



MEMORANDUM Transportation & Development – CC Memo No. 14-025

DATE: MARCH 27, 2014
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER [initials]
MARSHA REED, ASSISTANT CITY MANAGER [initials]
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR [initials]
JEFF KURTZ, ZONING ADMINISTRATOR [initials]
KEVIN MAYO, PLANNING MANAGER [initials]
FROM: ERIK SWANSON, CITY PLANNER [initials]
SUBJECT: PDP13-0019 AVIAN MEADOWS

Request: Preliminary Development Plan approval for housing product for 81 lots within the 200-lot Avian Meadows single-family residential subdivision
Location: North of the northwest corner of Chandler Heights and Lindsay roads
Applicant: Scott Ilizaliturri; Toll Brothers

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for housing product for 81 lots within the 200-lot single-family residential subdivision. Planning Commission and Planning Staff, upon finding consistency with the General Plan, South East Chandler Area Plan (SECAP), and Planned Area Development (PAD) zoning, recommend approval.

BACKGROUND

The subject site is located north of the northwest corner of Chandler Heights and Lindsay roads. Directly north and west of the subject site is the Old Stone Ranch single-family residential subdivision. East, across Lindsay Road is the Veteran’s Oasis Park. South, adjacent to the site is an undeveloped property zoned PAD for commercial development at the intersection corner, and two properties with agricultural rights within the County. Homes are currently under construction for the 119 lots that are not a part of this request. Approval of the request will complete the development of the subdivision.

The subdivision is being developed in two phases with 119 60'x120' lots as Phase 1, and 81 70'x120' lots as Phase 2. Ashton Woods Homes is currently developing all of Phase 1; Toll Brothers will be developing Phase 2. All site improvements (perimeter wall, landscaping, streets, and utilities) were completed with Phase 1, with the exception of some of the internal streets that serve Phase 2. The 70'x120' lots are located along the northwestern portion of the subdivision. Setbacks for the housing product were incorporated in the Rezoning and PDP request for subdivision layout, and are consistent with the surrounding area.

HOUSING PRODUCT

Similar to the requirement of meeting subdivision diversity, housing product also needs to meet a number of elements required in the Residential Development Standards (RDS). Required architectural elements as outlined in the RDS include providing at least three different architectural style differences, prohibiting the same elevation adjacent to and across the street from each other, and providing four-sided architectural elements. Three one-story and two two-story homes are proposed, with the housing product line-up being 55' wide. With the existing housing product, a total of six one-story homes and five two-story homes are provided for the subdivision. A mix of recessed, forward and side-entry, and two-car with tandem space garages are provided; square footage ranges from 2,600 to 4,400. Existing home square footages range between 1,992 to 3,883 square feet.

Architectural styles include Spanish Colonial, Ranch, and Contemporary. Various architectural elements highlighting the prescribed style include window pop-outs, garage and front door detailing, window mullions, shutters, stone detailing, wing walls, and siding elements. The RDS require that at least one elevation provide stone elements; the home builder is providing stone on the Ranch and Contemporary elevations.

DISCUSSION

Planning Commission and Planning Staff support the request citing that the housing product represents another quality addition to Chandler's housing stock. Furthermore, Planning Commission and Planning Staff are pleased with the strong design characteristics of the housing product and the variety of elevations and housing product that will be provided throughout the subdivision.

PUBLIC NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A neighborhood meeting was held on Thursday, January 30, 2014. Eight neighbors were in attendance and generally supported the request, with a couple of concerns expressed about school traffic in the neighborhood and how the additional homes may further exacerbate the traffic problem. The concerns primarily focused on circulation and the pick-up and drop-off movements around Ryan Elementary School. Transportation Staff has met with school representatives and has designed a solution; however the school has requested that implementation be delayed until summer time when school is not in session.

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: 4 Opposed: 0 Absent: 3 (Cunningham, Pridemore, Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of PDP13-0019 AVIAN MEADOWS, Preliminary Development Plan approval for housing product, subject to the following conditions:

