

# 13

DEC 13 2012



**MEMORANDUM**                      **Transportation & Development - CC Memo No. 12-145**

**DATE:**            NOVEMBER 26, 2012

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        DVR12-0032/PPT12-0017 THE PLAZA  
                         Move to Introduce and Tentatively Adopt Ordinance No. 4418

Request:            Rezoning from Planned Area Development (PAD) for a residential condominium development to PAD for townhomes, along with Preliminary Development Plan and Preliminary Plat approval for a 65-lot residential subdivision

Location:           West of the northwest corner of 56<sup>th</sup> and Harrison streets

Applicant:           Troy Peterson; Bowman Consulting Group, Ltd.

**RECOMMENDATION**

The request is for Rezoning from PAD for a residential condominium development to PAD for townhomes, along with Preliminary Development Plan and Preliminary Plat approval for a 65-lot residential subdivision. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located west of the northwest corner of 56<sup>th</sup> and Harrison streets. The subject site is a vacant lot that is a remnant piece of the Casa Paloma regional shopping center. The commercial center abuts the site's west, north, and eastern property boundaries; south, across Harrison Street is vacant land zoned Planned Industrial (I-1).

The subject site was rezoned in early 2006 for a 100-unit residential condominium development. With the downturn in the residential condominium market, the site was never developed. The current request is to Rezone the property from PAD for condominiums to PAD for townhomes. A single, gated point of access is provided along Harrison Street at the site's western end, a secondary emergency access drive is provided at the eastern end. Due to the constrained site size, the development utilizes a loop road to maximize the number of lots for a density of 9.9 dwelling units per acre. A centralized outdoor amenity area is provided with various pedestrian access points leading to the area.

Due to the location of the site and its relatively unique layout, the property is considered as an infill piece, and while the site is correlative to both single-family residential development and multi-family residential development, Staff is cognizant that development standards of either single-family or multi-family should not be directly applied, and rather the intent of the design standards should be met to create an attractive, unique development. Planning Commission and Staff believe that what is presented meets the intent of the Residential Development Standards for infill pieces.

### **HOUSING PRODUCT**

The development is presented as a two-, three-, and four-pack product type, with the dominant being four-pack development. Each home will provide a two-car garage, separate entry point, outdoor area, and covered outdoor areas. The product is designed so that within each pack two of the entry points are adjacent to each other. This is done for a couple of reasons: 1) to break-up monotonous wall planes and to provide architectural variation, and 2) so that in the instances where two entryways are adjacent to each other enough room is created adjacent to the street that a car can park on the street if necessary. On-street parking will be restricted to one side of the street.

Each unit will be three-stories. The first floor will include the garage, laundry room, and bonus room/office area. The second floor includes kitchen, living and dining areas, and two bedrooms. The third floor is the master bedroom. Each floor contains an outdoor area. The idea behind the layout is to provide living areas equivalent to a typical single-family home. Each home is 2,376 square feet, with a lot size of 30'x60'; corner lots will be an additional 10-feet wider to provide access/drainage easements.

Architectural design of the homes is Spanish in style to complement the adjacent commercial center. Various elements highlighting the Spanish design include various arched elements, recessed windows, shutters, and barrel tile elements. The paint palette further complements the architectural style. Architectural elements are incorporated on all visible elevations, creating strong architectural theming.

### **DISCUSSION**

Planning Commission and Staff support the request citing the development team has created an attractive development that addresses a housing need, while being located within close proximity to urban elements, and resolves design issues with a remnant piece of infill property. It is noted in the narrative of the development booklet that lot coverage allows for accessory structures.

The developer was contemplating the allowance of ramadas; however following the printing of the booklet decided to prohibit accessory structures due to the reduced rear yard setback.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Thursday, October 11, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received a couple of phone calls from the adjacent property owners. Both callers were seeking general information on the request and did not offer any opposition to the development.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7      Opposed: 0

### **RECOMMENDED ACTION**

#### **Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan, recommends approval of DVR12-0032 THE PLAZA, Rezoning from PAD for condominiums to PAD for townhomes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "THE PLAZA" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0032, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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 DVR12-0032 THE PLAZA, Preliminary Development Plan for subdivision layout and housing product, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "THE PLAZA", and kept on file in the City of Chandler Planning Division, in File No. DVR12-0032, except as modified by condition herein.
2. The applicant shall work with Staff to ensure that the landscape areas between the entrances of the homes provide a non-invasive tree species.
3. The color scheme of the wall shall be consistent with the surrounding area.

**Preliminary Plat**

Planning Commission and Staff recommend approval of the Preliminary Plat PPT12-0017 THE PLAZA, 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. 4418, approving DVR12-0032 THE PLAZA, Rezoning from PAD for condominiums to PAD for townhomes, subject to the conditions as recommended by Planning Commission and Staff.

