 3/4"

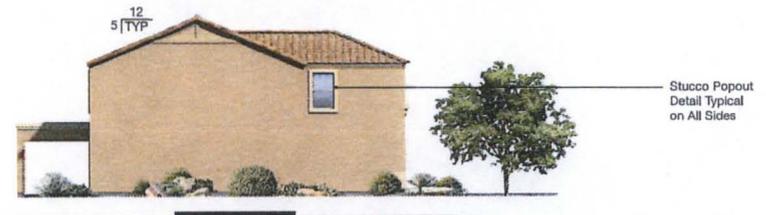
8'-1"

0'-0"



Rear Elevation

Stucco Popout  
Detail Typical  
on All Sides



Left Elevation

12  
5 | TYP

Stucco Popout  
Detail Typical  
on All Sides



Right Elevation

Stucco Popout  
Detail Typical  
on All Sides

Dual Pane Windows w/Alum. Frame  
 Decorative Wood Shutters  
 Stucco System  
 Accent Paint w/ Special Stucco Finish  
 Standard LedgeStone Shown



Concrete Roof Tile  
 Stucco Fascia  
 Wrought Iron Railing

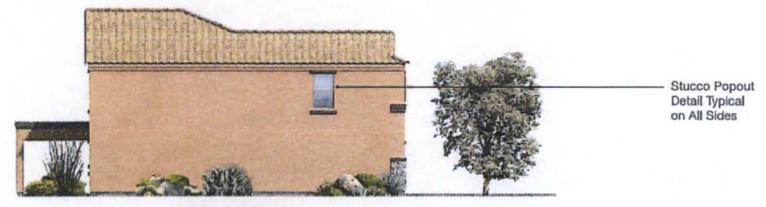
Perspective



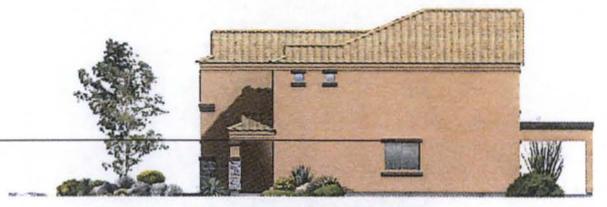
Front Elevation



Rear Elevation



Left Elevation



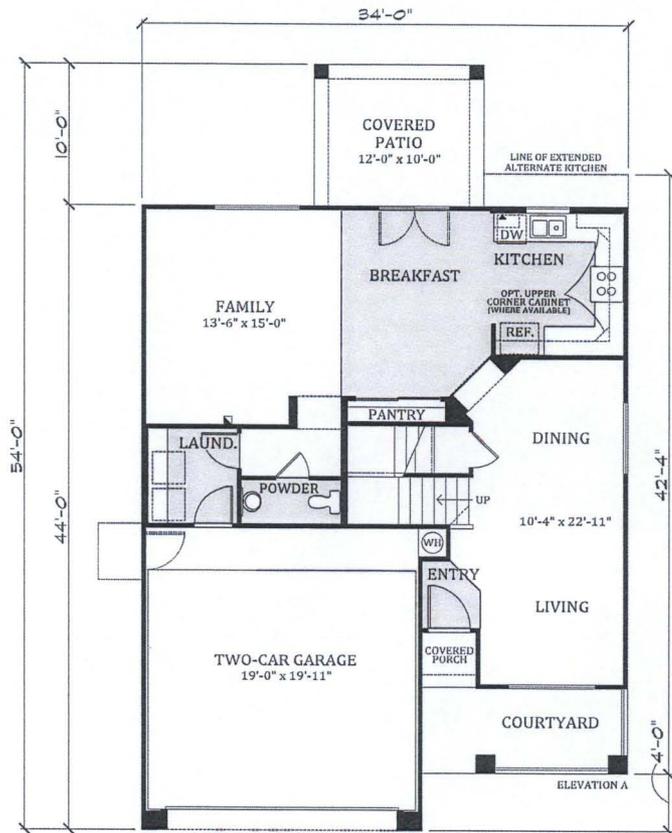
Right Elevation

25'-0"  
 17'-6 3/4"  
 9'-5 3/4"  
 8'-1"  
 0'-0"