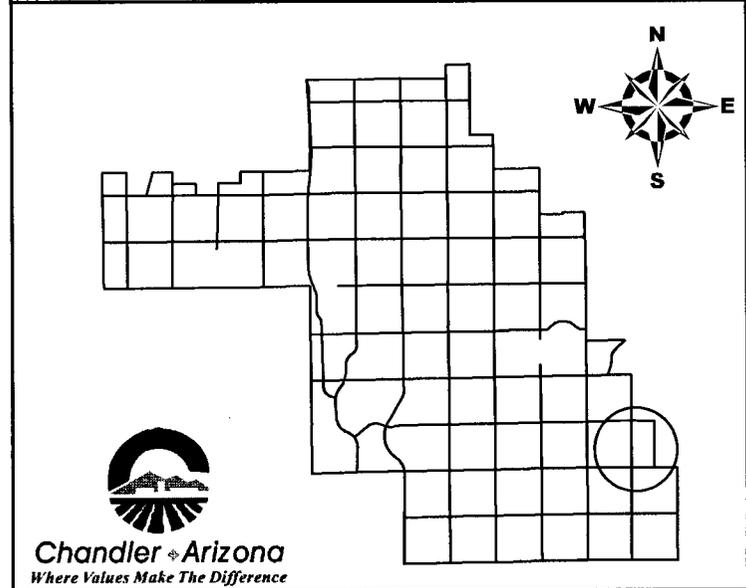
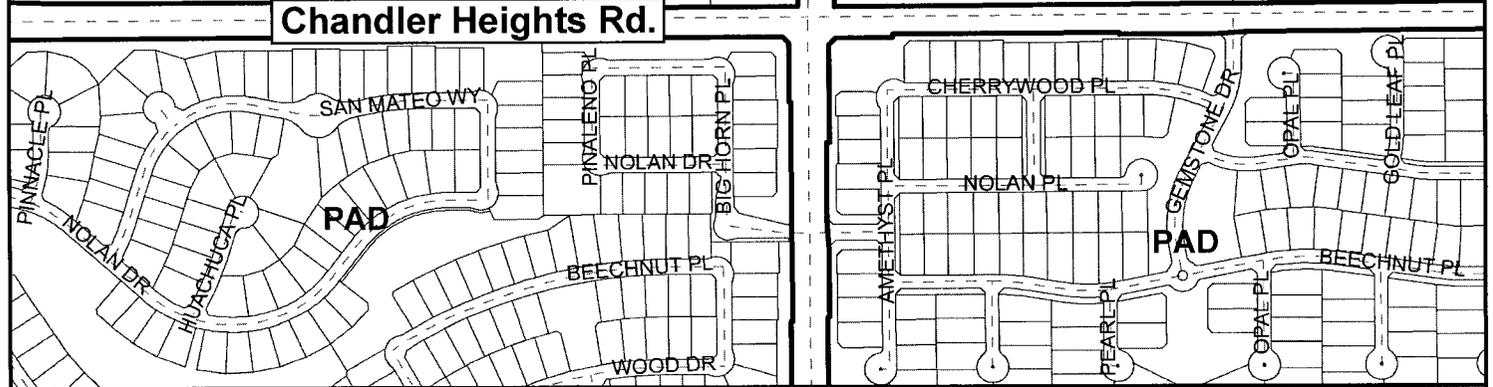
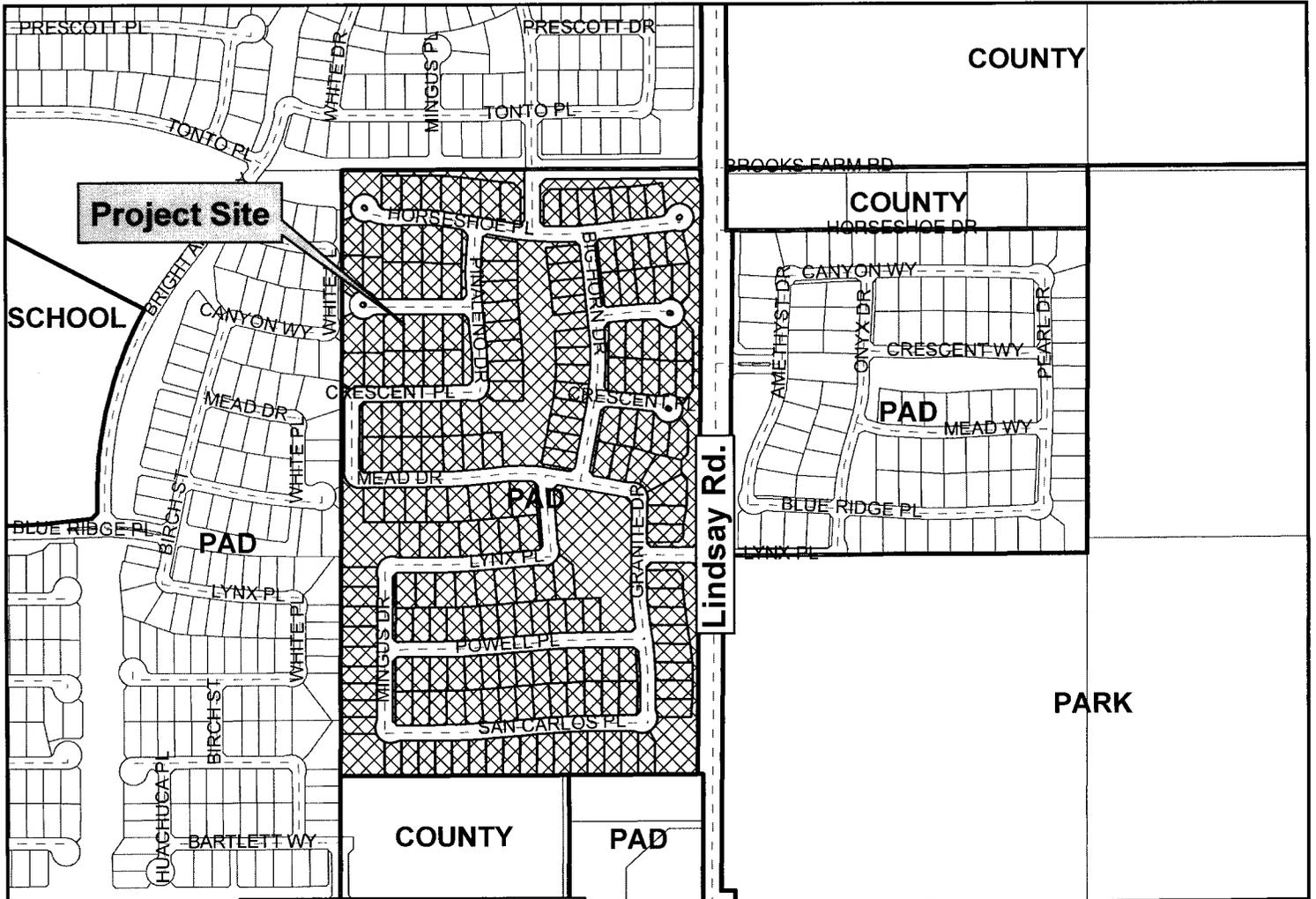
1. Development shall be in substantial conformance with Attachment No. 5, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Transportation & Development Department, Planning Division, in File No. PDP13-0019 AVIAN MEADOWS, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4202 in case DVR09-0002 AVIAN MEADOWS, except as modified by condition.

