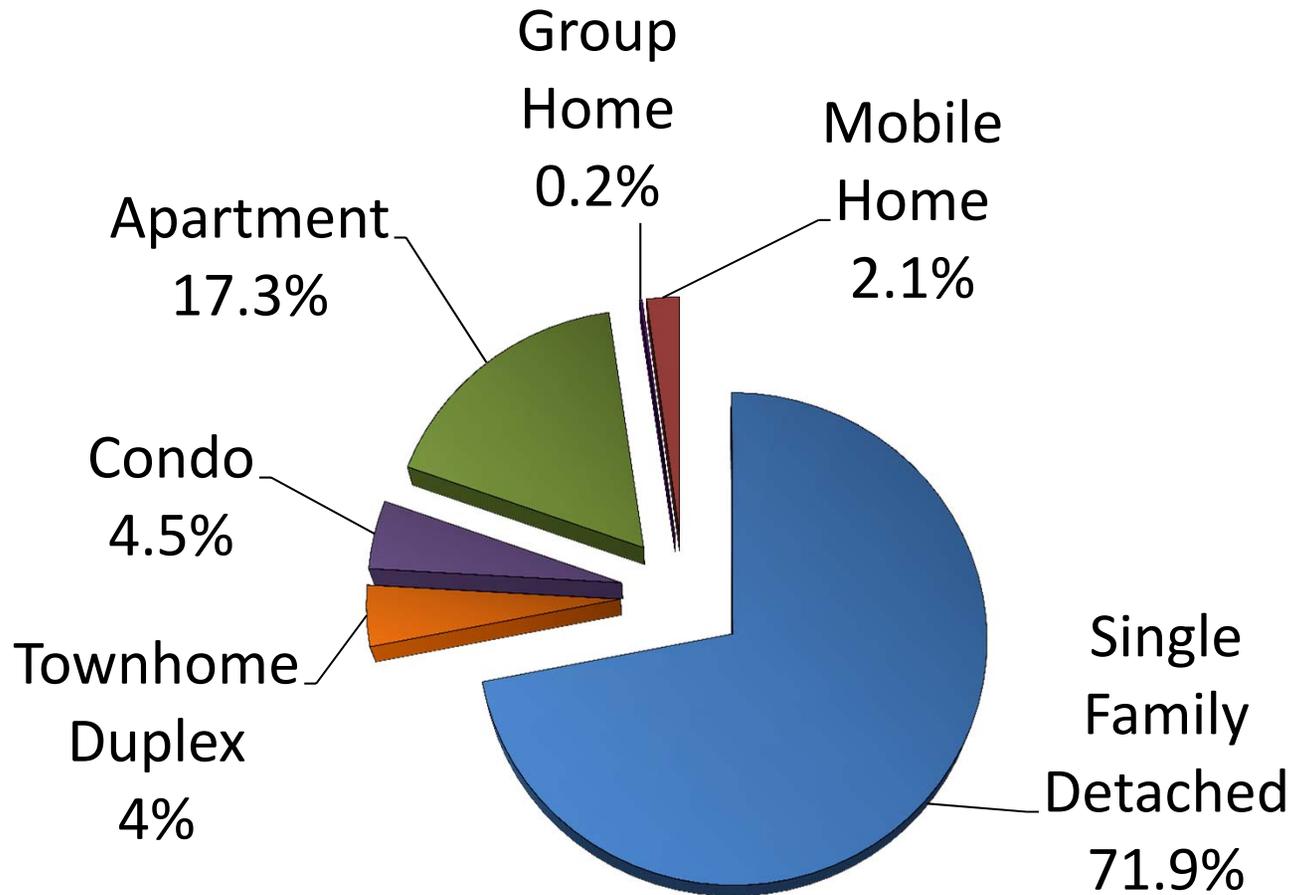


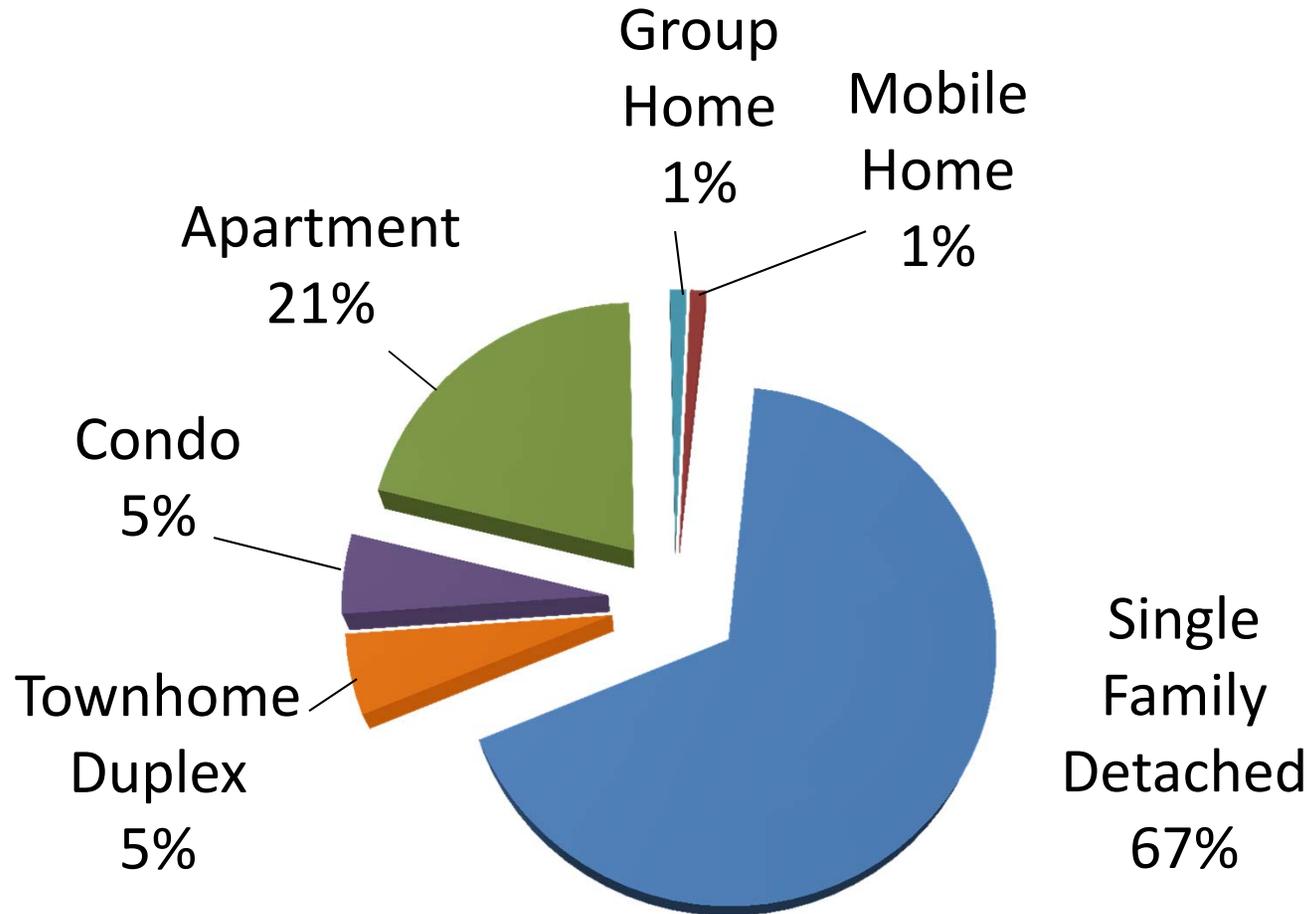
Residential Development

- Residential Unit Pie Charts
- Design Standards
- MF Products Under Review
- Pending Small Lot Residential Subdivisions
- Existing Cluster/Small Lot Developments

