



MEMORANDUM Transportation & Development – CC Memo No. 13-059

DATE: JUNE 13, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *Z*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP13-0001 THE ESTATES AT ARBOLEDA

Request: Preliminary Development Plan (PDP) approval of housing product for an eight lot single-family residential subdivision

Location: West of the southwest corner of Alma School and Germann roads

Applicant: Mario Mangiamele; Iplan Consulting

RECOMMENDATION

The request is for PDP approval of housing product for an eight lot single-family residential subdivision. Planning Commission and Planning Staff, upon finding consistency with the General Plan, the Clemente Ranch Area Plan, and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located west of the southwest corner of Alma School and Germann roads and is the last remaining vacant residentially zoned property within the Clemente Ranch Area Plan. The subject site is surrounded by developed single-family homes within the Clemente Ranch community. North, adjacent to the site, is Germann Road; north of Germann Road are the Wildrose townhomes.

The subject site was initially zoned in early 2006 for a six lot custom single-family residential subdivision. In mid-2012, the subdivision was replatted to allow eight lots. Although

development never occurred, in early 2012 the zoning was deemed vested based on various improvements made in relation to the site.

The request seeks PDP approval for housing product. In addition, minor modifications to the previously approved development standards are requested. As presented, one two-story and two single-story homes are proposed for the eight lots. Four elevations are provided; however all four elevations are not for all of the plans, each plan provides three elevations. In addition, each floor plan offers a variety of options to further diversify the development. Specifically, plan 6011 offers front loaded, side loaded, split front and side loaded three, four, and five car garages. Additionally, a two-story option is proposed. Plan 6022 offers options for five and six car garages; a four car garage is standard. Plan 6031 provides for a third car garage option. Square footages range from 3,100 up to 4,600. Due to all lot sizes exceeding 10,000 square feet, the Residential Development Standards (RDS) do not apply. Although the RDS do not apply, a number of elements are provided within the development that are consistent with the RDS such as four-sided architecture, differing architectural elevations, inclusion of single-story elements on two-story homes, stone materials as standard elements, etc.

DISCUSSION

With the original approval in 2006, development standards for the subdivision were outlined in the development booklet. As part of the original approval, it was represented that homes need to be custom built and have a minimum livable square footage of 3,000 square feet for the ground floor. None of the conditions were by ordinance, thus allowing for modification through the PDP process.

As proposed, the housing product, while not custom, provides sufficient diversity so that the same floor plan elevations will not be built adjacent to or across the street from each other. Additionally, although the 3,000 square foot ground floor area requirement is not being met with all floor plans (Plan 6022 has a first floor footprint of 2,400 square feet), the two single-story homes exceed the 3,000 square foot requirement. Side setbacks originally required one side being 10' and the other being 20'; the request is to require both sides to be a minimum of 10'. An exception is requested for lots 1 and 8 to allow for a five-foot setback along the north property line. The reason for the request stems primarily from various jogs along the northern property line. Additionally, due to the lots being adjacent to large landscape tracts this allows the homes to be placed further from the lots to the south providing for deeper side setbacks along the southern property line. Rear setbacks are proposed at 15-feet for single-story and 20-feet for two-story homes.

Planning Commission and Planning Staff support the request citing the high quality design of the homes, the additional housing options that will be provided in the area, and the successful development of a small infill piece of vacant land.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Wednesday, April 10, 2013. Four neighbors attended and had general questions regarding the development. A question was raised by an adjacent

neighbor to the south requesting the wall height be increased. The applicant looked at the option, but had concerns due to the fact that additional engineering would be required, and the ability to execute agreements with the six property owners would be difficult.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of PDP13-0001 THE ESTATES AT ARBOLEDA, Preliminary Development Plan approval for housing product for an eight-lot single-family residential subdivision, subject to the following conditions:

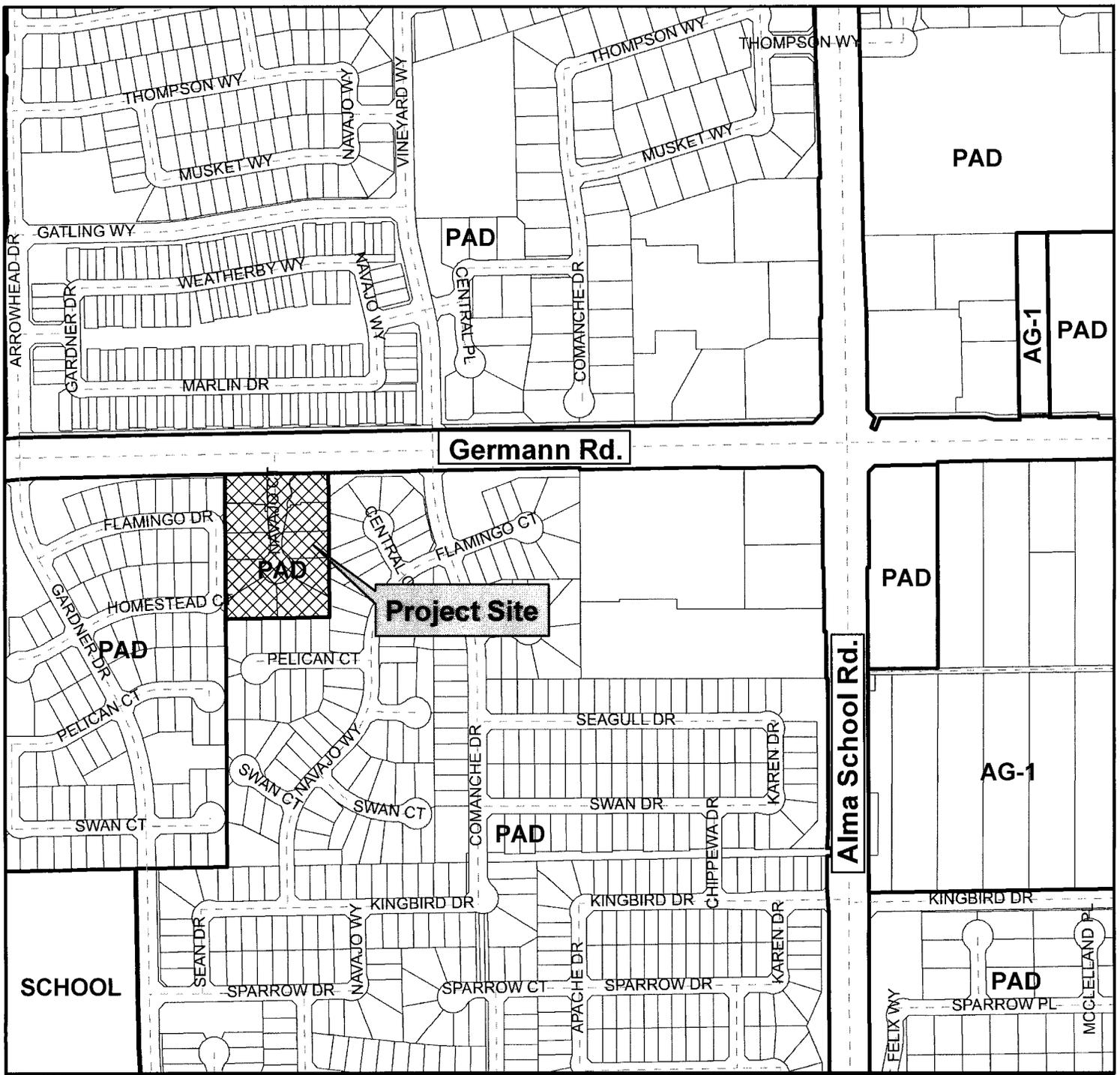
1. Development shall be in substantial conformance with the Development Booklet, entitled "THE ESTATES AT ARBOLEDA" and kept on file in the City of Chandler Planning Division, in File No. PDP13-0001, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with original stipulation adopted by the City Council in Ordinance No. 3751, in case DVR05-0035 ARBOLEDA ESTATES, except as modified by condition herein.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. Lots 1 and 8 shall be restricted to single-story homes.