PROPOSED MOTIONS

Move to approve PDP13-0019 AVIAN MEADOWS, Preliminary Development Plan for housing product, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachment

1. Vicinity Maps
2. Site Plan
3. Representative Elevations & Floor Plans
4. Ordinance No. 4202
5. Development Booklet



Vicinity Map

PDP13-0019

Avian Meadows



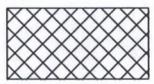
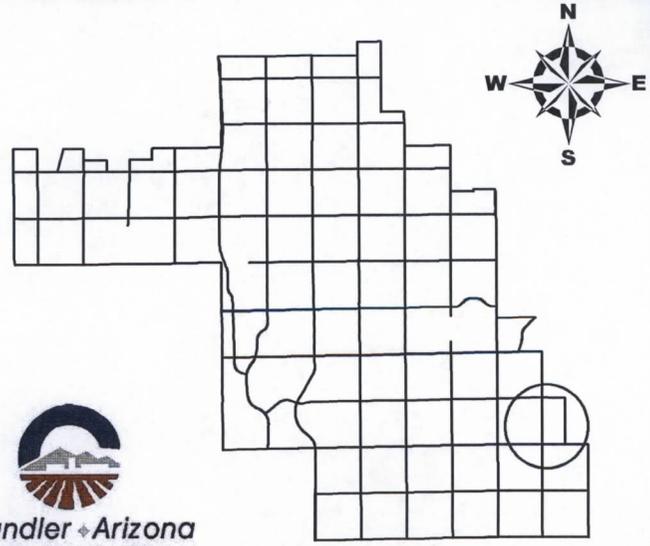
Chandler • Arizona

Where Values Make The Difference

CITY OF CHANDLER 12/22/2013

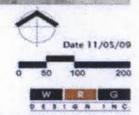


Vicinity Map



PDP13-0019
Avian Meadows

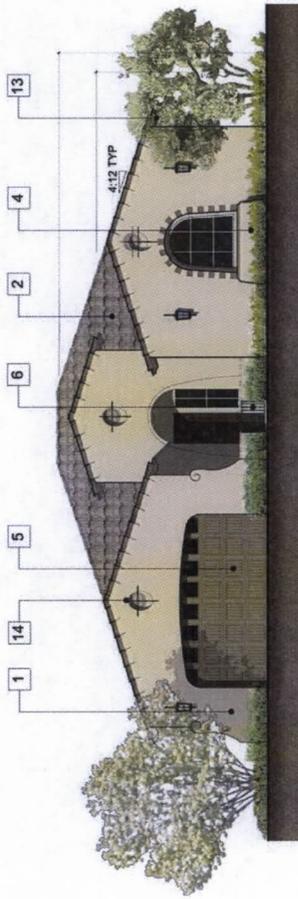




Avian Meadows
 CMG 167, LLC

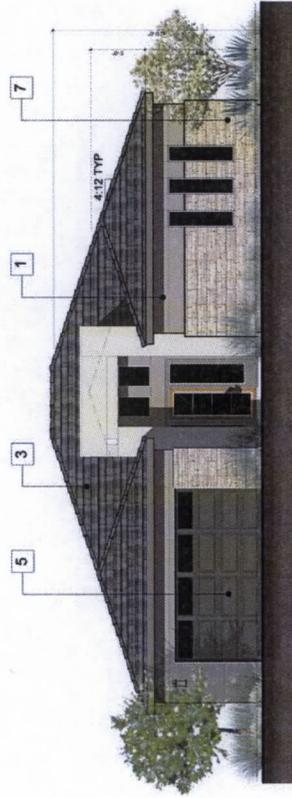
Preliminary Site Plan

SITE PLAN



ELEVATION A

- Material Legend**
1. Stucco
 2. Concrete "S" Tile Roof
 3. Concrete "Flat" Tile Roof
 4. Paint
 5. Sectional Garage Door - Optional Windows
 6. Decorative Metal Gate
 7. Stone Veneer
 8. Lap Siding
 9. Outboard / Kicker
 10. Composite Shingles
 11. Composite Shingles
 12. Composite Shingles
 13. Shaped Rafter Tails
 14. Decorative W.L. Cross w/ Medallion
 15. Decorative Clay Pipe
 16. Metal Awning
 17. Stucco Trim, Typ.
 18. Decorative Metal
 19. Decorative Metal Rail



ELEVATION B



ELEVATION C

AVIAN MEADOWS

Spill Brothers
 Architects, Interior Design & Construction
 10000 N. 19th Avenue, Suite 200
 Scottsdale, AZ 85258

PLAN I FRONT ELEVATIONS

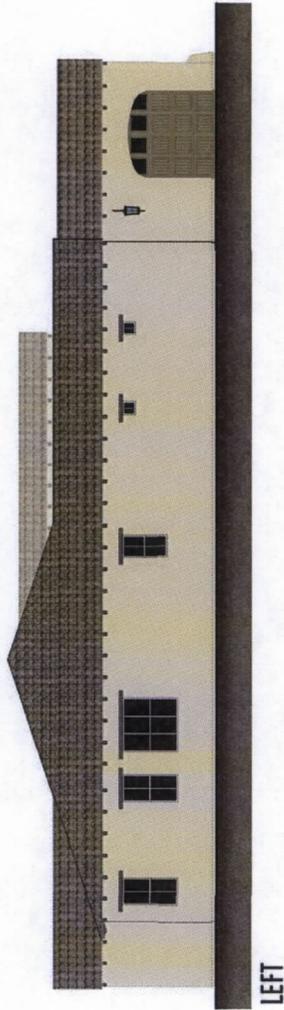
CHANDLER, AZ
 REV # 2018-02

1/27/2014

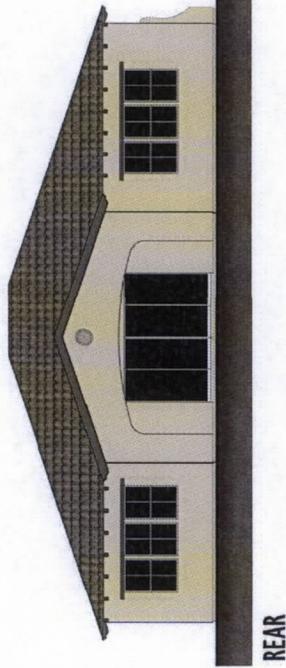
KTGY Group, Inc.
 Architecture+Planning
 17522 Fifth Street
 Suite 100
 Phoenix, AZ 85024
 602.951.2133
 ktgy.com