**Preliminary Development Plan**

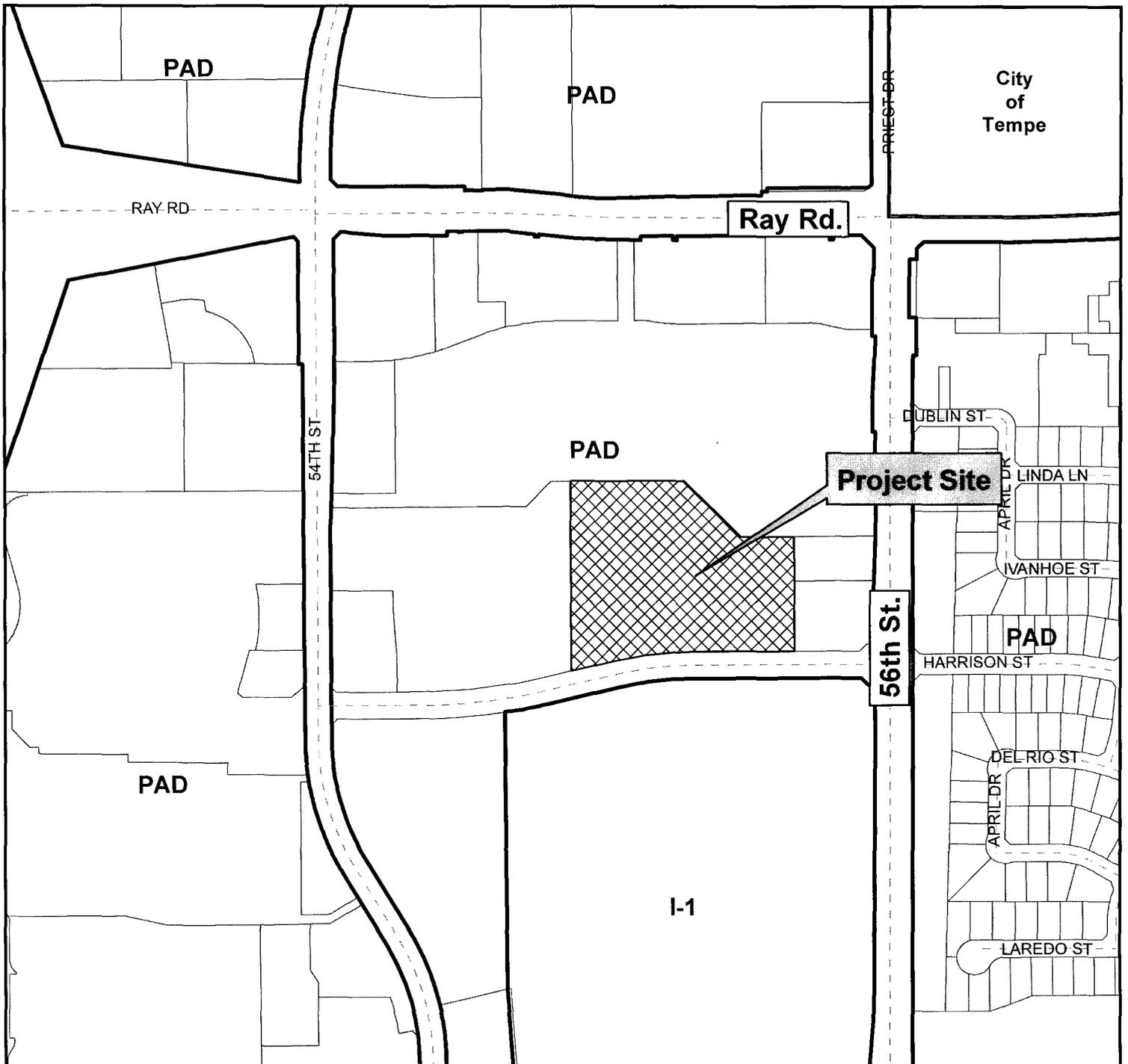
Move to approve DVR12-0032 THE PLAZA, Preliminary Development Plan for subdivision layout and housing product, subject to the conditions recommended by Planning Commission and Staff.

**Preliminary Plat**

Move to approve PPT12-0017 THE PLAZA, Preliminary Plat for a 65-lot townhome subdivision, subject to the condition recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Landscape Plan
3. Elevations – Four Pack
4. Floor Plans – Four Pack
5. Preliminary Plat
6. Applicant Narrative
7. Ordinance No. 4418
8. Development Booklet