Residential Units – Oct. 1, 2013



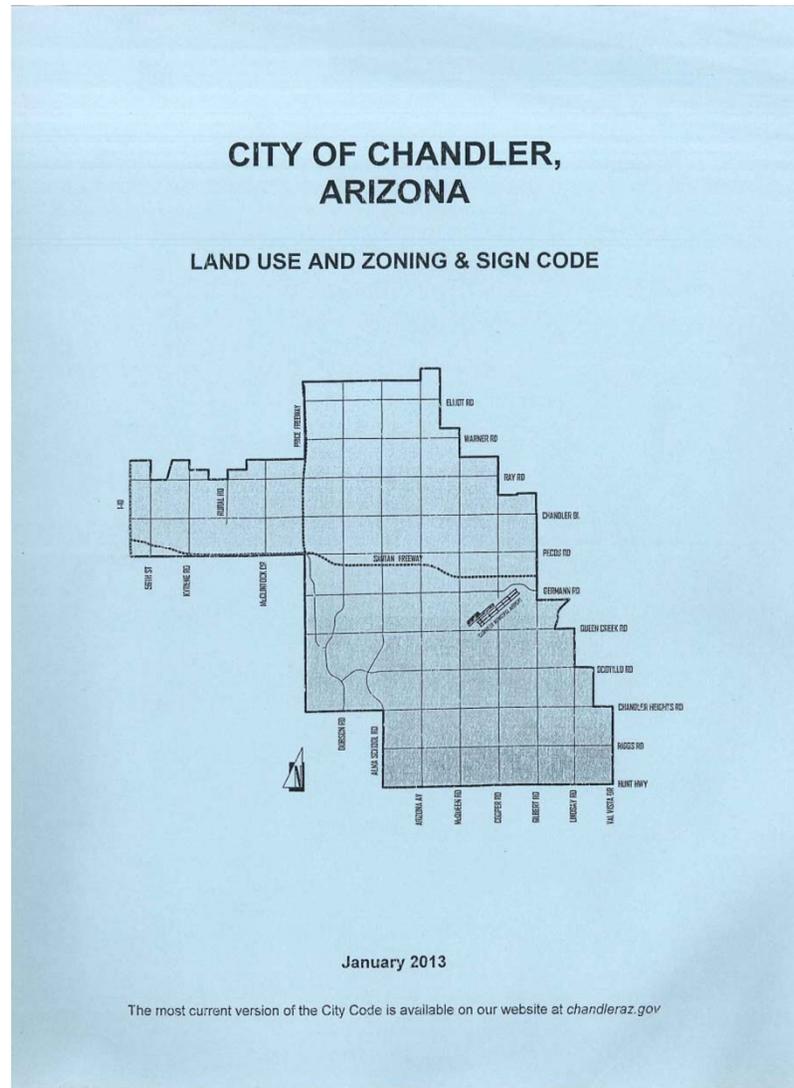
Residential Units – Build Out



1. Based on build-out projection that 33% of units will be non-single family detached.
2. Projections assume continuation of today's non-single family detached proportions.