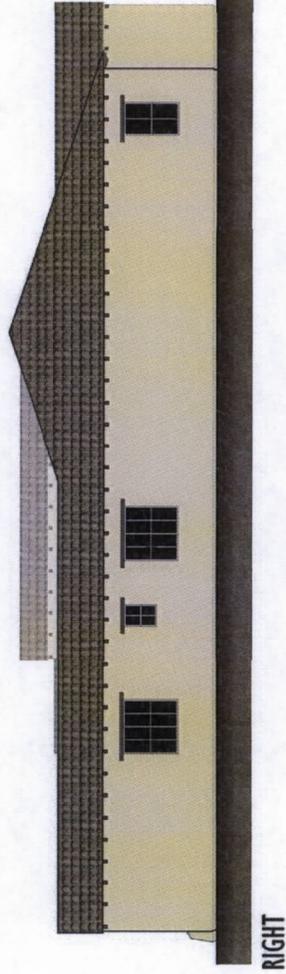
AI-10



LEFT



REAR



RIGHT

AVIAN MEADOWS

Pol Brothers
 A Division of Lennar Home Builders
 20000 W. Greenway
 Suite 100
 Scottsdale, AZ 85258

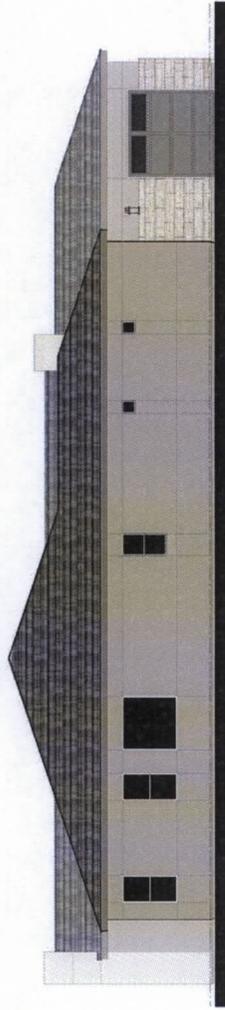
PLAN 'A' EXTERIOR ELEVATIONS

CHANDLER, AZ
 REV # 2/13/22

1/27/24

KTGY Group, Inc.
 Architecture+Planning
 17522 Fitch
 Irvine, CA 92614
 949.861.2103
 ktgy.com

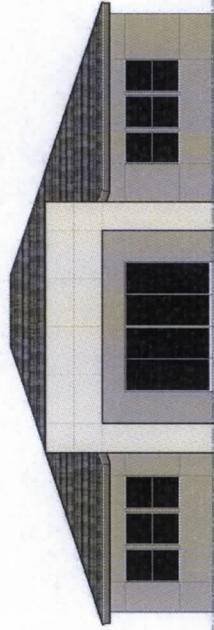




LEFT



RIGHT



REAR

AVIAN MEADOWS

Toll Brothers
 America's Luxury Furniture Store
 1000 E. Via De Ventura Suite 300
 Scottsdale, AZ 85258

PLAN I 'B' EXTERIOR ELEVATIONS

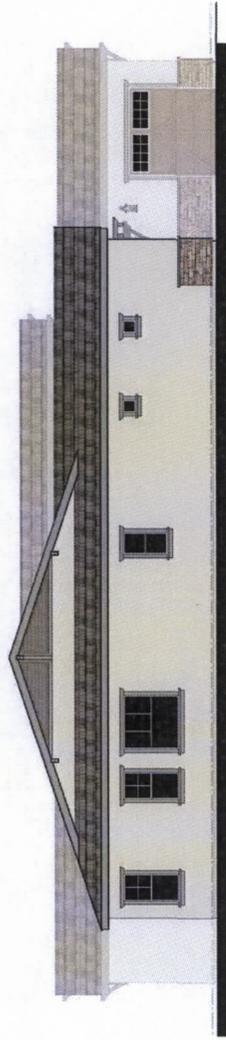
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 REV # 2013-021

1/27/14

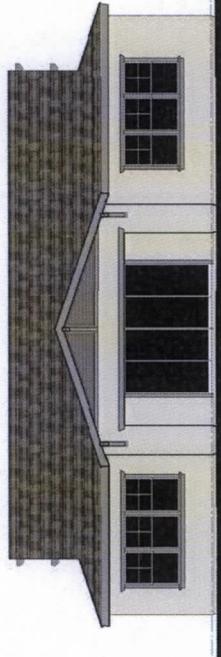
KTYG Group, Inc.
 Architecture+Planning
 17522 Fitch Road
 Phoenix, AZ 85024
 602.851.2133
 ktyg.com



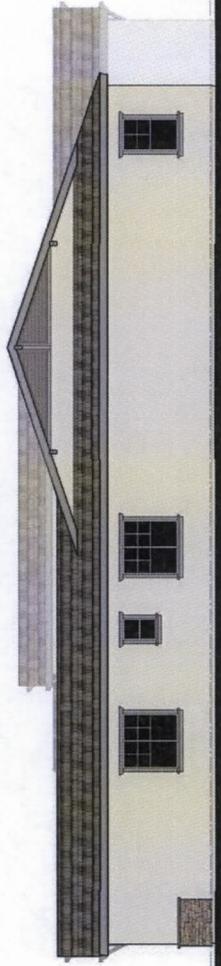
AI-12



LEFT



REAR



RIGHT

AVIAN MEADOWS

Toll Brothers
 America's Luxury Home Builder
 10000 Park Lakeshore Drive
 Charlotte, NC 28226