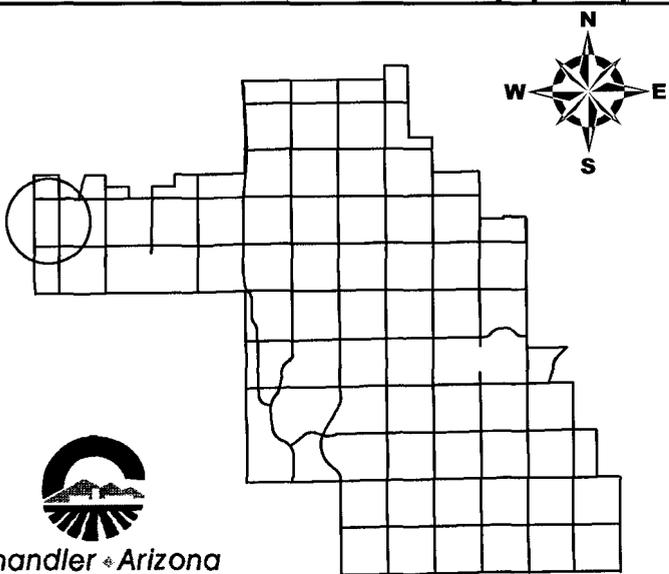


**Vicinity Map**



DVR12-0032

The Plaza







**GREEY PICKETT**  
 LANDSCAPE ARCHITECTS  
 1110 32nd Street  
 CHANDLER, ARIZONA 85226  
 PHONE: 480.948.1111  
 WWW.GREEYPICKETT.COM  
 OCTOBER 19, 2012

## Landscape Site Plan

**The Plaza Town Homes**  
 Chandler, Arizona

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LANDSCAPE PLAN

# Trend Homes

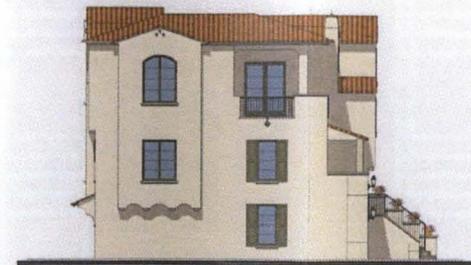
WWW.TRENDAHOMES.COM



**Front Elevation - Four-Pak**  
1/8" = 1'-0"



**Left Elevation - Four-Pak**  
1/8" = 1'-0"



**Right Elevation - Four-Pak**  
1/8" = 1'-0"



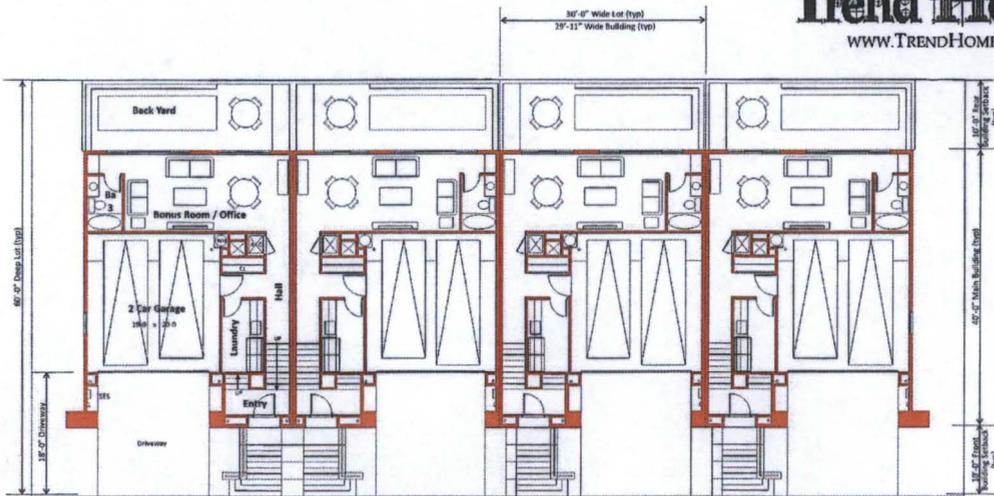
**Rear Elevation - Four-Pak**  
1/8" = 1'-0"