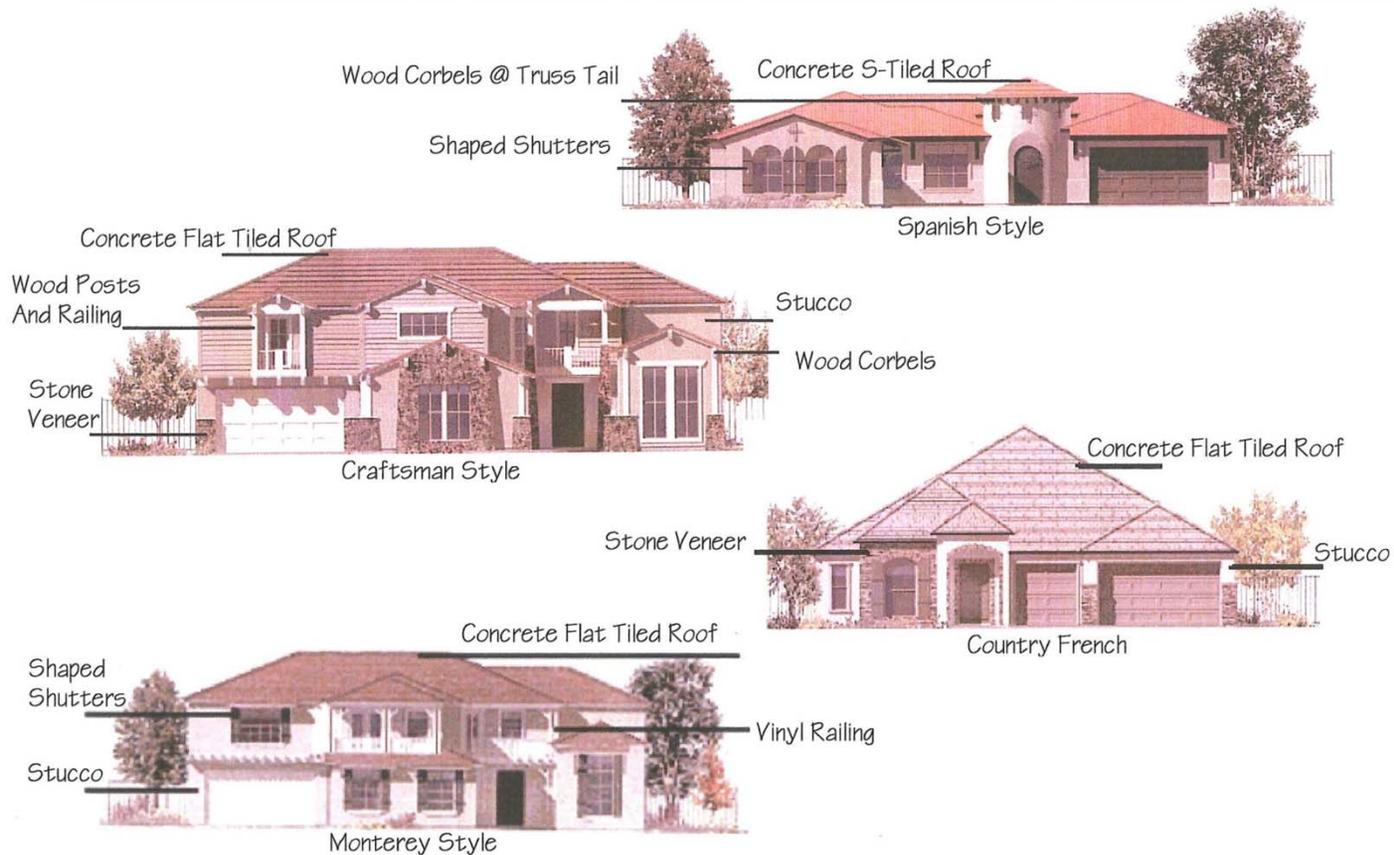
Design Standards

Zoning Code



Design Standards

Residential Development Standards



**ADOPTED
MAY 23, 2002**

Design Standards

Multifamily Housing Development Policy



Multifamily Housing Development Policy

Note: Approved by City Council on January 23, 1997, Resolution No. 2563.

Multifamily Housing Development

The purpose of this policy is to identify design features of multifamily developments that can be included in proposed development plans. These features may be used individually and in combination to identify the level of a project's development quality while measuring the project's responsiveness to the needs of the property's setting and adjacency. This is not envisioned to be an all-inclusive list but to identify some design items that can be used to compare and contrast solutions to environmental design.

This policy includes a listing of design items identified as quality features or "things to look for", a section on the applicability of the standards and a statement of expectations for project maintenance. The list of design items is not to be used as a checklist to see if a project includes all of the items but rather as a reminder to see if the items are applicable for any given development request. These design standards are to be considered when a PAD zoning is requested under either a Conceptual or Preliminary Development Plan approval.

Design Standards

Southeast Chandler Area Plan



AREA PLAN

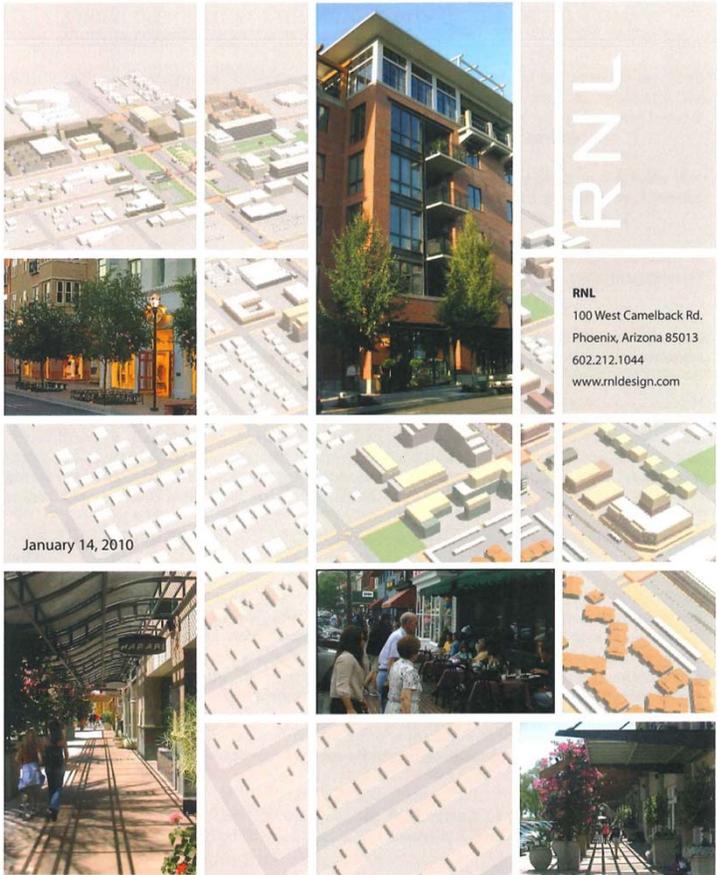
ADOPTED SEPTEMBER 16, 1999

Design Standards

South Arizona Ave Design Guidelines



SOUTH ARIZONA AVENUE DESIGN GUIDELINES



Design Standards

Mid-Rise Development Policy



Mid-Rise Development Policy

Note: Approved by City Council on April 10, 2006, Resolution No. 3952.

Background

On May 12, 1985, the Mayor and Council initially adopted the Mid-Rise Development Policy (Ordinance No. 1481, effective 6/12/85), to specify that building heights greater than forty-five (45) feet could only be permitted through the Planned Area Development (PAD) zoning process, at certain types of locations citywide. As the City now proceeds towards its various stages of build-out, it is necessary and advisable to update the policy to be more consistent with the City's current General Plan, major transportation corridors, the downtown area, and other major growth areas as planned.

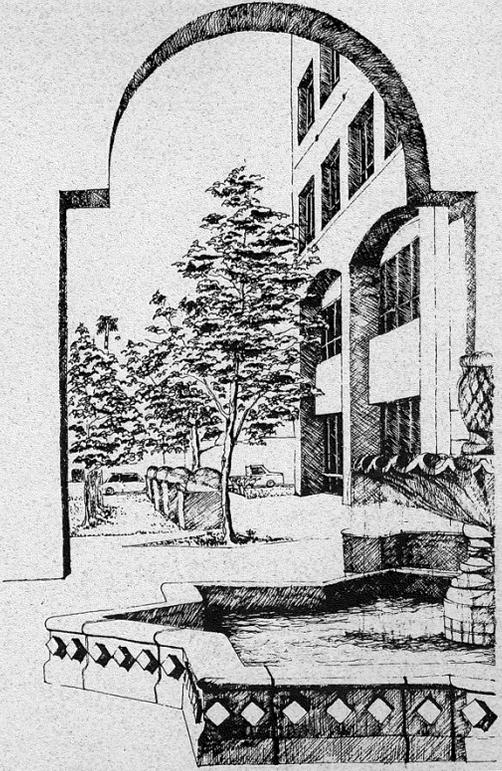
Purpose

Under the current provisions of the Chandler Zoning Code, building heights greater than forty-five (45) feet are not permitted by right within any zoning district anywhere in the