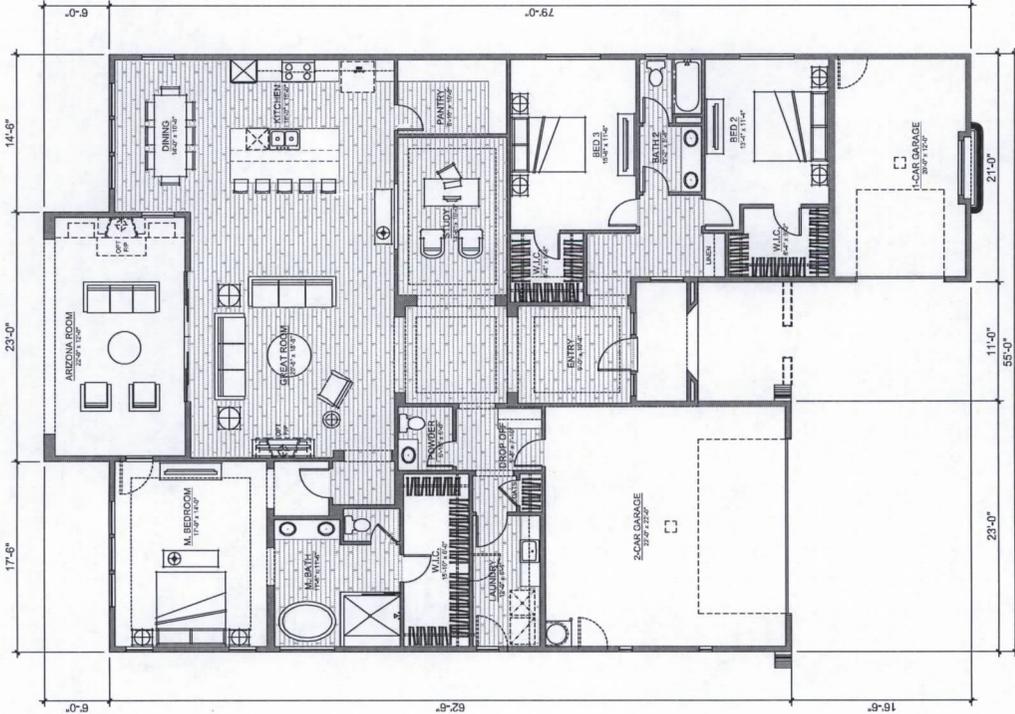
PLAN 'C' EXTERIOR ELEVATIONS

CONDOCT, AZ
 07/20/14

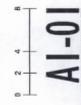
KTGY Group, Inc.
 Architecture-Planning
 17820 Elgin
 Irvine, CA 92614
 949.851.2133
 ktgy.com



AI-13



GROSS SF	
AREA	268,342.11
WALLS	81,501.47
DOOR FINISH	26,838.47
CEILING FINISH	26,838.47
FLOOR FINISH	26,838.47



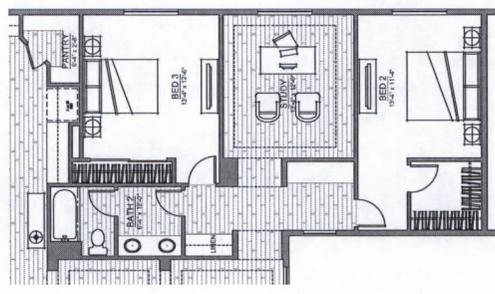
ELEVATION 'A' AI-01



KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PLAN I FIRST FLOOR PLAN

CHANDLER, AZ
REV # 210402

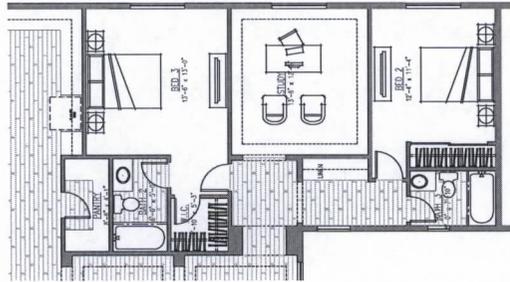


CUSTOM: ALTERNATE STUDY

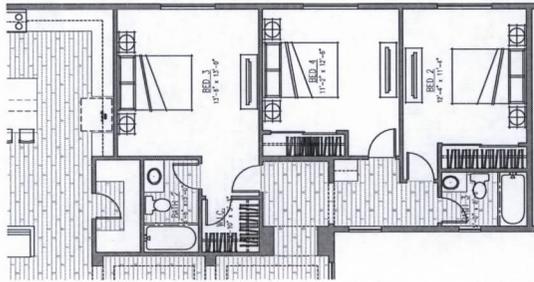
AVIAN MEADOWS



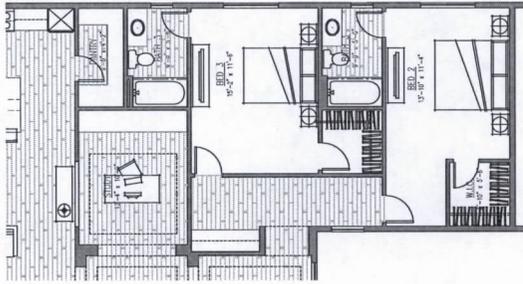
Tolj Brothers
ARCHITECTS
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243
972.382.1000



