

DEC 11 2014

Replacement #3



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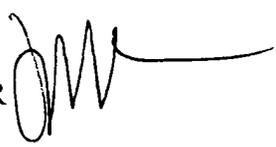
MEMORANDUM

Planning Division – CC Memo No. 14-130a

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER ^{MR}
JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}
KEVIN MAYO, PLANNING MANAGER ^{KM}

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER 

SUBJECT: DVR14-0020 AVILLA HOMES
Introduction and Tentative Adoption of Ordinance No. 4593

Request: Rezoning from Regional Commercial District (C-3) zoning to Planned Area Development (PAD) for High Density Residential along with Preliminary Development Plan (PDP) for site layout and building design

Location: Northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue

Applicants: Brennan Ray, Burch & Cracchiolo, P.A.

Project Info: Approximately 15 acres; multi-family residential community with 194 units, one-story buildings/units, 12.3 du/acre

At Council Study Session, a request was made for Planning Staff to modify Preliminary Development Plan (PDP) Condition No. 5 to include buildings along Warner Road. The modified condition reads as follows:

5. The applicant shall work with Planning Staff to enhance the rear building elevations along Grace Boulevard and Warner Road.

PROPOSED MOTION

Move to approve Rezoning with Preliminary Development Plan request DVR14-0020 AVILLA HOMES for a high density residential development, subject to the conditions as recommended by Planning Commission and Planning Staff including modified PDP Condition No. 5 as presented in this Supplemental Memo No. 14-130a.



#3
DEC 11 2014



MEMORANDUM **Planning Division – CC Memo No. 14-130**

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
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FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

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Applicants: Brennan Ray, Burch & Cracchiolo, P.A.

Project Info: Approximately 15 acres; multi-family residential community with 194 units, one-story buildings/units, 12.3 du/acre

RECOMMENDATION

Upon finding the Rezoning request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval of this request. Upon finding the Preliminary Development Plan (PDP) request to be consistent with the Multi-Family Residential Development Standards, Planning Commission and Planning Staff recommend approval.

GENERAL PLAN CONFORMANCE

The General Plan designates this property under the Revitalization/Infill Growth Area and Commercial Node categories, which allows a range of residential densities from low to high density. The proposed 12.3 du/ acre falls within the High Density Residential category, 12 to 18 du/ac. High density residential is considerable adjacent to arterial streets and high capacity transit corridors such as Arizona Avenue.

The residential land uses serve as a transitional use to existing single-family homes, public charter schools, and a retail center. The proposed 1-story flat roof buildings provide minimal visual impact next to established residential homes.

BACKGROUND

The approximately 15-acre subject site is located at the northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue. This property encompasses the former Food 4 Less grocery with gas station which became a Swap Mart store, Spot Free Car Wash pad, inline retail shops, and movie theater. The Avilla Homes development wraps around the remaining building occupied by public charter schools Vector Prep and Arts Academy K-6th and AZ Compass Pre School 9-12th. The intersection of Warner Road and Grace Boulevard is developed with the SRP Wood Electric Substation and the Arbolane single-family residential at the northwest corner. The southwest corner is the Sunstone townhome residential subdivision. The southeast corner is the Palm Court retail center. East of the subject site is Jolies Place bar and restaurant.

The request is to rezone the site from Regional Commercial District (C-3) to Planned Area Development (PAD) for High Density Residential along with a PDP for site layout and building design for a multi-family development.

Avilla Homes is a new form of residential living that is a gated multi-family residential development, it is far from traditional. There are no multi-story buildings. The development includes 194 individual units that are all one-story and detached except for approximately 23 units that are a two-pack; two units attached. The individual, single-story units provide an opportunity for lessees to be a part of an urban residential setting with a single-family style and feel. Building placement, adjacency to arterial streets, and use of open space represents an urban lifestyle. There are common open spaces within the development and amenities including a community pool and spa. The primary entry is off of Grace Boulevard north of Warner Road, which is enhanced with Fan Palm trees. Grace Boulevard circulates around the property providing access to Warner Road and Arizona Avenue. A second entry/exit is located off Grace Boulevard on the development's north side toward Arizona Avenue.