PROPOSED MOTION

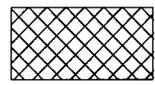
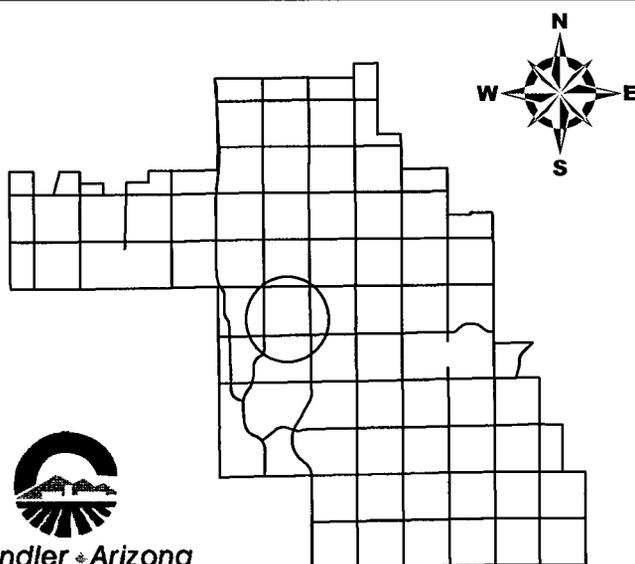
Move to approve PDP13-0001 THE ESTATES AT ARBOLEDA, Preliminary Development Plan approval for housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Elevations / Floor Plans
4. Applicant Narrative
5. Ordinance No. 3751
6. Development Booklet

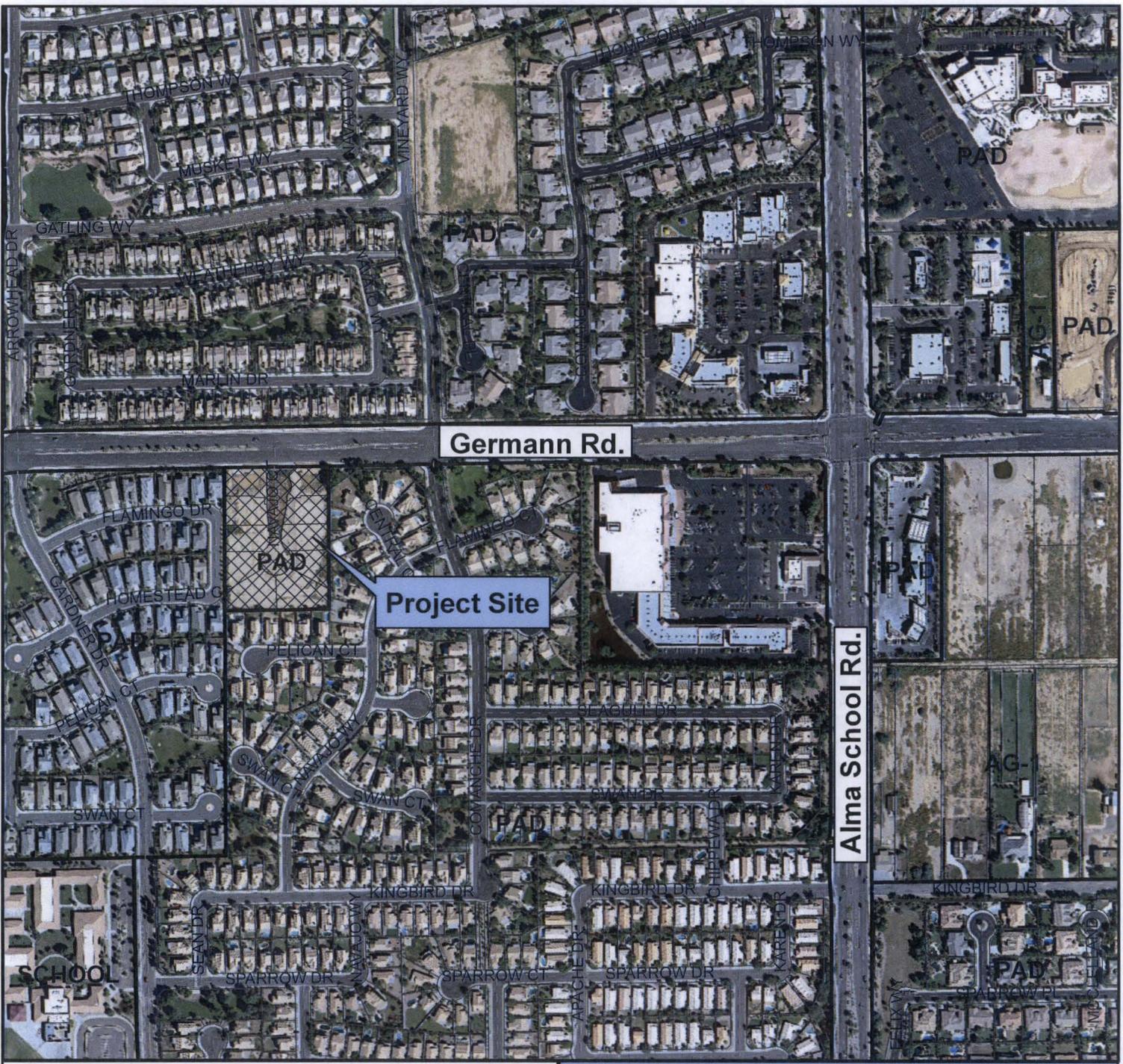


Vicinity Map



PDP13-0001

The Estates at Arboleda

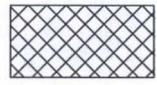
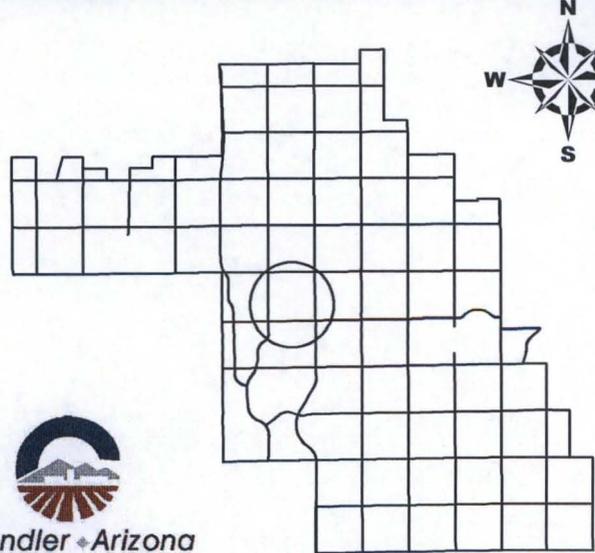


Germann Rd.

Alma School Rd.