Design Standards

Commercial Design Standards

D E S I G N S T A N D A R D S



Chandler
A R I Z O N A



Waterford Place on Gilbert Road



Former Covance Facility by Airport



Downtown Ocotillo

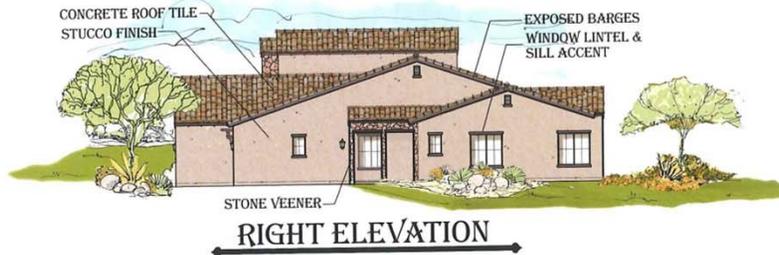
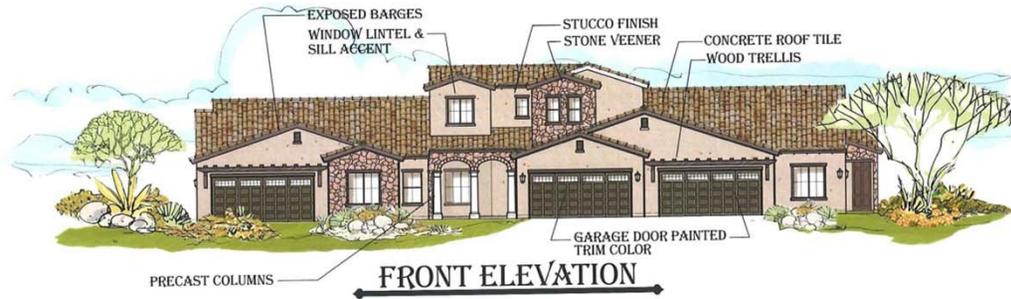


Chapman BMW





Germann Rd &
Arrowhead Dr



Color Scheme #2
Updated 10/2016

Fascia, Secondary Doors, Rafter Tails, Garage Doors, Trim & Wood Trellis	ICI 263 Coco Ridge
Front Entry Door (exterior side)	ICI 205 Cadenav
Base Stucco	ICI 414 Crème Brûlée
Stone	Fieldstone-Hidalgo
Stucco Mortar	True Tone by Davis Colortec MCS4 Seed 2.5 lbs per 70 lb Gray Masonry Cement
Precast Columns	ICI 2011 Soft Off White
Metal Window Frame	Beamer
Wrought Iron	ICI 1674 Deep Onyx
Eagle "S" Roof Tile	SHC #729 El Morado Blend
Rain Gutters	Basic Brown

All ICI Paint to be Color Matched to Davis Edwards Paint

NOTE:

1. ALL WINDOW POP-OUT/HEADERS/SILLS TO MATCH EXISTING PLANS IN REGARDS TO MATERIAL, SIZE, LENGTH, DEPTH, ETC.
2. FASCIAS/ROOF EAVES TO MATCH EXISTING PLANS IN REGARDS TO MATERIAL, SIZE, LENGTH, DEPTH, ETC.
3. BRACKETS/BEAMS AT ROOF OVERHANG AND ANY ACCENT ELEMENT TO MATCH EXISTING PLANS IN REGARDS TO MATERIAL, SIZE, LENGTH, DEPTH, ETC.
4. RECESSED WINDOWS TO MATCH EXISTING PLANS IN REGARDS TO MATERIAL, SIZE, LENGTH, DEPTH, ETC.
5. EXTERIOR STUCCO FINISH TO MATCH EXISTING PLAN'S FINISH
6. COLOR SCHEMES AND STONE TO MATCH APPROVED COLOR PALETTES.

Serenity Partners, LLC
1725 S. Country Club Drive
Mesa, Arizona 85210

SERENITY SHORES AT FULTON RANCH TRIPLEX ELEVATION B
(WITH PLAN 2 FRONT LOADING GARAGE)

SCRIVNER
DESIGN GROUP
6-25-13

Chandler Heights Rd & Pleasant Dr



LEFT ELEVATION

bitform
architecture

bitform architecture group, LLC.
1140 North Cave Creek Road, Suite 4
Phoenix, Arizona 85020
Phone: 602.261.6300 Fax: 602.261.6209

PRELIMINARY
NOT FOR
CONSTRUCTION

AZ LICENSE #00748
EXPIRES 09/25/2013



FRONT ELEVATION

The Cays at Ocotillo
Chandler, Arizona

The Statesman Group
9300 E Raintree Drive Suite 100 Scottsdale, AZ 85260

REVISIONS

△	-
△	-
△	-
△	-
△	-

JOB NO. 13-027
DATE OCT 1ST 2013
SCALE 1/8" = 1'-0"
SHEET NO.

A3.3.1C

BUILDING TYPE 3 ELEVATIONS

© BITFORM ARCHITECTURE GROUP, INC.