ARCHITECTURE AND SITE DESIGN

There are three building/unit types based on the number of bedrooms. Unit sizes range from approximately 635 square feet to 1,244 square feet in building area. Each unit has a private yard space in lieu of typical private open space such as patios. Building Type 1 is a 1-bedroom unit; however, there are two units attached side-by-side. Building Types 2 and 3 are individual units. Private yard space ranges from 212 to 358 square feet based on the size of the unit; larger units have greater sized yards. The private yard area is approximately 8 feet deep and cordoned-off by a 5 foot 4 inch masonry wall typically the width of the unit itself.

Buildings are designed with a "Desert Contemporary" style with desert earth tone paint colors and modern-contemporary elements. These units have a different exterior style than those at the Arie developments (NWC and NEC of Pecos and Alma School roads) providing distinctive communities. The buildings incorporate stone columns highlight unit entries and courtyards. Horizontal architectural elements are designed to create shade by windows and doors in addition

to recessed window areas. Building facades vary in height and depth incorporating pop-out elements such as horizontal wall planes. Paint colors enhance wall planes creating sections and defining shapes. Each unit has a flat roof with parapets used for mechanical equipment screening.

The units are sited in groups that create pedestrian circulation and courtyards. In a couple locations, decorative seat walls are located along primary pedestrian walkways. The rear yard spaces abut one another on interior units, and back up to street frontages and the site's perimeter.

The perimeter landscaping includes non-deciduous trees with a desert landscaping theme. Gravel and turf landscaping is provided along street frontages. The intersection landscape area is defined by a corner project identification sign with a decorative wall and plant pots.

Parking is provided by a mix of garage buildings, covered parking spaces, and uncovered parking spaces. A looped drive with one interior drive provides accessibility to all units and amenities. A total of 380 parking spaces are provided.

Planning Commission and Planning Staff support the represented designs as the project site layout and building type provide a creative environment for a residential community. The project includes detached units, courtyards, private rear yard spaces that abut other rear yards similar to single-family lots, and offers an urban environment lifestyle that does not lend itself to typical building setbacks, open space and signage.

DISCUSSION

Planning Commission and Planning Staff are of the opinion that the multi-family residential development furthers the City's goal to promote new development, alternative forms of housing, urban forms, creative and unique developments, and compatible land uses adjacent to existing single-family residential and commercial. The development meets the intent of the Multi-Family Residential Development Standards including architecture, site design, and landscaping, while incorporating attractive site wall and entry monument features. The proposed detached residential units with private rear yard spaces and pedestrian scale courtyards are appropriate as it offers a different product type for north Chandler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 13, 2014. Ten area property owners attended in addition to the applicant. The residents were supportive. A resident conveyed concerns for increased traffic on Grace Boulevard.
- The applicant has worked with the adjacent Mirage Manor residential condominiums to abandon and acquire a private street, Mariposa Street, which will alleviate cut-through traffic and maintenance.

- Planning Staff has received a couple of telephone calls from residents interested in the project and one wanting a City traffic signal installed at Arizona Avenue and Grace Boulevard concerned about increased cars on Grace Boulevard.
- As of the date of this memo, Planning Staff is aware of two residents in opposition who spoke at the Planning Commission hearing.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Foley)

Planning Commission discussed with Planning Staff this project's differing architecture including building materials, forms, and colors that enhance each unit. This quality design distinguishes this development from similar projects. Planning Commission recommended adding Condition No. 5 regarding architectural design on rear elevations. Commission comments included happy to see the site redevelop, concern with the building designs and overall appearance from street view, would have preferred higher density residential, what are building design differences from existing projects, enhance the rear elevations with additional roofline variation, materials, and alternate look from building to building. Planning Staff has added Condition No. 5 to the Preliminary Development Plan conditions.

Two area residents spoke. One resident is opposed to the development and stated the architectural appearance was institutional in nature. The other resident has concerns about construction debris and dust in the neighborhood as well as increased traffic at the Warner Road and Grace Boulevard traffic light.