Project Site

Vicinity Map

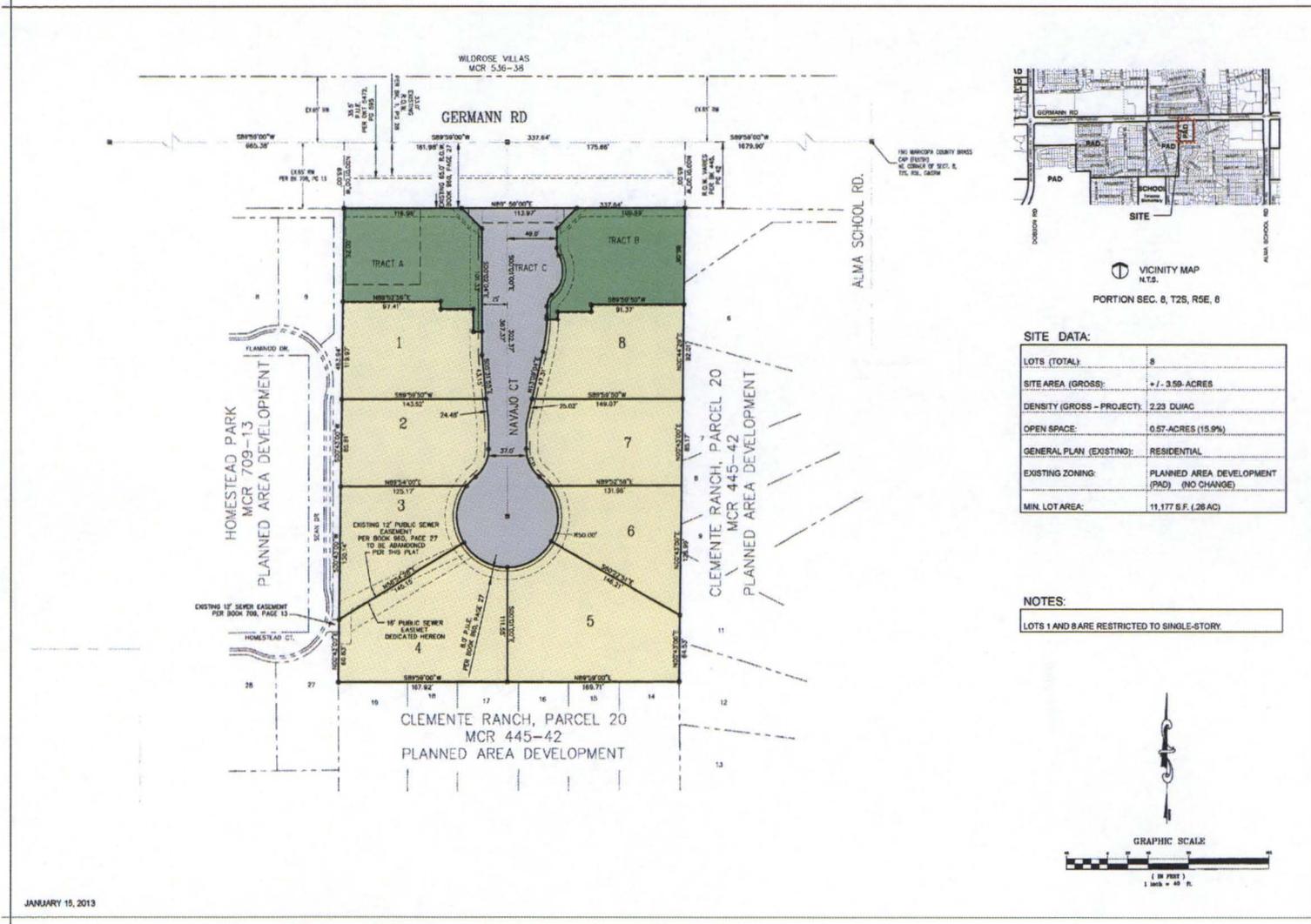


PDP13-0001

The Estates at Arboleda



THE ESTATES AT ARBOLEDA | CONCEPTUAL SITE PLAN EXHIBIT

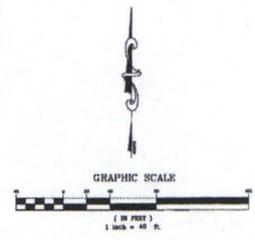


SITE DATA:

LOTS (TOTAL):	8
SITE AREA (GROSS):	+/- 3.59-ACRES
DENSITY (GROSS - PROJECT):	2.23 DU/AC
OPEN SPACE:	0.57-ACRES (15.9%)
GENERAL PLAN (EXISTING):	RESIDENTIAL
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (NO CHANGE)
MIN. LOT AREA:	11,177 S.F. (.26 AC)

NOTES:

LOTS 1 AND 8 ARE RESTRICTED TO SINGLE-STORY



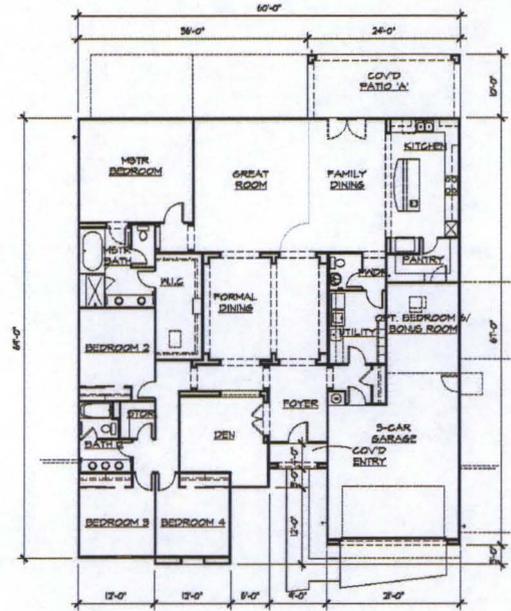
JANUARY 15, 2013



THE ESTATES AT ARBOLEDA
CHANDLER, ARIZONA
CONCEPTUAL SITE PLAN EXHIBIT



THE ESTATES AT ARBOLEDA | PLAN 6011 | FLOOR PLAN | 3,179 SQ. FT. | 1-STORY



First Floor Plan



6011: Floor Plan Single Story
Maplewood by Taylor Morrison Homes

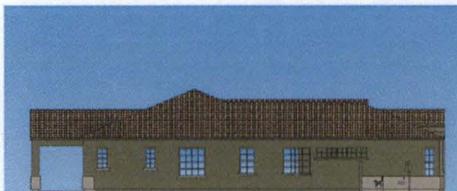


Project Number: 312010
Date: 08/07/12

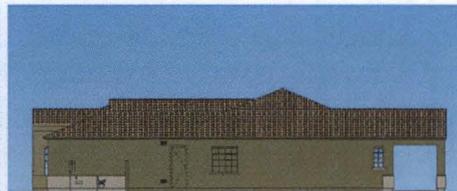
THE ESTATES AT ARBOLEDA | PLAN 6011 | SPANISH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