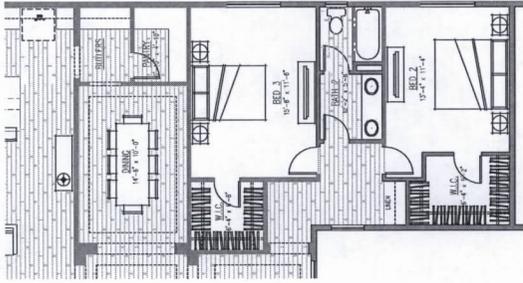
CUSTOM: ALT STUDY /
ADDITIONAL BATH



CUSTOM: ADDITIONAL BEDROOM 4
/ ADDITIONAL BATH 3



CUSTOM: OPTIONAL BEDROOM
SUITES



132: DNING ROOM
ILO STUDY

GROSS SF	
AREA	2088.38 FT ²
200.00	2288.38 FT ²
200.00	2488.38 FT ²
200.00	2688.38 FT ²

AVIAN MEADOWS

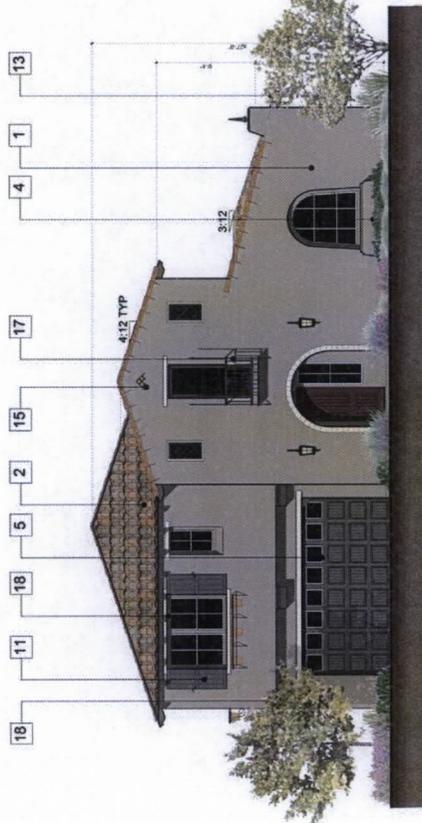
TopBrothers
Architectural & Interior Design
17522 E. Greenway, Suite 200
Scottsdale, AZ 85258

CHANDLER, AZ
REV # 2014-02

02/20/14

KTGY Group, Inc.
Architecture-Planning
17522 E. Greenway, Suite 200
Scottsdale, AZ 85258
949.851.2133
ktgy.com

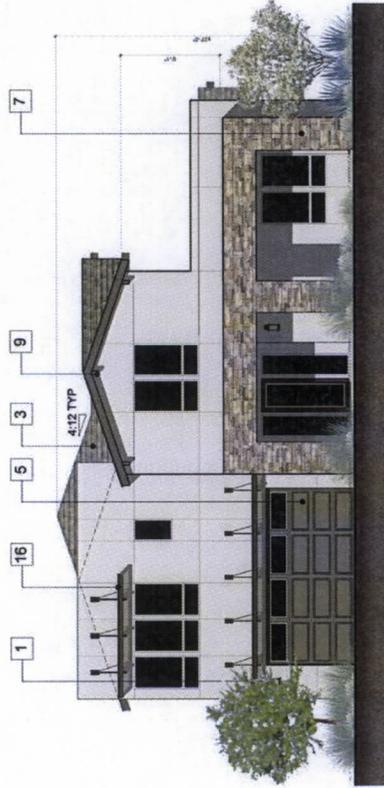




Material Legend

1. Stucco
2. Concrete "S" Tile Roof
3. Concrete "Flat" Tile Roof
4. Sectional Garage Door - Optional Windows
5. Stone Veneer
6. Lap Siding
7. Outlooker / Kicker
8. Standing Seam Metal Roof
9. Composite Shingles
10. Decorative W.J. Cross w/ Medallion
11. Decorative Clay Pipe Metal Awning
12. Stucco Trim, Typ.
13. Decorative Corbels
14. Decorative Metal Roll
15. Stucco
16. Concrete "S" Tile Roof
17. Sectional Garage Door - Optional Windows
18. Stone Veneer

ELEVATION A



ELEVATION B



ELEVATION C

AVIAN MEADOWS

Toll Brothers
 A Home Depot Company
 10000 N. 19th Avenue, Suite 200
 Scottsdale, AZ 85255

CHANDLER, AZ
 SEP 8 2014 04:21

1/27/14

PLAN 5 FRONT ELEVATIONS

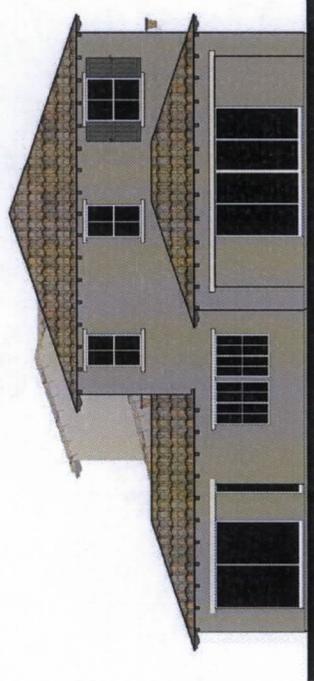
KTGY Group, Inc.
 Architecture+Planning
 17922 Hillside Drive
 Irvine, CA 92614
 949.851.2133
 ktgy.com



A5-10



LEFT



REAR



RIGHT

AVIAN MEADOWS

Boji Brothers
 ARCHITECTURE
 10000 N. 10th Street, Suite 200
 Scottsdale, AZ 85258