**Spanish Townhomes**  
**Concept Design Package**  
October 23, 2012

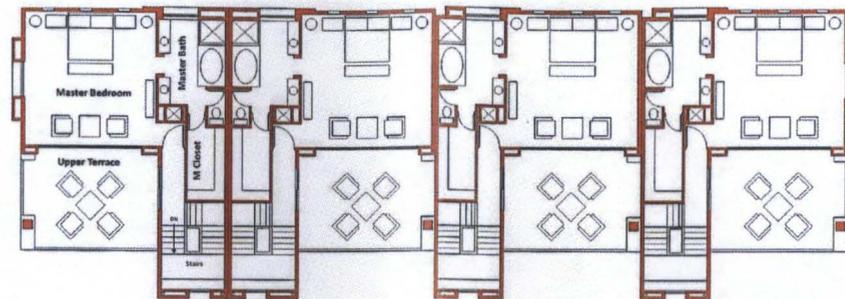
ELEVATIONS - FOUR PARK

# Trend Homes

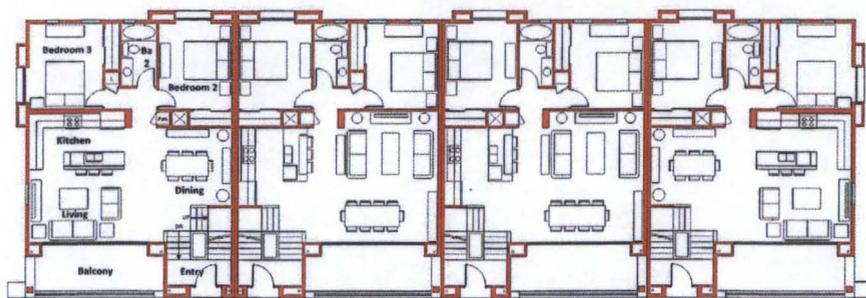
WWW.TRENDAHOMES.COM



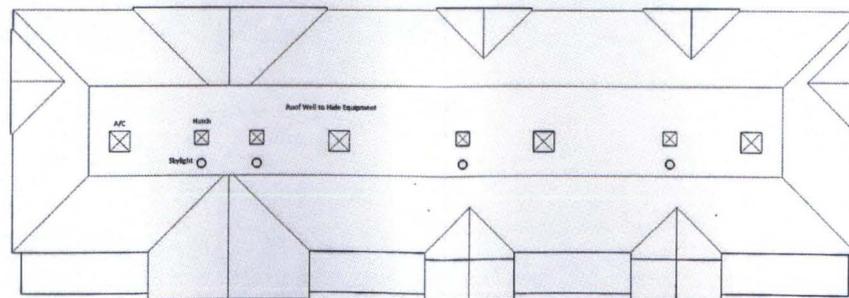
**Lower Level Floor Plan - Four-Pak**  
1/8" = 1'-0"



**Upper Level Floor Plan - Four-Pak**  
1/8" = 1'-0"



**Middle Level Floor Plan - Four-Pak**  
1/8" = 1'-0"



**Roof Plan - Four-Pak**  
1/8" = 1'-0"

**Enclosed Square Footage**

Lower Level:	643 sf
Middle Level:	1062 sf
Upper Level:	671 sf
<b>Total:</b>	<b>2376 sf</b>

**Spanish Townhomes**  
Concept Design Package  
October 23, 2012

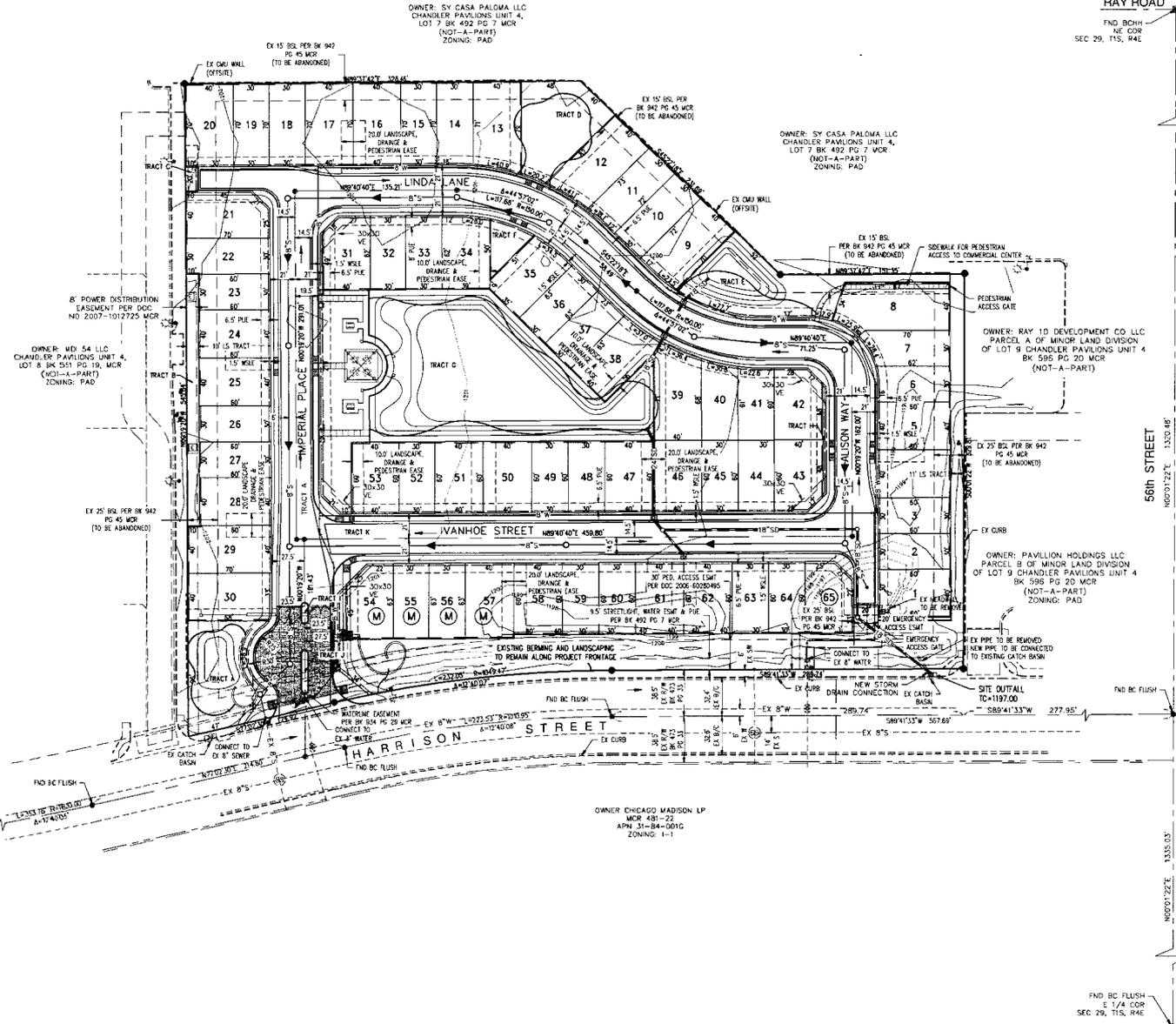
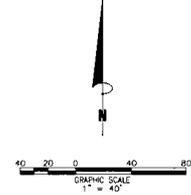
FLOOR PLANS - FOUR PACK