Queen Creek Rd & Dobson Rd

TOWN vue



TOWN vue



METRO vue



METRO vue



56th St & Orchid Ln



PLAN 1
ANDALUSIAN

PLAN 2
TUSCAN

PLAN 1
SAN JUAN RUSTIC

PLAN 2
ANDALUSIAN

STREETSCENE

KEYSTONE HOMES

CANOPY LANE
CHANDLER, ARIZONA

05.09.13
331.13075 **Bassenian | Lagoni**
ARCHITECTURE • PLANNING • INTERIORS

Dobson Rd & Germann Rd



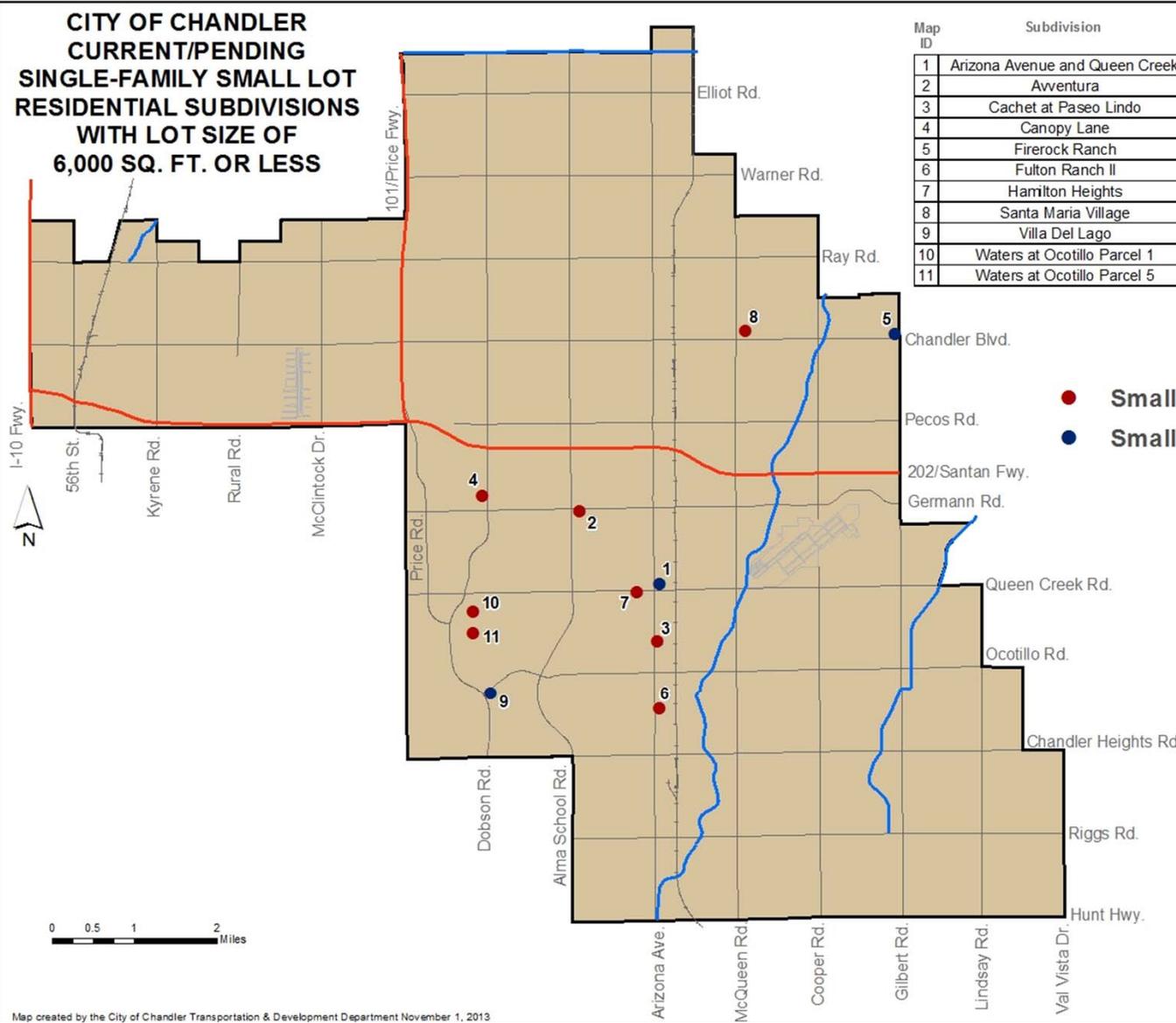
56th St & Orchid Ln

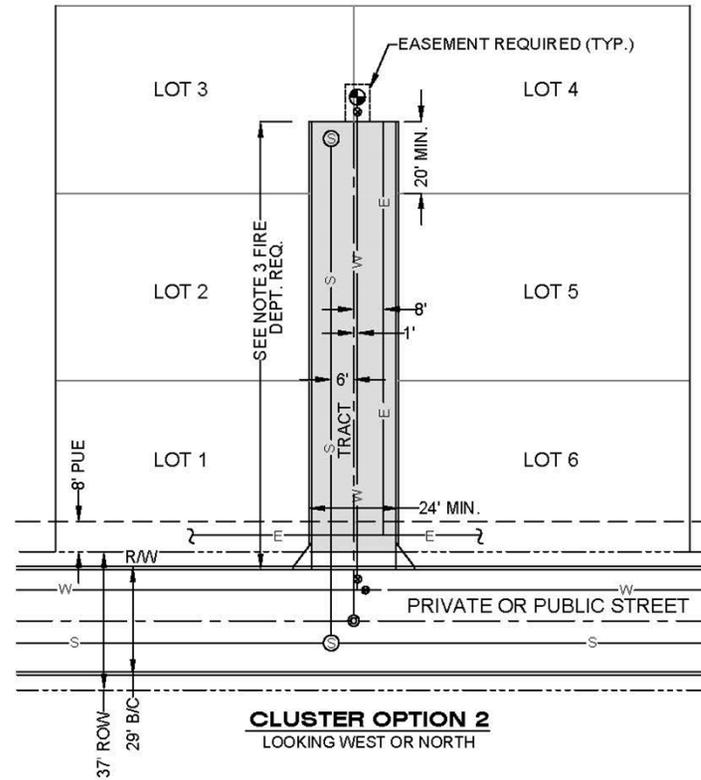
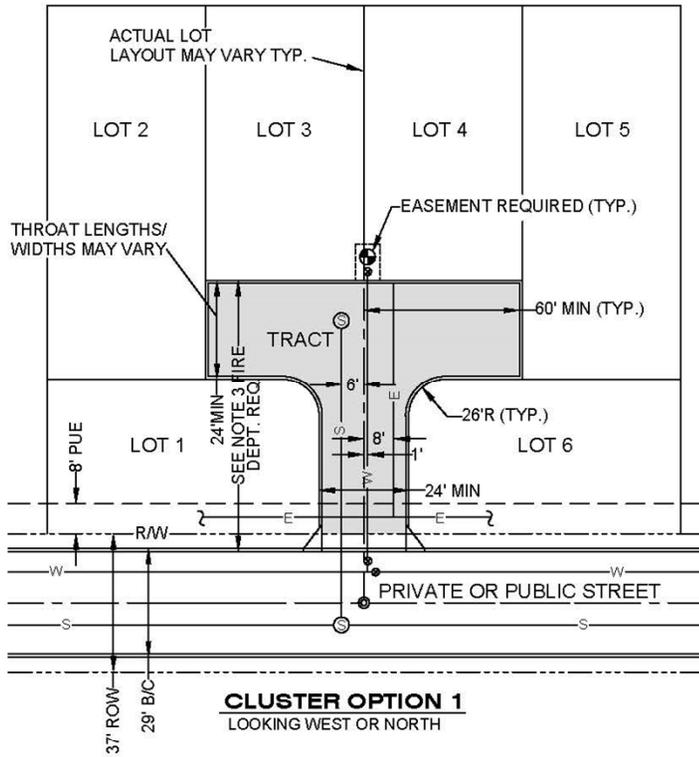
**CITY OF CHANDLER
CURRENT/PENDING
SINGLE-FAMILY SMALL LOT
RESIDENTIAL SUBDIVISIONS
WITH LOT SIZE OF
6,000 SQ. FT. OR LESS**

Map ID	Subdivision	Acres	Number of Lots	Lot Sq. Ft.	Status
1	Arizona Avenue and Queen Creek	13.83	90	2,220	Pending
2	Avventura	8.93	40	5,170	Pending
3	Cachet at Paseo Lindo	26.01	141	4,495	Council Approved
4	Canopy Lane	2.2	17	3,328	Pending
5	Firerock Ranch	10.5	91	2,720	Council Approved
6	Fulton Ranch II	31.2	218	4,680	Council Approved
7	Hamilton Heights	9.3	47	5,597	Council Approved
8	Santa Maria Village	17.5	79	5,000	Pending
9	Villa Del Lago	12.56	85	3,390	Administrative Approved
10	Waters at Ocotillo Parcel 1	9.99	43	5,900	Council Approved
11	Waters at Ocotillo Parcel 5	5.85	20	5,980	Council Approved