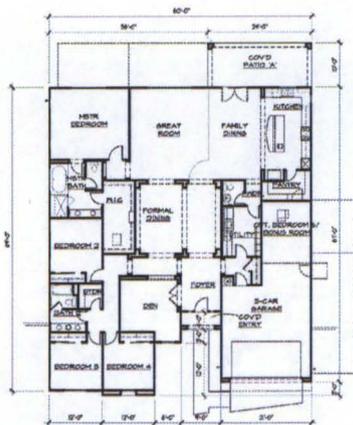
6011: Spanish - Rear Elevation



6011: Spanish - Left Elevation



6011: Spanish - Right Elevation



6011: Floor Plan



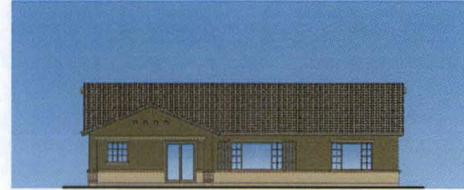
6011: Spanish - Front Elevation



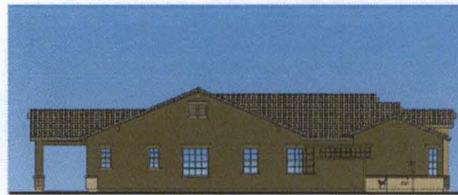
Arboleda by Taylor Morrison Homes



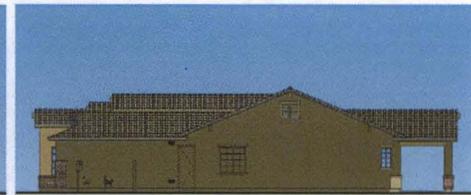
THE ESTATES AT ARBOLEDA | PLAN 6011 | RANCH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



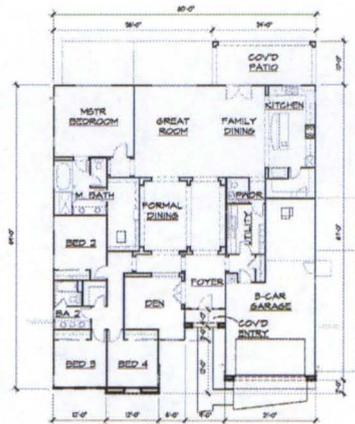
6011: Ranch - Rear Elevation



6011: Ranch - Left Elevation



6011: Ranch - Right Elevation



6011: Floor Plan



6011: Ranch - Front Elevation



Arboleda by Taylor Morrison Homes



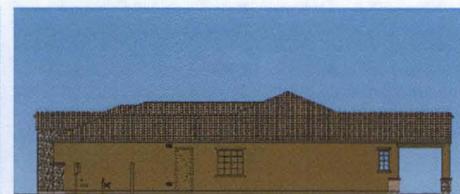
THE ESTATES AT ARBOLEDA | PLAN 6011 | TUSCAN BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



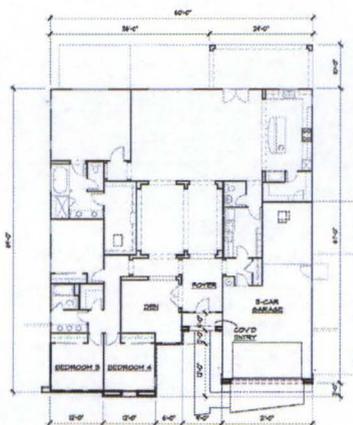
6011: Tuscan - Rear Elevation



6011: Tuscan - Left Elevation



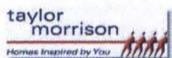
6011: Tuscan - Right Elevation



6011: Floor Plan



6011: Tuscan - Front Elevation



Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6011 | 3-CAR SPLIT GARAGE OPTION | SPANISH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



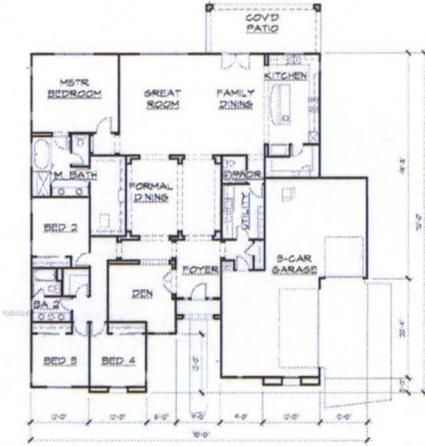
6011: Spanish - Rear Elevation



6011: Spanish - Left Elevation



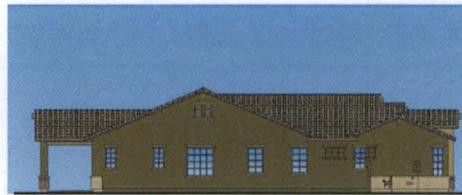
6011: Spanish - Right Elevation



THE ESTATES AT ARBOLEDA | PLAN 6011 | 3-CAR SPLIT GARAGE OPTION | RANCH BUILDING ELEVATIONS | 3,179 SQ. FT. | 1-STORY



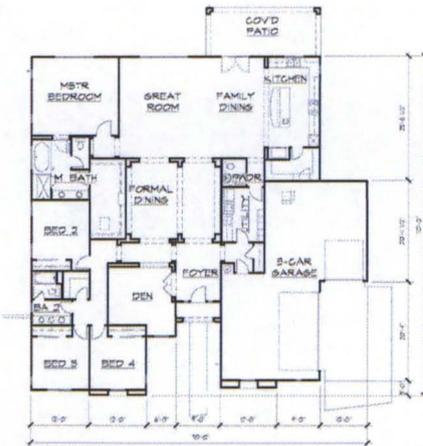
6011: Ranch - Rear Elevation



6011: Ranch - Left Elevation



6011: Ranch - Right Elevation



6011: Floor Plan - Split Car Garage



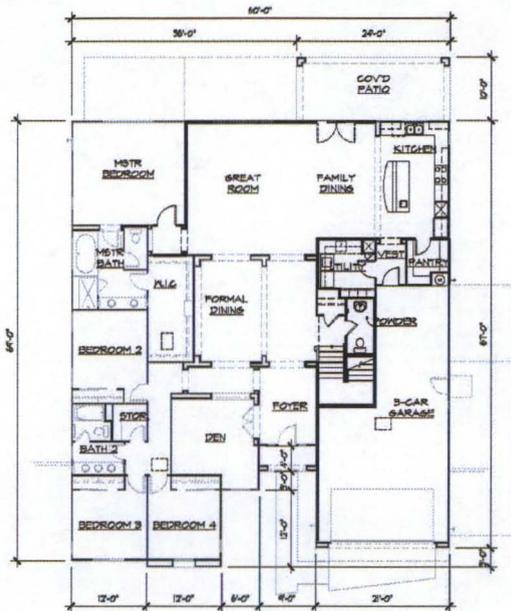
6011: Ranch - Front Elevation



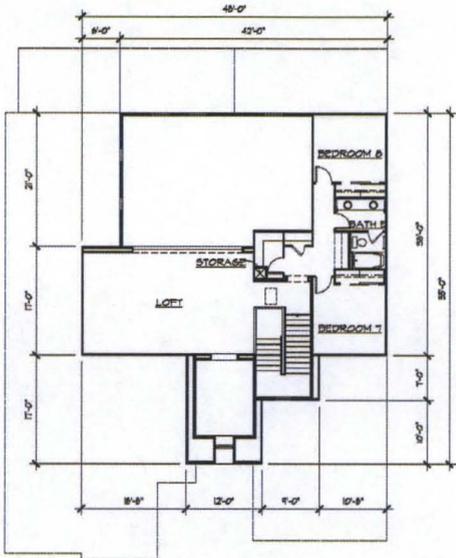
Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6011 | FLOOR PLAN | 4,207 SQ. FT. | 2-STORY