54th STREET

RAY ROAD

FND BCHH  
NE COR  
SEC 29, T1S, R4E



**LEGEND**

- BRASS CAP FLUSH
- MONUMENT AS NOTED
- ⊗ BRASS CAP IN HAND HOLE
- ⊕ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- WATER VALVE
- ⊖ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING WATER METER
- ⊙ EXISTING POST INDICATOR VALVE
- ⊙ EXISTING ELECTRIC CABINET
- ⊙ EXISTING SITE LIGHT
- ⊙ EXISTING COMMUNICATION RISER
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR & ELEVATION
- EXISTING FENCE
- EX W — EXISTING WATER
- EX S — EXISTING SEWER
- EX G — EXISTING GAS
- OHU — EXISTING OVERHEAD UTILITY LINES
- 8" S — PROPOSED SEWER
- 8" W — PROPOSED WATER
- 18" SD — PROPOSED STORM WATER
- PUE — PUBLIC UTILITY EASEMENT
- VNAE — VEHICULAR NON-ACCESS EASEMENT
- VE — VISIBILITY EASEMENT
- R/W — RIGHT OF WAY
- / — DRAINAGE DIRECTION

**Bowman**  
CONSULTING

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E: info@bowmanconsulting.com

MARICOPA COUNTY

PRELIMINARY PLAT  
**THE PLAZA**

CHANDLER, ARIZONA

PPT 12-2017  
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
ENR	DD
DESIGN	DRAWN
SCALE	H: 1"=40'
	V: NONE
JOB No.	9512-01-01
DATE	OCTOBER 2012
FILE No.	PP02

SHEET 02 of 2



## I. INTRODUCTION

The Plaza is a proposed 65-lot single-family attached residential development located on the north side of Harrison Street, just west of 56<sup>th</sup> Street in Chandler, Arizona. The project site consists of approximately 6.56 acres (See Exhibit 1, Vicinity Map). The property is currently vacant. This request is to amend the existing Planned Area Development zoning from a residential condominium use to Planned Area Development (PAD) Single-Family Residential; and to approve the proposed Preliminary Development Plan (PDP) and preliminary plat for the subdivision layout. The proposed higher density single-family use provides for a development that is consistent with and complementary to the adjacent developments.

## II. SURROUNDING AREA AND EXISTING ZONING

The proposed project is compatible with the surrounding land uses. The proposed higher density urban housing product results in a use that is very similar to the approved condominium plan. The site is bounded on three sides by the Chandler Pavilions retail shopping center and on the south side by Harrison Street. An aerial exhibit of the project site and surrounding developments is shown on Exhibit 2: Aerial Map.

Existing zoning for the project site is PAD Residential Condominiums. The site is designated on the City of Chandler's General Plan as Residential with a range of densities from 2.5 to 18+ du/ac.

## III. PROPOSED PAD AND PDP

This request is to change the zoning to allow for 65 single-family residential attached townhouse units with a minimum lot area of 1800 square feet, a minimum lot size of 30' x 60' and a net overall project density of 9.90 du/ac.

### A. DEVELOPMENT STANDARDS

This project has been planned with the following residential lot development standards:

#### DEVELOPMENT STANDARDS SUMMARY

Site Data	
Gross	6.56
Net	6.56
Open Space	1.60 ac (tracts), 2.17 ac (including sideyard easement areas)
% Open Space	33%
Number of Proposed Lots	65
Density	9.90 du/acre

# THE PLAZA

# TREND HOMES

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Site Data	
Minimum Lot Area (sf)	1,800
Minimum Lot Size	30' x 60'
Front Yard Setback	8', 18' to face of garage
Side Yard Setback	0'
Rear Yard Setback	10'

Lot Area: There shall be a minimum lot area of 1,800 square feet for each lot. Each lot shall have a minimum width of 30 feet and a minimum depth of 60 feet.