Legend

- **Small Lot Residential**
- **Small Lot Residential (Cluster)**





DETAIL NO.
C-260

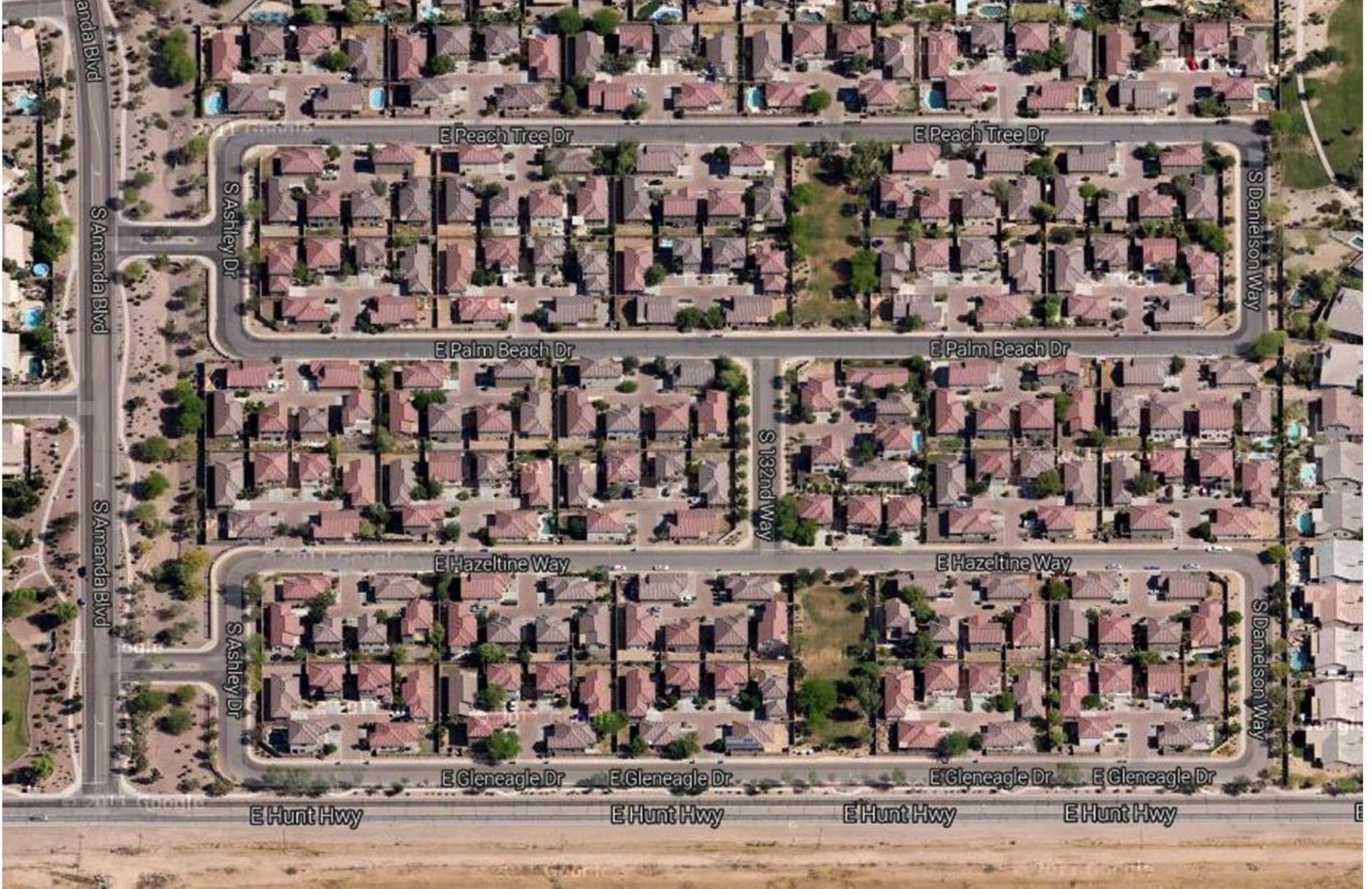


CITY OF
CHANDLER
STANDARD
DETAIL

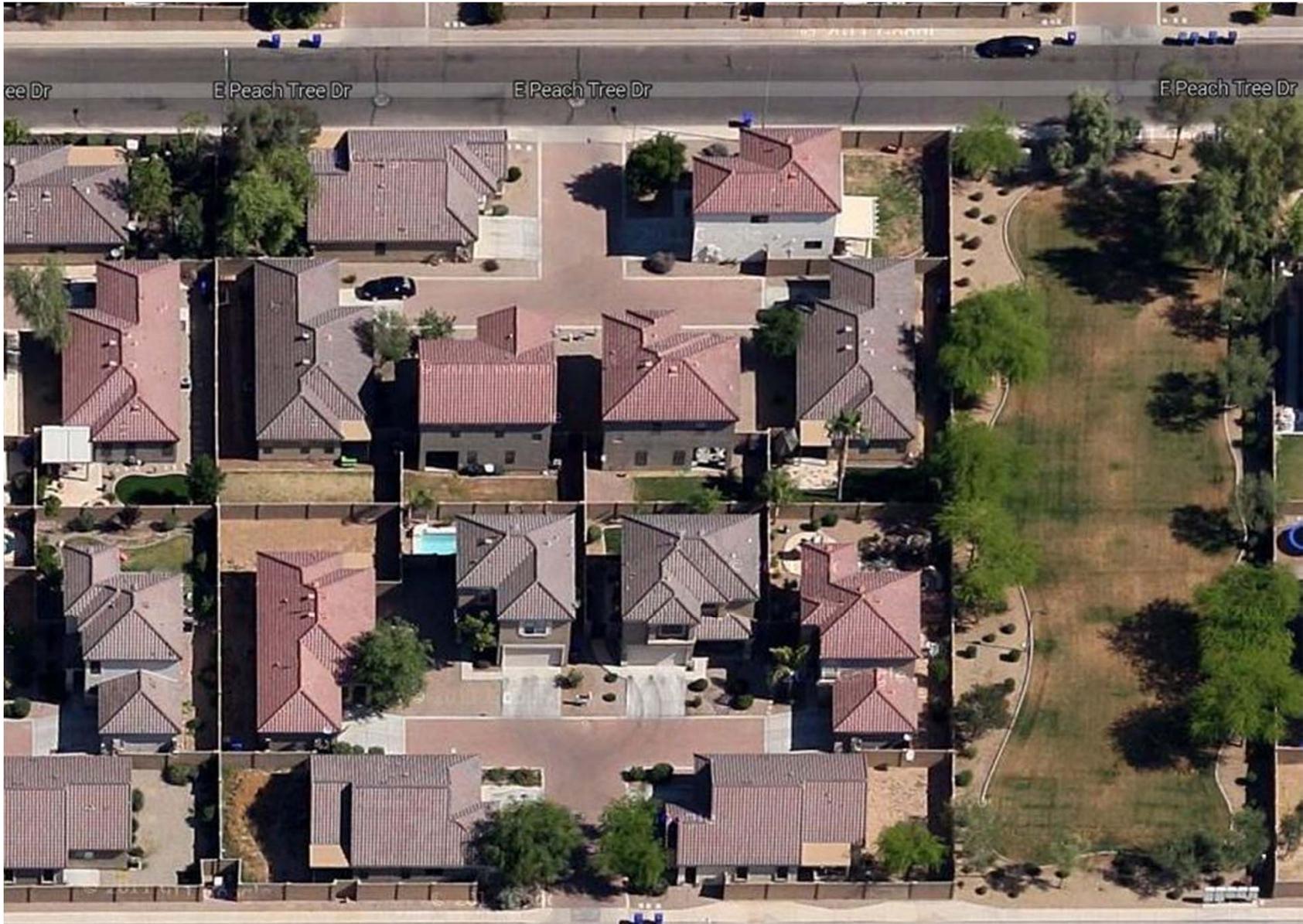
**RESIDENTIAL CLUSTER DEVELOPMENT
WITH PRIVATE DRIVEWAY**

APPROVED: **DRAFT**
CITY ENGINEER
DATE: **2014**