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. 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.
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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. The applicant shall work with Planning Staff to enhance the rear building elevations along Grace Boulevard.
6. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

PROPOSED MOTIONS

Rezoning

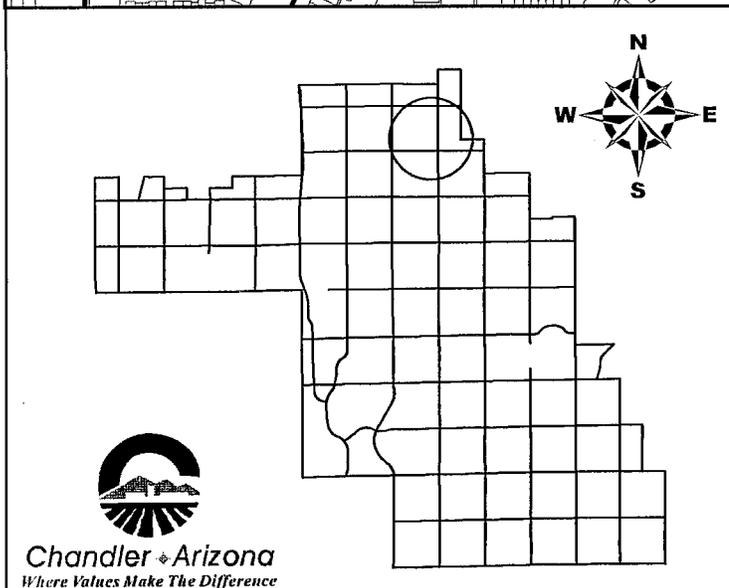
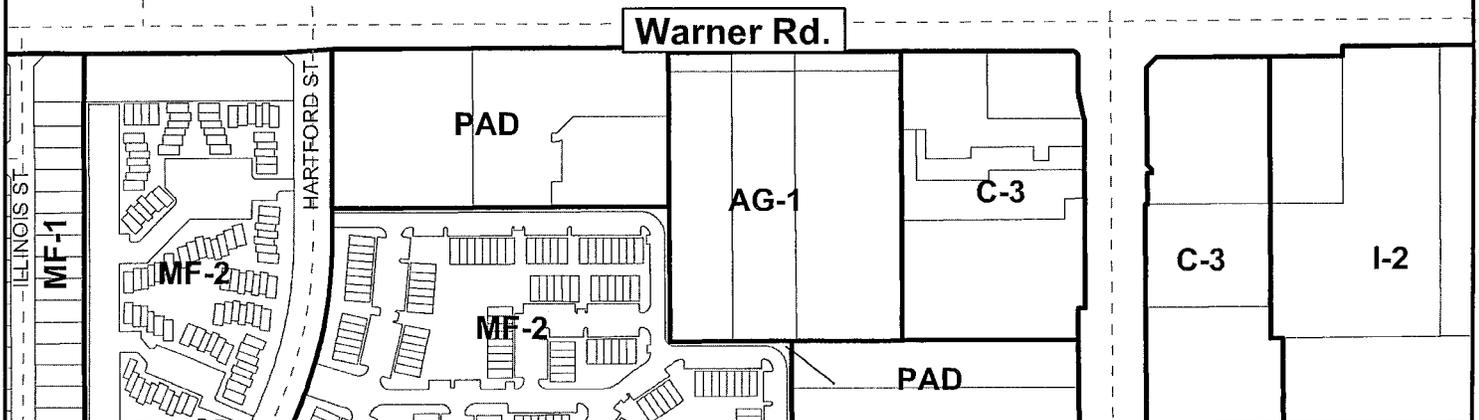