PLAN 5 'A' EXTERIOR ELEVATIONS

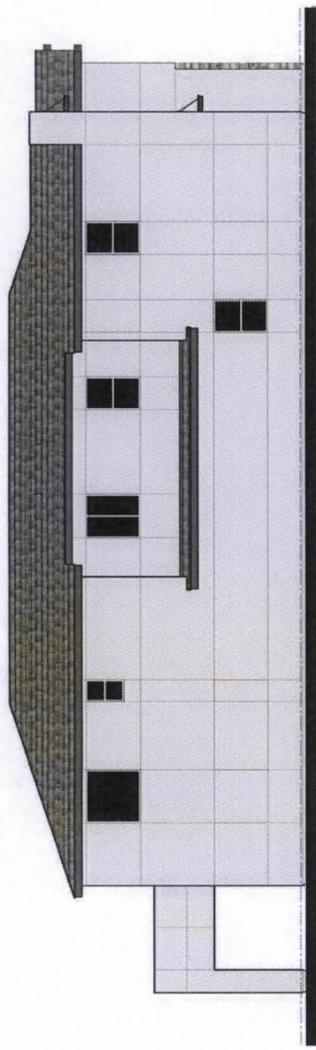
CHANDLER, AZ
 REV # 201802

1/27/14

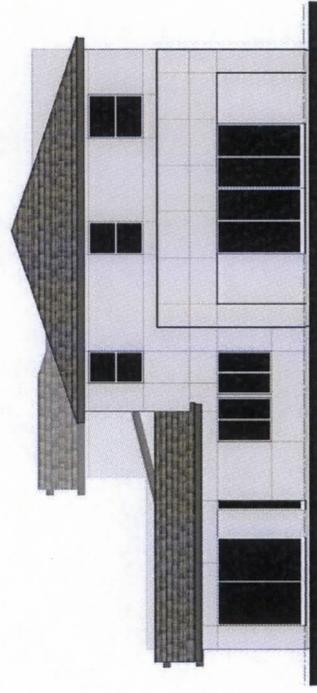
KTGY Group, Inc.
 Architecture+Planning
 17522 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



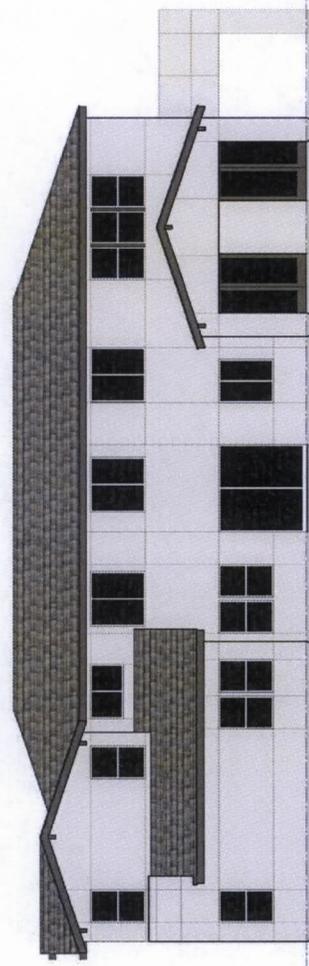
A5-11



LEFT



REAR



RIGHT

AVIAN MEADOWS

Joll Brothers
 Architects, Estimators, Planners, Builders
 217 W. Van Dyke Street, Suite 200
 Scottsdale, AZ 85260

PLAN 5 'B' EXTERIOR ELEVATIONS

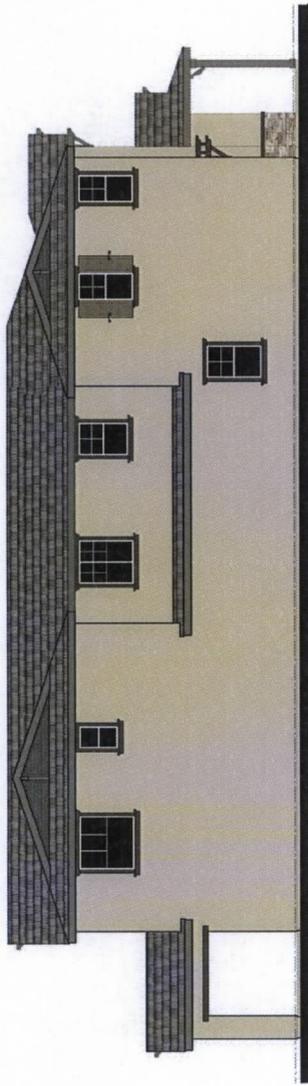
CHANDLER, AZ
 REV # 10/14/11

07/2014

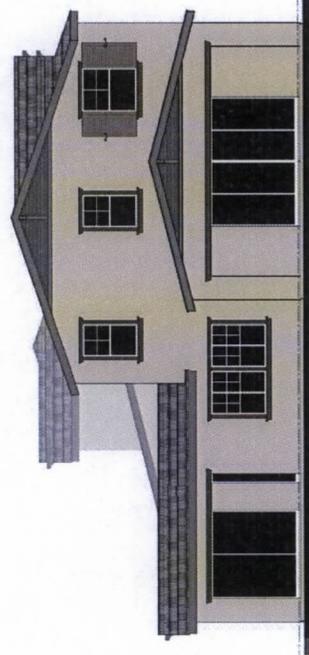
KTGY Group, Inc.
 Architecture/Planning
 17020 E. Camelback Road
 Suite 100
 Phoenix, CA 85014
 602.851.2133
 ktgy.com



A5-12



LEFT



REAR



RIGHT

AVIAN MEADOWS

Stoll Brothers
 Architects & Builders
 10000 N. 19th Avenue, Suite 200
 Phoenix, AZ 85028

PLAN 5 'C' EXTERIOR ELEVATIONS

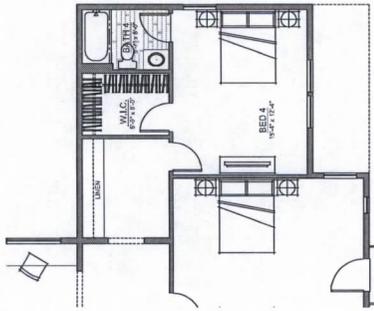
CUMBUCKLE, AZ
 REV # 2/24/21

1/27/21

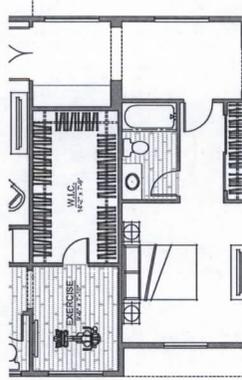
KTYG Group, Inc.
 Architecture+Planning
 17522 N. 19th Avenue, Suite 104
 Phoenix, AZ 85024
 602.851.2133
 ktgy.com