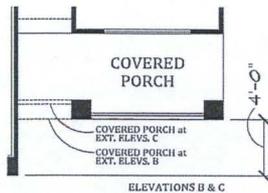
Stucco Popout  
 Detail Typical  
 on All Sides

Stucco Popout  
 Detail Typical  
 on All Sides

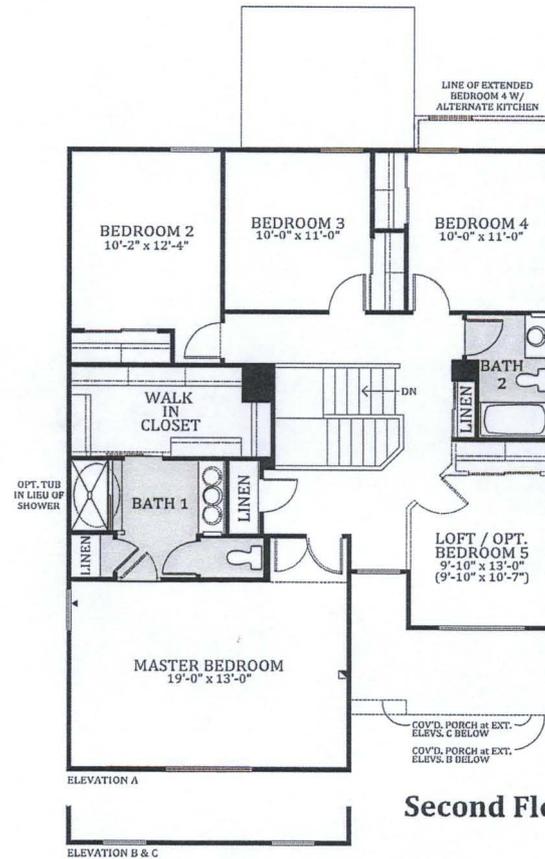
Stucco Popout  
 Detail Typical  
 on All Sides



First Floor



First Floor



Second Floor

Second Floor





**ORDINANCE NO. 4403**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD COMMERCIAL TO PAD SINGLE-FAMILY RESIDENTIAL (DVR12-0029 JACKSON PLACE) 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 Commercial to PAD Single-Family Residential, subject to the following conditions:

1. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.

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



**EXHIBIT "A"**  
**JACKSON PLACE**  
**LEGAL DESCRIPTION**

That part of the Northeast quarter of the Northeast quarter of Section 27, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 27, said point being the TRUE POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 17 seconds East along the East line of the Northeast quarter of said Section 27, a distance of 500.00 feet to the Northeast corner of New Castle, a Horizontal Property Regime as shown in Book 281 of Maps, Page 10, records if Maricopa County, Arizona;

THENCE South 89 degrees 47 minutes 09 seconds West along the North line thereof, a distance of 1334.28 feet to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 27;

THENCE North 00 degrees 12 minutes 23 seconds West along said West line, a distance of 500.00 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 27;

THENCE North 88 degrees 47 minutes 09 seconds East along the North line of the Northeast quarter of said Section 27, a distance of 1336.04 feet back to the TRUE POINT OF BEGINNING;

EXCEPT the North 65 feet; and

EXCEPT the East 55 feet; and

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING at the Northeast corner of said Section 27;

THENCE South 89 degrees 47 minutes 09 seconds West along the North line of said Section 27, a distance of 514.49 feet;

THENCE South 00 degrees 12 minutes 51 seconds East a distance of 65.00 feet to the South

right-of-way line of Ray Road, said point also being the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 47 minutes 09 seconds East along the South right-of-way line of Ray Road, a distance of 414.25 feet;

THENCE South 45 degrees 06 minutes 34 seconds East to the West right-of-way line of McQueen Road, a distance of 49.41 feet;

THENCE South 00 degrees 00 minutes 17 seconds East along the West right-of-way line of McQueen Road, a distance of 400.02 feet;

THENCE South 89 degrees 47 minutes 09 seconds West a distance of 449.25 feet;

THENCE North 00 degrees 00 minutes 17 seconds West a distance or 435.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT the South 175.00 feet of the West 383.00 feet

PREPARED BY: BOWMAN CONSULTING, LTD.

PROJECT NO. 9530-01-001

DATE: 10/9/12