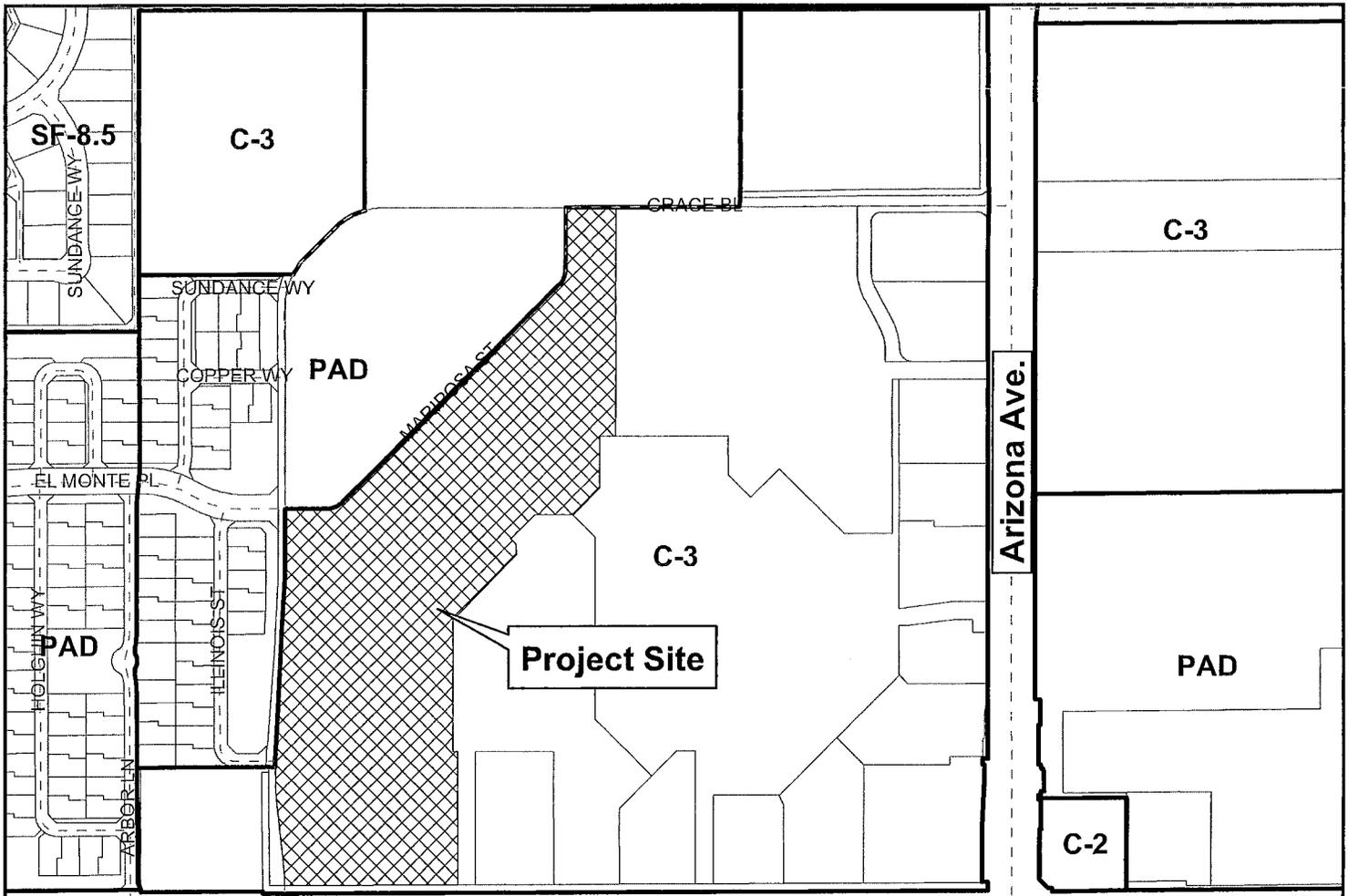
Move to introduce and tentatively adopt Ordinance No. 4593 approving rezoning request DVR14-0020 AVILLA HOMES rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for High Density Residential subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve Preliminary Development Plan request DVR14-0020 AVILLA HOMES for the high density multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4593
6. Development Booklet, Exhibit A