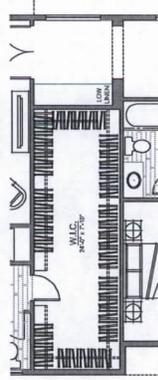
A5-13



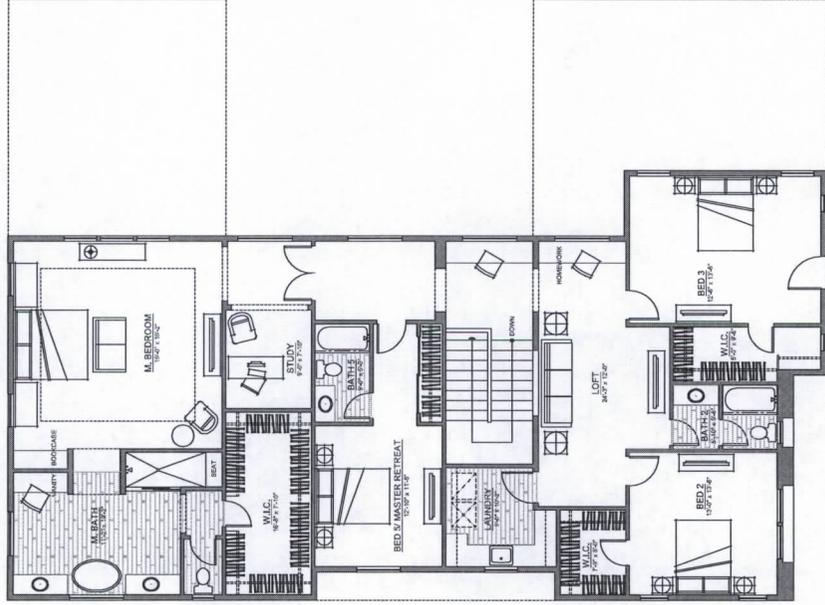
CUSTOM: ADDITIONAL BEDROOM SUITE



CUSTOM: EXERCISE ROOM ILO STUDY



CUSTOM: ENLARGE W.I.C. ILO STUDY



1" = 1'-0"

A5-02



PLAN 5 SECOND FLOOR PLAN

ELEVATION 'A'

KTGY Group, Inc.
Architecture+Planning
17922 Finch
Irvine, CA 92614
949.851.2133
ktgy.com

CHANDLER, AZ
1/27/2014
REV # 2014-02

AVIAN MEADOWS

Toll Brothers
Architectural & Interior Design
10000 E. Harvard Ave.
Denver, CO 80231

ORDINANCE NO. 4202

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR09-1002 AVIAN MEADOWS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from AG- to PAD, subject to the following conditions:

1. 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.
2. Development shall be in substantial conformance with Exhibit 8, Development Booklet, entitled "AVIAN MEADOWS", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-1002, except as modified by condition herein.
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
 8. 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.
 9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
 10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
 11. Preliminary Development Plan approval as granted herein shall apply to the subdivision layout only. Housing product shall require separate PDP submittal and approval.
 12. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Avian Meadows development shall use treated effluent to maintain open space, common areas, and landscape tracts.

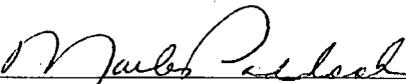
13. Rear setbacks for accessory structures shall maintain the same rear setback as determined by the number of stories for the home.
14. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby an existing dairy farm and animal privileged properties that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing dairy farm as well as other agricultural properties that have cow, horse, and other animal privileges, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.
15. All homes built on corner lots within the residential subdivision shall be single-story homes.
16. When two-story homes are built on lots that back-up to Lindsay Road, a 20-foot separation shall be provided between the homes.
17. No more than two, two-story homes shall be built side-by-side for lots that back-up to Lindsay Road.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 10th day of December 2009.

ATTEST:


CITY CLERK


ARIZONA


MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 14th day of January 2010.

ATTEST:

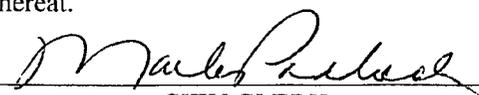

CITY CLERK


ARIZONA

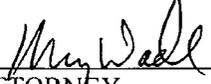

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4202 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 14th day of January 2010, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on January 22 and 29, 2010.

ATTACHMENT 'A'

Legal Description

A portion of the Southeast quarter of Section 19, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the East Quarter Corner of said Section 19;

Thence S 00°52'12" W, a distance of 1323.89 feet, along the East Line of the Southeast Quarter of said Section 19, to the North Line of the Southeast Quarter of the Southeast Quarter of said Section 19;

Thence continuing along said North Line of the Southeast Quarter of the Southeast Quarter of said Section 19, N 89°50'27" W, a distance of 33.00 feet to a point on the West Line of the East 33 feet of the Southeast Quarter of said Section 19;

Thence continuing along the West Line of the East 33 feet of the Southeast Quarter of said Section 19, S 00°52'12" W, a distance of 827.43 feet to a point on the South Line of the North Half of the North Half of the South Half of the Southeast Quarter of said Section 19;

Thence leaving said West Line, N 89°51'13" W, a distance of 1,289.76 feet, along said South line, to a point on the West Line of the East Half of the Southeast Quarter of said Section 19;

Thence leaving said South Line, N 00°38'03" E, a distance of 2,152.02 feet, along said West line, to a point on the North Line of the Southeast Quarter of said Section 19;

Thence leaving said West Line, S 89°49'14" E, a distance of 1,331.61 feet along said North Line to the Point of Beginning.

Containing 2,828,194 square feet or 64.926 acres more or less.