Lot Coverage: The main building and all accessory buildings or structures on each lot shall not occupy more than 75% of the total lot area.

Front and Rear Yard: The minimum front yard setback for a forward facing garage will be 18 feet measured from the property line to the face of the garage door and 8 feet measured from the property line to the nearest point of the home which may be livable area, optional garage bonus room, porch, and/or entry structure. Steps from the entry porch may extend into the front setback up to the property line. The rear yard setback will be 10 feet. Architectural features, doorway coverings and pop-outs may encroach into the rear yard setback up to 4 feet.

Side Yard: The minimum side yard setback will be 0 feet for common wall lot lines. For lots at the end of each building, an additional 10' of lot width is provided. This additional lot width provides for a variety of uses, including additional yard space and an easement for drainage, landscaping and pedestrian access. Architectural features and pop-outs may encroach into the additional lot width on end lots up to 3 feet.

## **B. SUBDIVISION DIVERSITY ELEMENTS**

'The Plaza' meets all of the five criteria for infill project designation in accordance with the PAD Residential Development Standards as adopted by the Chandler City Council on May 23, 2002 including:

- The project involves a small and irregularly shaped parcel.
- The parcel was not caused by lot splits or indiscriminate parcel divisions.
- The proposed lot sizes create a diverse lot pattern under the circumstances.
- The proposed intensity, pattern and quality meet or exceed that of the surrounding environment.

Despite meeting the infill project criteria, and the fact that the housing product is of a higher density than contemplated by the City's Residential Development Standards, Trend Homes has worked diligently to incorporate many diversity elements into the project design. The Plaza will be developed to conform to as many of the listed required and optional Residential Development Standards as adopted by the City Council on May 23, 2002 as possible given the type of project and constraints of the site.

## ***Required Subdivision Diversity Elements***

1. Sense of Neighborhood Arrival: Creative entry features that will provide the community with a distinctive character assuring a sense of pride for the residents will be constructed at the community entrance from Harrison Street.
2. Distinctive Project Themes: This project provides a cohesive theme throughout the single-family community that complements the adjacent neighborhoods. Examples of theming features include theme walls, consistent plant palette, distinct color palette, and amenity open space.
5. Irregular Shaped Retention Areas: This project is providing meandering or irregular retention areas that are located throughout the community with a maximum 4:1 side slopes. Undulating side slopes will be incorporated into the basins as an additional measure of diversity.
6. Retention Areas to be Usable and Accessible: The main central retention area has been planned to provide convenient pedestrian access to the proposed amenities from all areas of the development. Retention area grading will be designed to keep the amenities from being inundated by the 10-year storm events.
7. Landscaped Parkway: This project provides a minimum 30 foot landscaped parkway along Harrison Street, which is currently maintained by the master HOA for Chandler Pavilions (See Exhibit 5), for a minimum distance of 30 feet from the back of sidewalk (right-of-way) to the proposed wall.
8. Perimeter Visual Breaks: The project theme wall has been designed with an attractive and diverse blend of landscaping along with an entry feature that will provide visual breaks along Harrison Street.

## **C. HOUSING PRODUCT**

The Plaza Town Homes will be an exciting new town home style housing product in Chandler. Located within the Casa Paloma retail master plan, the Plaza Town Homes will afford the new residents the opportunity to walk to restaurants and other conveniences. The Plaza Town Homes have been designed for residents who desire the features of a single family detached home but also want to live in a more urban environment where amenities and services are located within a short distance.

The Plaza Town Homes are organized in a traditional Town Home configuration. The buildings feature 2, 3 and 4 units attached in a row. The front entryway and garage face the street. Each home has a small fenced rear yard and a traditional two-car garage. Each home has a full-length driveway that can accommodate up to two additional vehicles.

Spanish architectural style will distinguish the Plaza Town Homes while also allowing them to blend nicely with the surrounding existing communities. This style of architecture will allow the builder to celebrate the front entry points of the homes. The front entry will be raised to the midway point between the ground level and the second

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level of the home. The front stoop has been designed to be aesthetically pleasing while also separating the units visually and spatially. A cascading stairway wall will allow residents to decorate their front entries with decorative pots and flowers. The garage door has been recessed under the second level patio. The decorative columns on either side of the recessed garage door help to further de-emphasize the garage door. The garage door materials will match the Spanish style of the home. Paver driveways, rather than grey concrete, will further enhance the front entry points of the home.

The Spanish style will include large glass windows and doors that face the street. These forward facing openings will provide the residents with ample light while at the same time preserving privacy versus rear facing windows. The glass doors located at the second level great room and the third level master bedroom are designed to open up and connect the indoor space to the outdoor balconies and decks. This will add significant living space to these homes and encourage the resident to fully enjoy the Arizona climate.

The rooflines reinforce the Spanish style while also serving as a location for roof mounted mechanical equipment. Mansard roofs will hide the roof-mounted equipment from view.