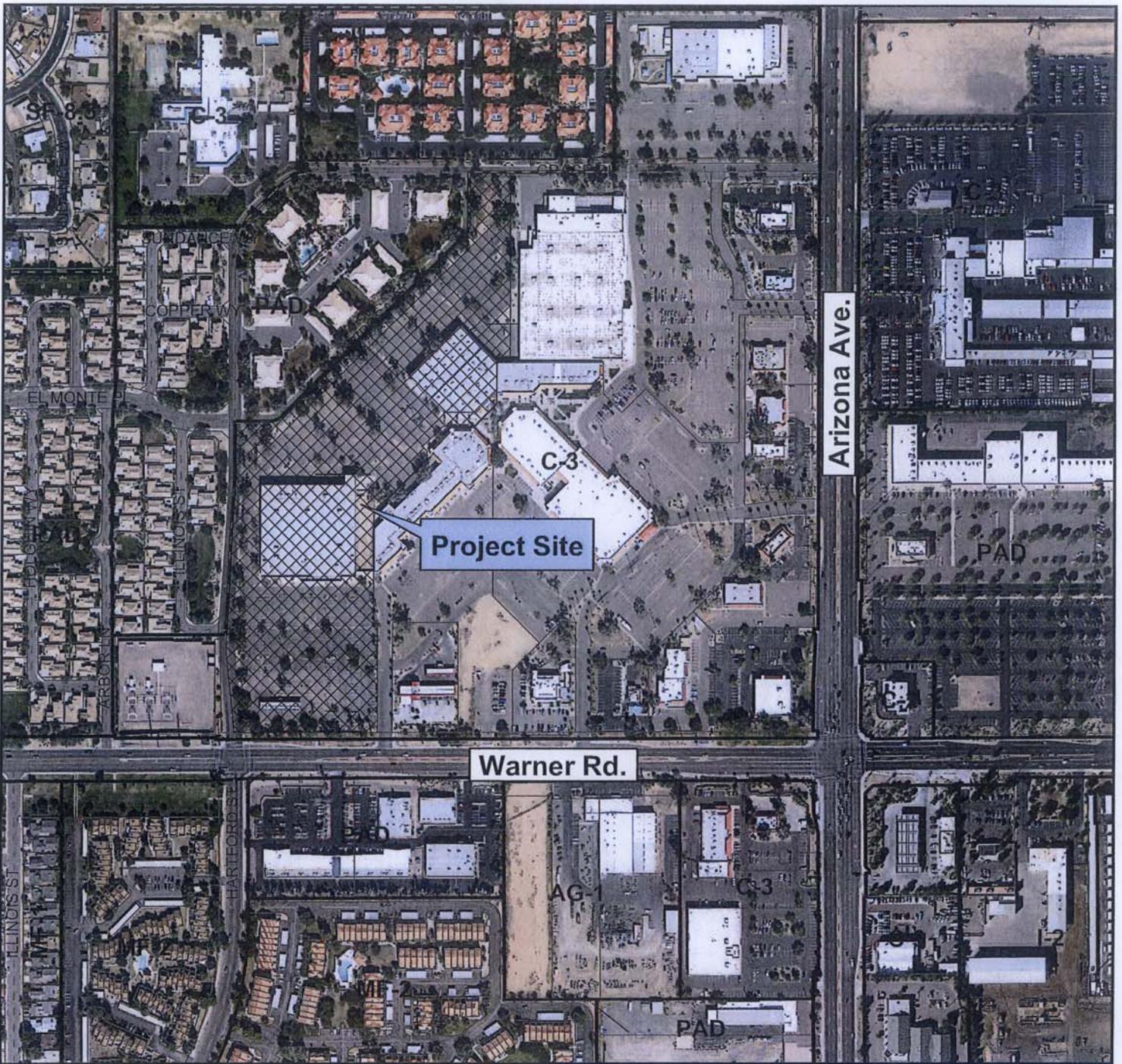


Vicinity Map

DVR14-0020

Avilla Homes

CITY OF CHANDLER 6/18/2014



Vicinity Map



DVR14-0020

Avilla Homes

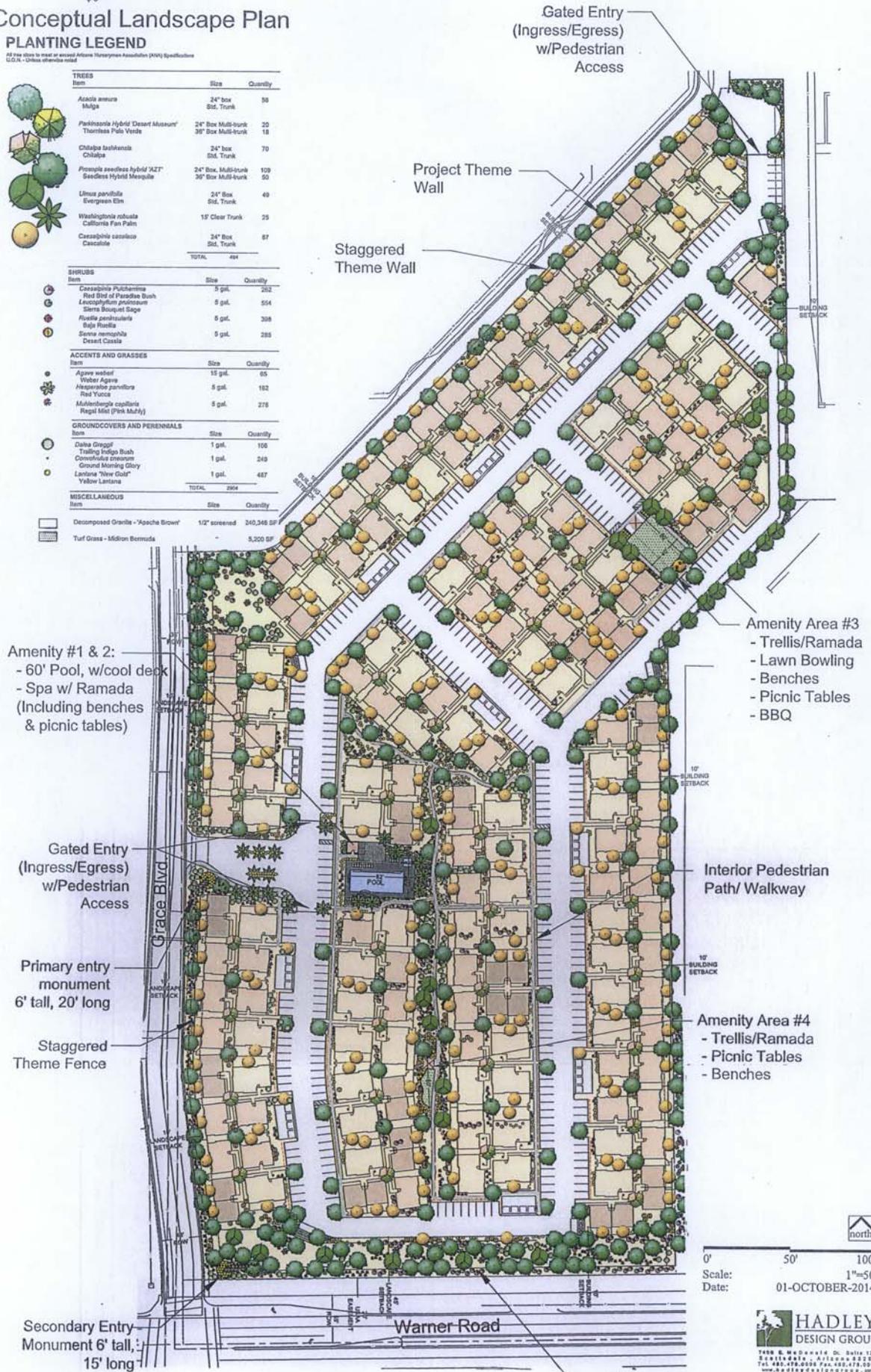
AVILLA

Conceptual Landscape Plan

PLANTING LEGEND

All tree sizes to meet or exceed Arizona Nurserymen Association (ANA) Specifications
C.O.A. - Unless otherwise noted

TREES		
Item	Size	Quantity
Acacia aurea Majla	24" box Std. Trunk	58
Parthenocarp Hybrid 'Desert Museum' Thornless Palo Verde	24" Box Multi-trunk 30" Box Multi-trunk	20 18
Chilopsis salicifolia Chilapa	24" box Std. Trunk	70
Prosopis juliflora hybrid 'AZT' Seedless Hybrid Mesquite	24" Box, Multi-trunk 30" Box Multi-trunk	109 50
Ulmus parvifolia Evergreen Elm	24" box Std. Trunk	49
Washingtonia robusta California Fan Palm	15" Clear Trunk	25
Casahuate lasiocarpa Cascadilla	24" Box Std. Trunk	87
TOTAL 494		
SHRUBS		
Item	Size	Quantity
Ceanothus Plectranthus Red Bird of Paradise Bush	5 gal.	252
Leucophyllum prunaeum Sierra Bouquet Sage	5 gal.	554
Ruellia psychotria Baja Ruella	5 gal.	398
Sarcocolla aurea Desert Cassia	5 gal.	285
ACCENTS AND GRASSES		
Item	Size	Quantity
Agave westii Violet Agave	15 gal.	65
Hesperaloe parviflora Red Yucca	5 gal.	182
Muhlenbergia capillaris Regal Mail (Pink Mufty)	5 gal.	278
GROUNDCOVERS AND PERENNIALS		
Item	Size	Quantity
Datea Group Trailing Hedge Bush	1 gal.	106
Coverdillia crassipes Ground Morning Glory	1 gal.	249
Lantana 'New Gold' Yellow Lantana	1 gal.	487
TOTAL 299		
MISCELLANEOUS		
Item	Size	Quantity
Decomposed Granite - 'Apache Brown'	1/2" screened	240,248 SF
Turf Grass - Midtown Bermuda		9,200 SF