First Floor Plan



Second Floor Plan

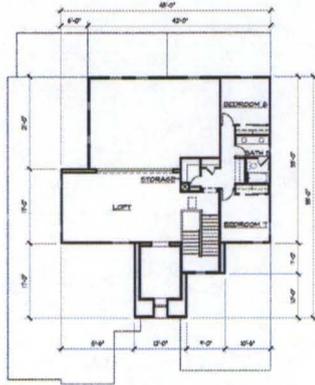


6011: Floor Plan Two Story
Maplewood by Taylor Morrison Homes

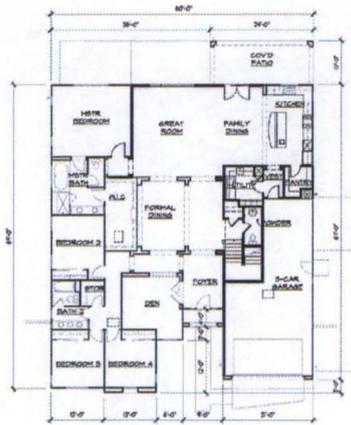


Project Number: 312010
Date: 08/07/12

THE ESTATES AT ARBOLEDA | PLAN 6011 | SPANISH BUILDING ELEVATIONS | 4,207 SQ. FT. | 2-STORY



Second Floor



6011: Floor Plan



6011: Spanish - Rear Elevation



6011: Spanish - Left Elevation



6011: Spanish - Right Elevation



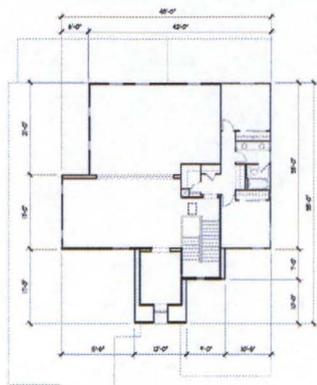
6011: Spanish - Front Elevation



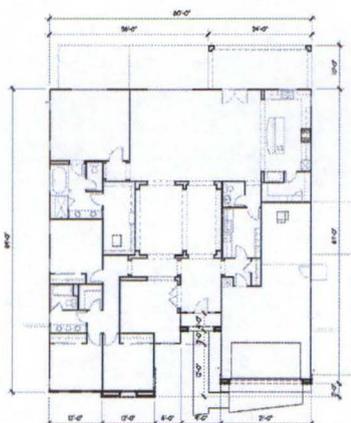
Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6011 | RANCH BUILDING ELEVATIONS | 4,207 SQ. FT. | 2-STORY



6011: Second Floor



6011: Floor Plan



6011: Ranch - Rear Elevation



6011: Ranch - Left Elevation



6011: Ranch - Right Elevation



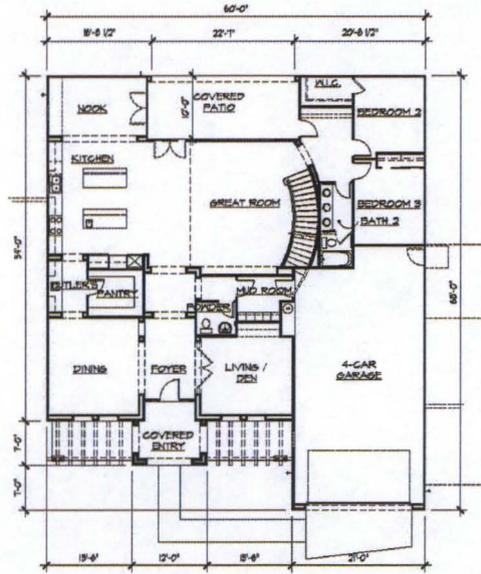
6011: Ranch - Front Elevation



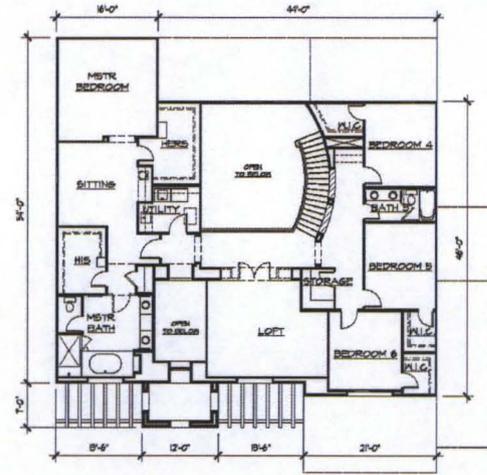
Arboleda by Taylor Morrison Homes



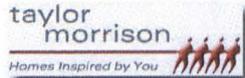
THE ESTATES AT ARBOLEDA | FLOOR PLAN | 6022 | 4,675 SQ. FT.



First Floor Plan



Second Floor Plan



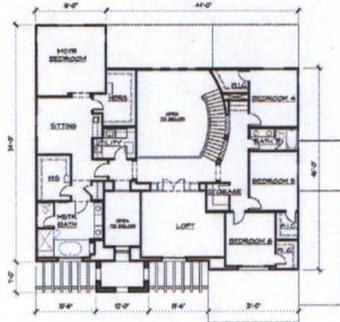
6022: Floor Plan

Maplewood by Taylor Morrison Homes

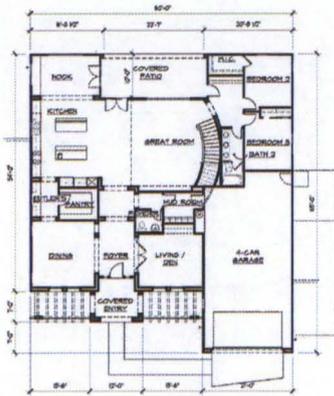


Project Number: 312010
Date: 08/07/12

THE ESTATES AT ARBOLEDA | PLAN 6022 | SPANISH BUILDING ELEVATIONS | 4,675 SQ. FT.



2nd Floor

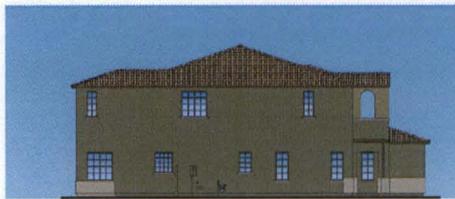


1st Floor

6022: Floor Plan



6022: Spanish - Rear Elevation



6022: Spanish - Left Elevation



6022: Spanish - Right Elevation



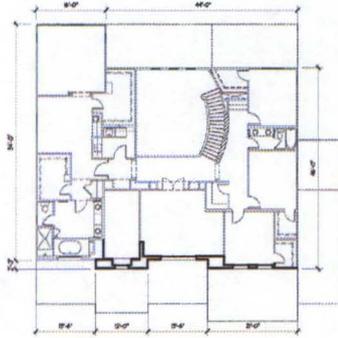
6022: Spanish - Front Elevation



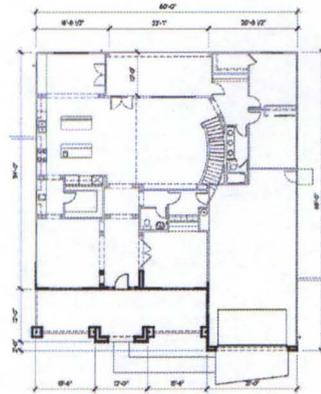
Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6022 | CRAFTSMAN BUILDING ELEVATIONS | 4,675 SQ. FT.