The exteriors of the Plaza Town Homes will include a mix of materials such as wood trim elements and stucco.

Inside, the homes feature up to 2,400 square feet of climate controlled living space. The four bedrooms can be used in a variety of ways including as an office, hobby room or tech space. The homes feature up to 3 baths and include interior laundry facilities. Enhanced ceiling heights will create a lofty, modern feel within the home. The home includes ceiling heights of ten feet on level two and nine feet on level three.

The defining feature of the Plaza Town Homes is the ample, private outdoor space not typically found in a town home setting. Indeed, these homes provide three distinct outdoor spaces. The ground level includes a small fenced rear yard. This yard is adjacent to the ground level bonus room or office. The small fenced yard can be used as a space for pets, small garden area, or even a private spa. The second level features a balcony adjacent to the living space. The balcony is connected to the living space with an oversized sliding glass door. When opened, the balcony and the interior living space become one large living space great for entertaining or simply enjoying the outdoors. An oversized, covered terrace can be found at the third level adjacent to the master suite. This terrace is as large as a living room and can accommodate an entire party of people. The terrace is accessed via a door at the top of the stairwell allowing guests to enter the terrace without passing through the master bedroom. The master bedroom connects to the terrace via another large sliding glass window. When opened, the master bedroom and terrace seamlessly connect to form a very large space. The terrace will be shielded from the sun and weather by the third level roof. The front balcony and terrace face the street and are separated from adjoining homes by the stairwell. This design will create a high level of privacy and sound attenuation for the balcony and terrace that will become a quiet outdoor retreat for the residents and their guests.

The Plaza Town Homes are the result of a focused design effort to provide single family detached home features in a high-density setting. Unlike traditional town homes that many times include only 2 bedrooms, 2 bathrooms, limited garage space and little or no

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outdoor space, the Plaza Town Homes include all of the best features of single family living. Generous living space, four bedrooms, three baths, two car garage with a full length driveway, fenced rear yard and clever use of balconies and covered terraces combine to make the Plaza Town Homes a wonderful housing choice with few compromises.

The proposed housing product meets the following required architectural diversity elements as each home has been designed with:

1. Four-sided architecture;
2. De-emphasized garage fronts;
3. Front doors visible from the street;
5. Enhanced rear elevations;
6. The massing on the roofline will vary;
7. Durable exterior materials and finishes;
9. Standard covered rear doorway;

In addition to the required architectural diversity elements, the proposed housing product also includes the following four optional architectural diversity elements:

4. Distinctive architectural details on all elevations.
5. Screening for trash containers
6. Front porches, defined courtyards, or other defined front yard and covered deck outdoor living spaces
12. Four-sided architecture

#### **D. LANDSCAPING / OPEN SPACE / AMENITIES**

A major objective of this proposed plan is to provide for a well-planned neighborhood that incorporates community open spaces, recreational amenities and a visual cohesiveness of landscape and architectural elements.

The subdivision has a total open space area of 2.17 acres, which constitutes 33% of the project. In addition to the internal open space, a landscaped streetscape with a minimum width of 30 feet measured from the back of sidewalk (right-of-way) to the walls is provided along the project frontage of Harrison Street.

The existing planting along the roadway within the 30' landscaped tract will remain except where modified to accommodate the proposed entry monumentation and ingress/egress to the site. Planting areas inside the community will use the same material plus additional accented areas of colorful plants. A boundary of honey mesquite trees at the property edges will provide additional buffering for the residents from the outside properties. A large centralized park area with turf and group shade structure will be the focal point and community gathering area. Secondary tables and seating will also be provided. The large active turf/play area will be easily accessible from all sides via pedestrian connections provided through tract areas. A pedestrian access and gate are proposed near the northeast of the site as this will provide for the most direct pedestrian connectivity to the retail shops to the north.

The landscape character adheres to Chandler's design standards and utilizes low water use, desert adapted and native plants. Turf is utilized only for

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recreational opportunities. Large shade trees are used to line the parks and adjacent streets, shading pathways and trails.

Open space areas will be developed to enhance the quality of life and provide recreational activities for residents. The park is designed to facilitate both active and passive recreation. Amenities will include a large group ramada with benches, picnic tables, and natural shade, creating a community gathering area. Turf areas adjoin the ramada area for active play. A contiguous sidewalk shaded by trees provides easy access to the neighborhood park for residents throughout the community. The landscape treatment for the open space area will consist of a combination of large canopy shade trees, lush drought tolerant shrubs and ground cover plantings that will create a park-like setting. (See Landscape Plan, Exhibit 5).

Typical front yard landscaping will include street themed trees, shrub and ground cover plantings. Accent and ground cover plants will be used around the base of the trees. (See Exhibit 7).

A homeowners association will maintain all open space, recreational amenities, common areas, and landscaping.