DETAIL NO.
C-260
PAGE 1 OF 2



Cooper Commons



Cooper Commons



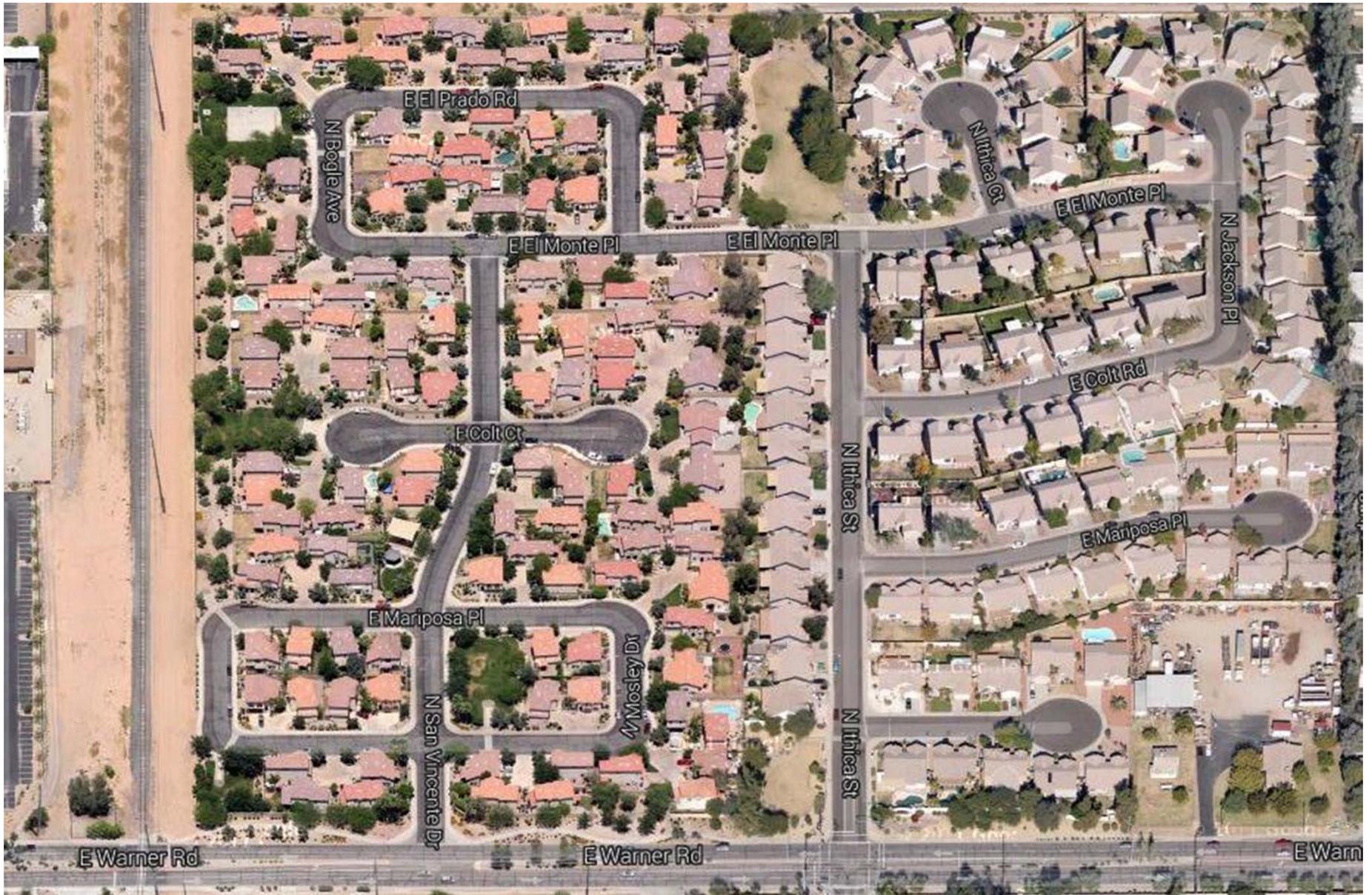
Cooper Commons



Cooper Commons



Cooper Commons



Warner Rd & Southern Pacific Railroad



Warner Rd & Southern Pacific Railroad



Warner Rd & Southern Pacific Railroad



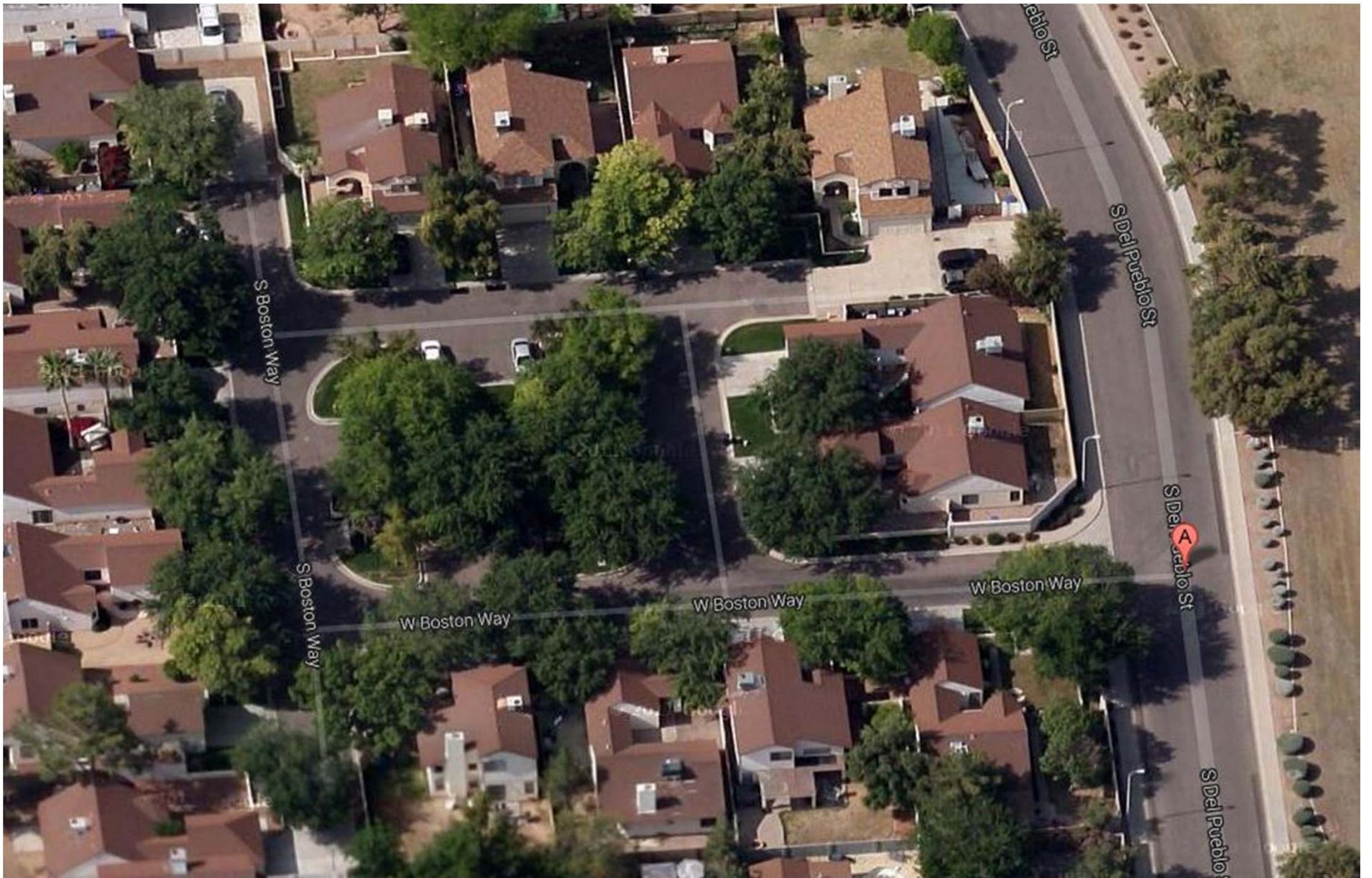