2nd Floor

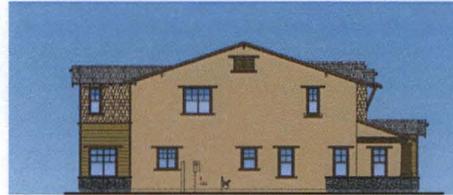


1st Floor

6022: Floor Plan



6022: Craftsman - Rear Elevation



6022: Craftsman - Left Elevation



6022: Craftsman - Right Elevation



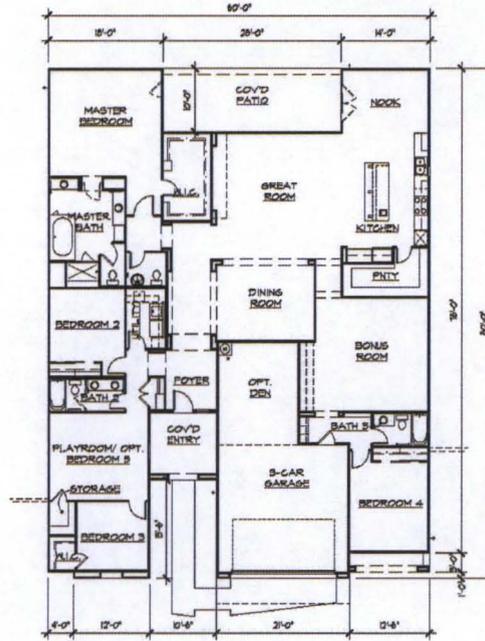
6022: Craftsman - Front Elevation



Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6031 | FLOOR PLAN | 3,534 SQ. FT.



First Floor Plan



6031: Floor Plan

Maplewood by Taylor Morrison Homes

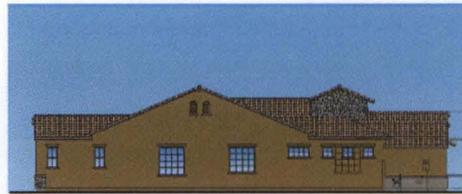


Project Number: 312010
Date: 08/07/12

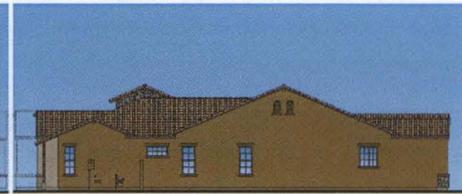
THE ESTATES AT ARBOLEDA | PLAN 6031 | TUSCAN BUILDING ELEVATIONS | 3,534 SQ. FT.



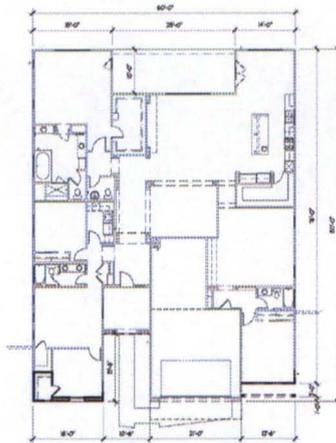
6031: Tuscan - Rear Elevation



6031: Tuscan - Left Elevation



6031: Tuscan - Right Elevation



6031: Floor Plan



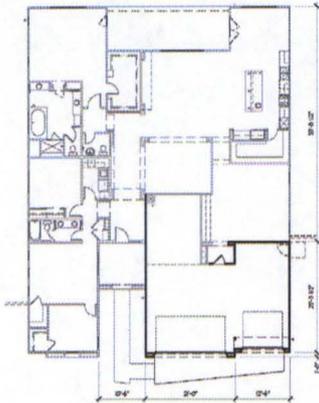
6031: Tuscan - Front Elevation



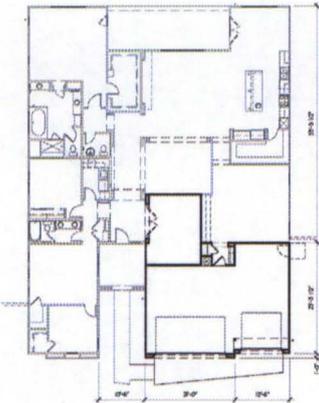
Arboleda by Taylor Morrison Homes



THE ESTATES AT ARBOLEDA | PLAN 6031 | '3- & 4-CAR GARAGE OPTIONS' BUILDING ELEVATIONS | 3,534 SQ. FT.



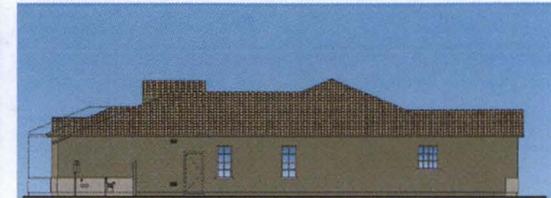
6031: Opt. 4th Car Garage



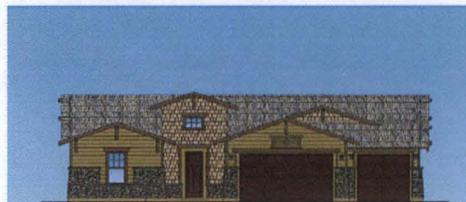
6031: Opt. 3rd Car Garage



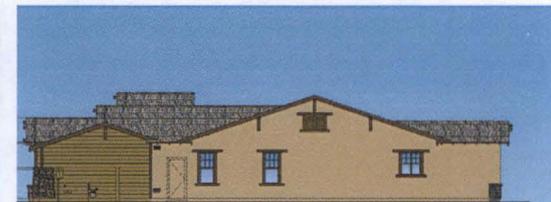
Spanish - Front



Spanish - Right



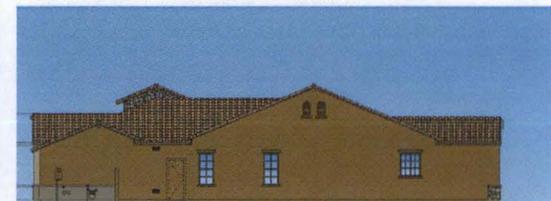
Craftsman - Front



Craftsman - Right



Tuscan - Front



Tuscan - Right



Arboleda by Taylor Morrison Homes



2. REQUEST

Iplan Consulting, on behalf of Taylor Morrison, is pleased to submit for your consideration a Preliminary Development Plan (PDP) application for The Estates at Arboleda concerning architectural building elevations for the approximate 3.6-acre property, generally located approximately one-third of a mile west of the southwest corner of Alma School and Germann Roads. The property is further identified as Maricopa County Assessor Parcel Nos.: 303-36-627 thru 303-36-635, and The Estates at Arboleda Final Plat (MCR 1129-24).

More specifically, this Development Booklet complements a request to amend the adopted Development Booklet for Arboleda Estates (DVR05-0035) by modifying the Residential Design Elements; deleting all references to “custom homes”, minimum dwelling unit size, and garage orientation; and, inclusion of a PDP concerning the desired housing product for the site. The property is incorporated into the City of Chandler and has a vested zoning designation of Planned Area Development (PAD).

The property is bound by Germann Road to the north, while single family attached residential uses are situated further across Germann Road. Single family detached residential uses exists adjacent to the east, south, and west boundaries.

The General Plan Land Use classifications, along with the existing zoning and uses for adjacent properties, are listed below:

TABLE 2.101: EXISTING LAND USE TABLE:

DIRECTION	GENERAL PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Residential	PAD	Vacant
<i>North</i>	Residential	PAD	Single Family Residential
<i>South</i>	Residential	PAD	Single Family Residential
<i>East</i>	Residential	PAD	Single Family Residential
<i>West</i>	Residential	PAD	Single Family Residential

3. PROJECT NARRATIVE

The purpose of this PDP Development Booklet is to modify and supplement provisions that were previously approved as part of zoning case DVR05-0035 (Ordinance No. 3751) for Arboleda Estates.