**E. THEME / WALLS / ENTRY MONUMENTATION**

The primary entry of The Plaza will echo the Spanish theme of the product while incorporating the existing streetscape elements along Harrison Street. Wrought iron gates, with complimentary pedestrian access gates, are incorporated into the entry feature. Project signage, concrete paver auto-court, flowering accent plantings, specimen trees and date palm trees, will create a distinct and attractive sense of arrival to The Plaza.

The perimeter walls of the property will reflect the architecture of the townhomes in style and materials. A gated entry with Spanish style wrought iron vehicular gates will be provided for the resident's security and to enhance the community entry. All hardscape elements will reflect the architecture of the townhomes. (See Entry Monument, Exhibit 6).

A new colored slump block wall with 2 inch thick cap block will be constructed at Harrison Street. The existing masonry fence will be raised as need, block and finish will match the existing. (See Exhibit 8).

**F. CIRCULATION**

The project location provides future residents with easy access to I-10 and the 202 San Tan Freeway and to downtown Chandler. A single primary gated entrance to the subdivision will be off of Harrison Street.

**G. PHASING**

This project will be developed as one continuous phase with the exception of the model complex which will be separated into a sub-phase.

## IV. MISCELLANEOUS

### A. GRADING AND DRAINAGE

The project site is currently vacant, graded land adjacent to an existing shopping center.

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04013C2630G, panel 2630 of 4350, with a current effective date of September 30, 2005, the site falls within Flood Zone X. Zone X is defined as:

Areas determined to be outside the 0.2% annual chance floodplain.

Retention basins will be constructed to accommodate the 100-year, 2-hour storm, per City of Chandler standards, and to provide for active use recreational areas for residents.

### B. UTILITIES

Electricity: Provided by Salt River Project (SRP).

Gas: Provided by Southwest Gas

Communications: Telephone provided by Century Link, Cable TV provided by Cox Communications.

Water & Sewer: Provided by the City of Chandler

## V. PROJECT TEAM

Owner/Builder:	Trend Homes Attn: Reed Porter 890 W. Elliot Rd., #101 Gilbert, AZ 85233 #480-659-4659
Architect:	JT Elbracht Elbracht + Company, LLC 20927 W Main Street Buckeye, AZ 85396 480-695-3384
Engineer:	Bowman Consulting Group, Ltd. Attn: Troy Peterson, PE 3010 S Priest Drive, Ste. 103 Tempe, AZ 85282 Phone: 480-629-8830
Landscape Architect:	Greedy Picket Attn: Richard Gehrke, RLA, ASLA 7051 E 5 <sup>th</sup> Ave., Suite 200 Scottsdale, AZ 85251 P: 480.609.0009

Development Consultant:

Sandbox Development Consults, Inc.  
Attn: Anthony Sumner  
312 W. Edgemont Ave.  
Phoenix, AZ 85003  
P: 602.275.5445

## **VI. CONCLUSION**

The proposed plan for The Plaza is a unique project that meets a high standard of diversity and land use innovation, meeting many of the Residential Development Standards for the City of Chandler as outlined in this development booklet. The deviations from the Residential Design Standards are allowed as a result of the project meeting the criteria for infill development. Notwithstanding these deviations, the proposed land use intensity and quality will meet or exceed that of the surrounding environment. The housing product has been designed to meet Chandler's architectural diversity requirements. The development team for The Plaza is confident that the proposed project will be well received by adjacent neighbors as it complements these adjacent developments. We respectfully submit this Planned Area Development amendment, Preliminary Development Plan and preliminary plat for approval.

Trend Homes

**ORDINANCE NO. 4418**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED IN CASE (DVR12-0032 THE PLAZA) 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 "THE PLAZA" and kept on file in the City of Chandler Planning Division, in File No. DVR12-0032, 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. 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.



# ATTACHMENT 'A'

## LEGAL DESCRIPTION FOR THE PLAZA

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

### PARCEL NO. 1:

UNITS 100 THROUGH 193, INCLUSIVE, OF CHANDLER PAVILIONS CONDOMINIUMS, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 26, 2007 AS 2007-1162552, OF OFFICIAL RECORDS AND PER MAP RECORDED AS BOOK 942 OF MAPS, PAGE 45, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH A PROPORTIONATE INTEREST IN AND TO THE COMMON AREAS, AS SET FORTH IN SAID DECLARATION OF DECLARATION OF CONDOMINIUM AND AS SHOWN ON SAID PLAT.

### PARCEL NO. 2:

EASEMENT FOR PEDESTRIAN ACCESS AS DISCLOSED IN "PEDESTRIAN ACCESS EASEMENT AGREEMENT" RECORDED MARCH 1, 2006 AS 2006-280495, OF OFFICIAL RECORDS.

### PARCEL NO. 3:

EASEMENT FOR ACCESS AS DISCLOSED IN "ACCESS EASEMENT AGREEMENT" RECORDED MARCH 1, 2006 AS 2006-280496, OF OFFICIAL RECORDS.