Warner Rd & Southern Pacific Railroad



Warner Rd & Southern Pacific Railroad



Twelve Oaks – West Chandler



Twelve Oaks – West Chandler



Twelve Oaks – West Chandler



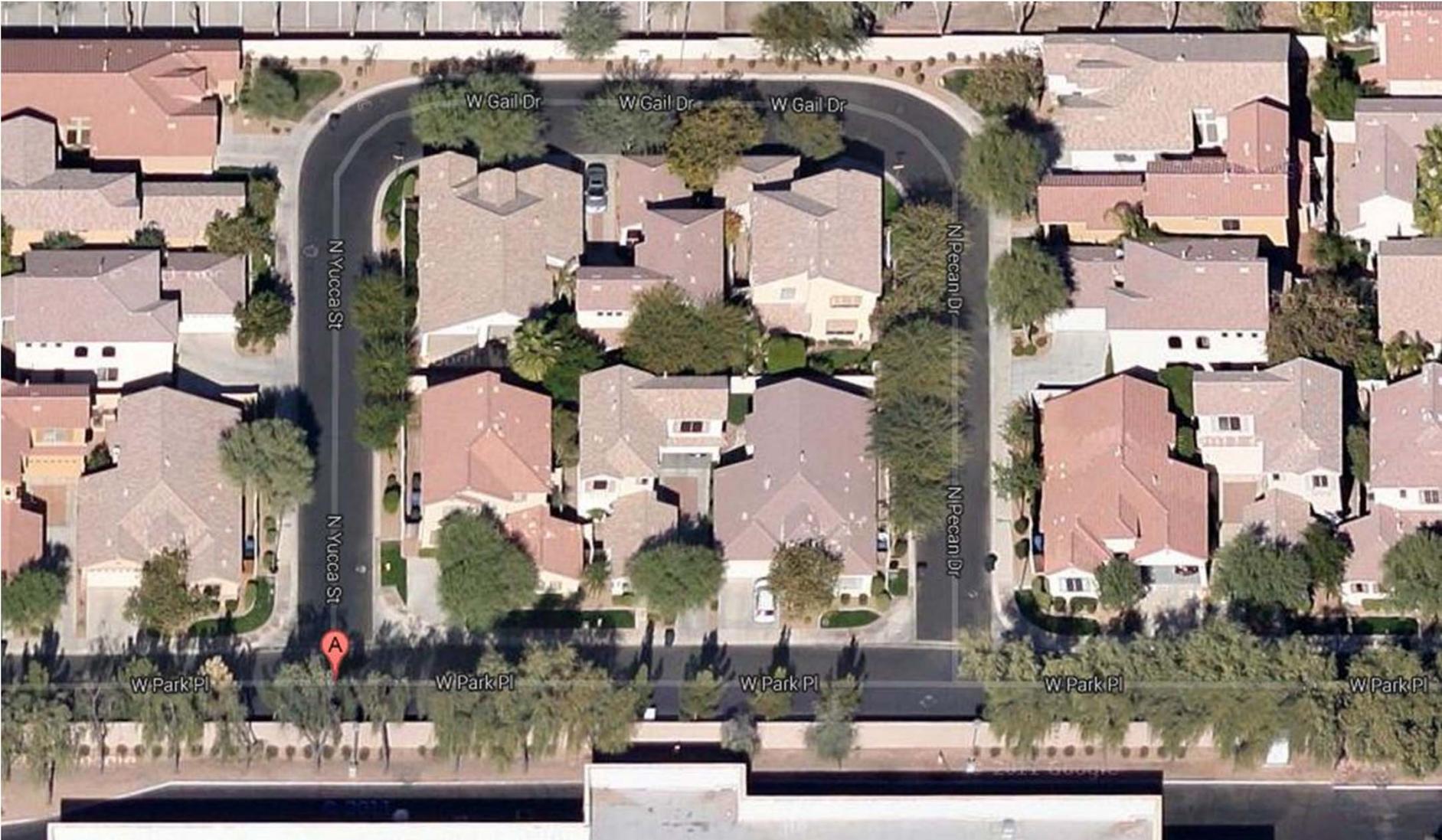
Twelve Oaks – West Chandler



Twelve Oaks – West Chandler



Dobson Rd & Ironwood



Dobson Rd & Ironwood