3.1 INTRODUCTION:

The approximate 3.6-acre property was approved by the City for a 6-lot single family residential subdivision over 6-years ago; however, the property remains undeveloped. In July of 2012, Chandler Council approved an amended Final Plat for the property (FPT12-0015) to increase the number of lots from 6 to 8-lots.

The property has recently been purchased with the goal implementing the amended, approved improvement plans for The Estates at Arboleda, which conformance to these plans not only add value to the area, but more importantly maintain the high quality design and land use compatibility initially envisioned for the property.

3.2 GENERAL PLAN CONFORMANCE:

To successfully and sustainably facilitate the established vision for the property, the existing PAD zoning is to be continued; however, minor modifications to the previously approved Project Narrative and inclusion of a PDP for residential housing product is requested. These modifications will allow reasonable solutions to develop the property while maintaining compatible land use relationships, and provide appropriate architectural elevation designs for the property.

3.3 DVR05-0035 | MODIFICATIONS | PROJECT NARRATIVE:

Providing for enhanced compatibility, the initial zoning ordinance and corresponding Project Narrative for the property established Development Standards, which standards are to remain as approved; however, minor modifications to the Arboleda Estates Project Narrative are clarified in the following subsection.

- A. **PROJECT NARRATIVE | CUSTOM HOMES:** Language contained in the adopted Project Narrative suggests that site development is to accommodate custom homes. While custom home development may have been desirable at the time of initial entitlements, the fact remains that the property has not been developed for almost 7-years. Current and the foreseeable future market conditions, along with corresponding lending practices, do not favor custom or semi-custom type development. While simple reference to “custom” does not necessarily equate to quality, the proposed modifications to the Arboleda Estates Project Narrative and conformance with Chandler’s Residential Development Standards concerning production home building do however set forth the necessary tools to ensure the high level of architectural quality and diversity desired, which are illustrated in the corresponding Preliminary Development Plan section.

Request: Delete all references to “custom homes” in the approved Arboleda Estates Project Narrative.

- B. PROJECT NARRATIVE | DWELLING UNIT SIZE; GARAGE ORIENTATION: References contained within the Executive Summary of the adopted Project Narrative suggests that all homes will provide for a minimum ground floor livable space of 3,000 square foot (sq. ft.); and, that all homes should have side entry garages. Generally, requirements for minimum livable areas are more appropriate in and regulated through deed restrictions; however, the intent of this standard was presumably to ensure a certain level of quality or price point for the envisioned ‘custom’ neighborhood. While standards requiring a minimum 3,000 sq. ft. ground floor livable space do not necessarily equate to quality or architectural variety, a minimum of a 3,000 sq. ft. one story product is proposed to be offered for the neighborhood in effort to preserve the original intent envisioned for the property.

Further, side entry garage design requirements contained in the Executive Summary were most likely established to promote a diverse streetscape; however, the approved lot widths are not necessarily conducive to this type of garage arrangement. Superior design of the proposed homes, illustrated in the following PDP section, offer quality architectural elements that will further diversify the streetscape, while inclusion of tandem and recessed garage arrangements assist to de-emphasize the garage in the streetscape.

Request: Delete all references to “3,000 sq. ft.” and “side entry garages” in the approved Arboleda Estates Project Narrative.

- C. PROJECT NARRATIVE | RESIDENTIAL DESIGN ELEMENTS: Residential Design Elements adopted as part of the original Project Narrative established the desired design character for the previously anticipated custom home development. Although these Design Elements establish specific guidelines to promote a design theme and certain level of quality, they were most likely drafted to accommodate for the lack of specific building designs at time of the rezoning. Proposed deletion of the established Residential Design Elements will be replaced with the requested PDP to maintain and enhance the desired design character of the residential homes while also maintaining consistency with the vision established with the original project approval.

Request: Replace Residential Design Elements with a Preliminary Development Plan concerning the residential building design.

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4. PRELIMINARY DEVELOPMENT PLAN (PDP)

The following PDP is to replace the previously approved Residential Design Elements section of the project narrative that established design criteria for the previously proposed custom residential homes. No changes are proposed to the previously approved lot layout, landscape design, hardscape features, or perimeter wall design.

4.1 LOT DEVELOPMENT STANDARDS:

The following table identifies the residential lot development standards for The Estates at Arboleda. Letter designations in the *Additional Regulations* column refer to regulations that follow The Estates at Arboleda: Lot Development Standards | Setbacks, Building Height, and Lot Coverage table.

Exclusive of ‘typical’ references on the approved Final Plat for the property, building bulk, height and setback regulations do not appear to have been clearly established for the property. The following development standards do however largely reflect those referenced on The Estates at Arboleda Final Plat, and are mainly consistent with development standards for similar size lots within the City of Chandler.

Table 4.101: The Estates at Arboleda: Lot Development Standards | Setbacks, Building Height, and Lot Coverage

<i>Standards</i>	<i>PAD</i>	<i>Additional Regulations</i>
Maximum Height (ft.)	25	(A)
Minimum Building Setbacks (ft.)		
Front	20	
Side (Min. / Total)	10/20	(B)
Rear	15/20	(C)
Minimum Lot Area (sq. ft.):	10,000	
Maximum Lot Coverage (%):		
Single Story	45	
Two-Story	40	

A. *Building Height.*

1. Lots 1 and 8 are limited to single-story.
2. No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.
3. *Building Height* shall be defined as the vertical distance above grade to the highest point of the coping of flat roof or to the deck line of a mansard roof or to the average

height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than ten-feet above grade. The height of a stepped or terraced building is the maximum height of any segment of the building

- B. *Side Setbacks.* Minimum side yard setbacks for lots 1 and 8 shall be 5-feet from their respective north property lines, adjacent to Germann Road.
- C. *Rear Setbacks.* Minimum rear yard setbacks shall be 15-feet for single-story, and 20-feet for two-story homes.

4.2 BUILDING ELEVATIONS | ARCHITECTURAL STYLE:

The previously adopted Residential Design Elements section of the project narrative established the framework to ensure that all formerly proposed custom home elevations provided for varied building massing, rooflines, proportion, façade articulation, appropriate detailing, colors and materials to ensure design diversity, while also respecting the architectural character of the surrounding built form.

While those guidelines are no longer required as this PDP supersedes and sets forth the architectural design for the neighborhood, the proposed residential building elevations illustrated with this PDP are however in general conformance with architectural vernaculars and styles previously envisioned for the project.

Taylor Morrison's proposed housing product has been designed to emphasize style, design, quality and livability. As illustrated in the following exhibits, 6 different floor plans are proposed ranging in size from approximately 3,100 sq. ft. to over 4,600 sq. ft., and include 2 single story and 1, two-story home designs, along with a second story option on plan 6011. Corresponding building elevations for these 4 floor plans provide for varied architectural styles from Spanish, Ranch, Tuscan/Mediterranean and Craftsman. A minimum of three architectural styles are offered for each residential home for a total of over 12 elevation design variations.

The superior design of these homes offer quality architectural elements that diversify the streetscape, while tandem and recessed garage arrangements assist to de-emphasize the dominance of the garage in the streetscape. Architectural features such as well defined entryways, porticos, four sided architecture, asymmetrical façade designs, varied rooflines, architecturally integrated covered patios, recessed window planes at appropriate locations, and liberal use stone and brick veneers complement the appropriate design styles. Wrought iron, faux stone, tile accents, window mullions and muntins, window shutters, and style appropriate window pop-out detailing also supplement the desired architectural characters.

In addition to the overall architectural elements provided, the varied architectural styles for The Estates at Arboleda provides for a multitude of choices that will further promote architectural diversity for the neighborhood. Identifiable features and characteristics for the various architectural styles are summarized below:

SPANISH (Plan Nos.: 6011, 6022 & 6031):

- Arched entries;
- Arched and recessed windows;

- Stucco wainscoting;
- Hipped roof lines;
- Corbel accents;
- Decorative wrought iron and tile detailing; and
- ‘S’ concrete roof tiles.

RANCH (Plan Nos.: 6011):

- Composite window shutters;
- Brick veneers and caps;
- Rough sawn post and beam accents;
- Outlooker and kicker detailing accents;
- Gable roof lines; and
- ‘S’ concrete roof tiles.

TUSCAN/MEDITERRANEAN (Plan Nos.: 6011, 6022 & 6031):

- Composite window shutters;
- Rustic stone veneers with brick caps;
- Rough sawn post and beam accents;
- Gable roof lines; and
- ‘S’ concrete roof tiles.

CRAFTSMAN: (Plan Nos.: 6022 & 6031):

- Rustic stone veneers with brick caps;
- Rough sawn post and beam accents;
- Lap and shingle siding details;
- Exposed rafters; and
- Gable roof lines; and
- Flat concrete roof tiles.

These architectural styles also provide for varied building massing, rooflines, proportion and balance, façade articulation, colors and materials to ensure design diversity, while also respecting the architectural character and scale of the surrounding built form.

4.3 COLORS AND MATERIALS:

Buildings will be primarily finished in stucco with upgraded wall materials consisting of brick and stone veneers, lap and shingle siding. Wall materials and textures are designed to terminate in appropriate locations such as inside elevation corners or at side fence returns. Style appropriate wainscot and window details, as well as upgraded wall materials, are prevalent on both the front and rear elevations of all architectural styles for all home plans.

Roof materials offered consists of both flat and ‘S’ concrete tiles in a variety of certified energy efficient “Cool Roof Tile” colors that have been selected to complement the desired architectural style and selected color theme of the home.

A minimum of two different garage door designs are offered, with the specific door design pre-selected to complement the architectural style of the home. Complementary colors are applied to the doors to further break up building massing and create additional visual interest.

Distinctive color palettes consist of warm earth tones designed to complement architectural styles, as well as maintain consistency with the surrounding built environment. A minimum of three color schemes are provided for each architectural style and consist of multiple body color application with contrasting trim and accent colors.

4.4 CONFORMANCE WITH CHANDLER RESIDENTIAL DEVELOPMENT STANDARDS | PRODUCTION HOME-BUILDING:

Section II: Production Home-Building of the Chandler Residential Development Standards establishes design criteria for production homes on lots of less than 10,000 sq. ft. Although the smallest Estates at Arboleda lot is 11,177 sq. ft., proposed building elevations are designed to maintain conformance with these Standards.

Ensuring that high quality design is provided for the property, all 9 architectural diversity elements are achieved and at least 7 of the 13 possible points for optional diversity elements are provided, as summarized below:

ARCHITECTURAL DIVERSITY:

1. Four-sided architecture is provided throughout all building elevations through the incorporation of style appropriate detailing, massing, and materials on all elevations of the home.
2. Garage faces have been de-emphasized through incorporation of tandem and split garage arrangements to minimize the garage massing on the streetscape.
3. Dwelling and courtyard entries are well defined and visible from the contiguous street for all floor plans.
4. One-story homes only will be built on all corner lots (Lots 1 & 8).
5. Rear dwelling elevations are enhanced through incorporation of style appropriate detailing, massing, and varying rooflines for all building elevations.
6. A minimum of 11 roof color variations are provided as standard features, while 2 primary design styles of concrete roof tiles are provided such as 'S' tiles and flat tiles.
7. Reflecting the high quality craftsmanship of the homes, exterior building materials consist of stucco, stone and brick veneers to provide for the desired durability. All concrete tile roofing is supported by a 30-year manufacturer warranty.

8. All two-story homes (Plan Nos. 6011 and 6022) include single story elements on the rear elevations, as well as varying roofline ridge orientations to break up the undesirable “box-on-box” effect.
9. Architecturally integrated covered patios are standard features for all floor plans.

ARCHITECTURAL DIVERSITY ELEMENTS | OPTIONAL:

1. A minimum of three distinctly different architectural styles are provided for every floor plan to support the desired streetscape diversity.
2. Similar elevations will be prohibited on adjacent lots, and lots located directly across from each other.
3. Stone/brick is offered on at least one elevation for each floor plan as a standard feature. The stone and brick veneers are standard on the Ranch, Tuscan/Mediterranean and Craftsman elevations.
4. All home elevations offer distinctive architectural detailing such as, but not limited to, covered front entries, varied rooflines, architecturally integrated covered patios, recessed window planes at appropriate locations, and liberal use stone and brick veneers. Wrought iron, faux stone, tile accents, window mullions and muntins, window shutters, and style appropriate window pop-out detailing also supplement the desired architectural styles.
5. Trash containers and recycle bins will be required to be located either in the garage, or behind the side return walls so as to be screened from street view.
6. Covered front porches are offered as a standard feature on at least one elevation for each floor plan.
7. One-story homes only will be built adjacent to the arterial street – Germann Road (Lots 1 & 8).

5. CONCLUSION

The requested Preliminary Development Plan will preserve the intent and character of the initial zoning for the property, enhance the built environment, create an attractive community, and increase the quality of life for existing and future residents, all while maintaining compatible community form and consistency with the overall vision, goals and policies of the Chandler General Plan and Residential Development Standards.

We look forward to working with the City of Chandler to realize this effort.

APPROVED BY
CHANDLER CITY COUNCIL

FEB 23 2006

CITY CLERK'S OFFICE

#3

FEB 23 2006

ORDINANCE NO. 3751

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR05-0035 ARBOLEDA ESTATES) 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 Agricultural District (AG-1) to Planned Area Development (PAD), subject to the following conditions:

1. Right-of-way dedications to achieve full half width for Germann Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent rights-of-way and/or easements in accordance with City adopted design and engineering standards.

3. 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.
4. Development shall occur in substantial conformance with Exhibit A, Development Booklet, entitled "Arboleda Estates" kept on file in the City of Chandler Current Planning Division, in file no. DVR05-0035, except as modified by condition herein.
5. The covenants, conditions, and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
6. The landscaping in all open spaces and rights-of-way, as well as all perimeter fences, shall be maintained by the adjacent property owner or homeowners' association.
7. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality, which meets the requirements of the Arizona Department of Environmental Quality for the purposes, intended available to the property to support. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The

Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.

8. A minimum of two trees at a minimum of 2-inch caliper each shall be planted in all front yards.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department.
10. Either Lot 1 or Lot 6 shall be limited to single story.

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.



ENGINEERING | PLANNING | SURVEY | GIS
111 W. Monroe, Ste 1504 | Phoenix, AZ 85003
Phone: 602.889.0500 | Fax: 602.889.0501
sns@civildesigngroup.us | www.civildesigngroup.us

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8:

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 1679.905 FEET ALONG THE NORTH LINE SAID SECTION 8, ALSO BEING THE CENTERLINE OF GERMANN ROAD TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, 528.96 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 337.635 FEET;

THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS EAST, 528.96 FEET ALONG THE EAST LINE OF THE WEST 667 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 337.635 FEET ALONG THE NORTH LINE OF SAID SECTION 8, ALSO BEING THE CENTERLINE OF GERMANN ROAD TO THE TRUE POINT OF BEGINNING.