Amenity #1 & 2:
- 60' Pool, w/cool deck
- Spa w/ Ramada
(Including benches
& picnic tables)

Gated Entry
(Ingress/Egress)
w/Pedestrian
Access

Primary entry
monument
6' tall, 20' long

Staggered
Theme Fence

Secondary Entry
Monument 6' tall,
15' long

Gated Entry
(Ingress/Egress)
w/Pedestrian
Access

Project Theme
Wall

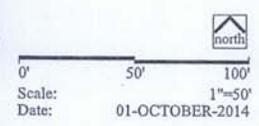
Staggered
Theme Wall

Amenity Area #3
- Trellis/Ramada
- Lawn Bowling
- Benches
- Picnic Tables
- BBQ

Interior Pedestrian
Path/ Walkway

Amenity Area #4
- Trellis/Ramada
- Picnic Tables
- Benches

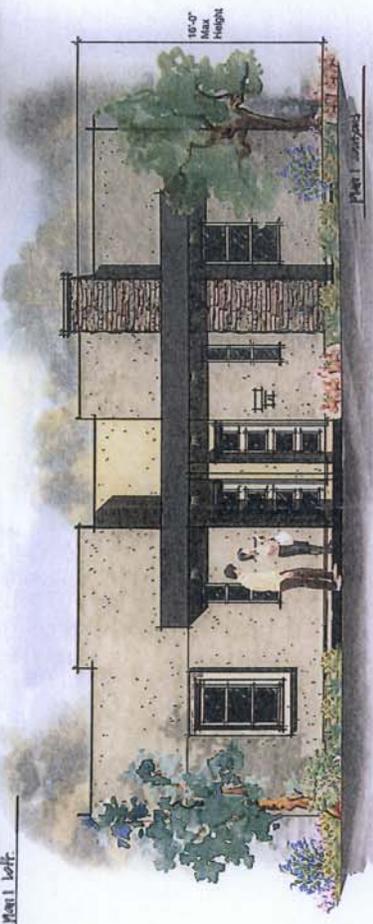
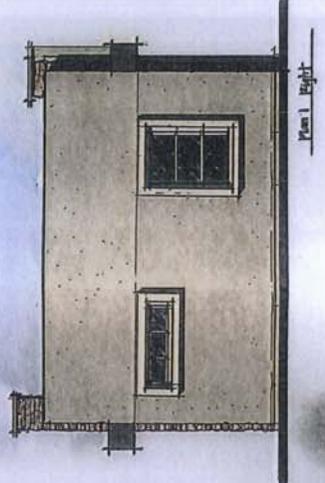
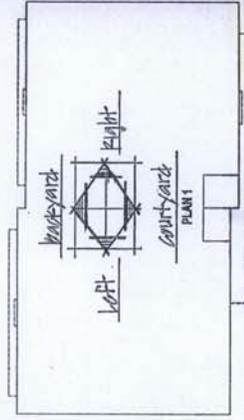
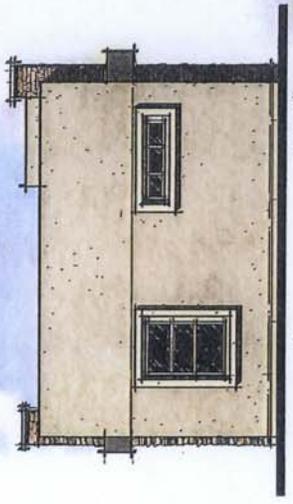
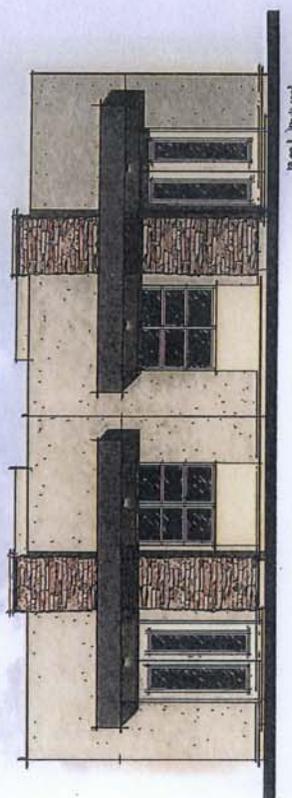
Staggered
Theme Fence

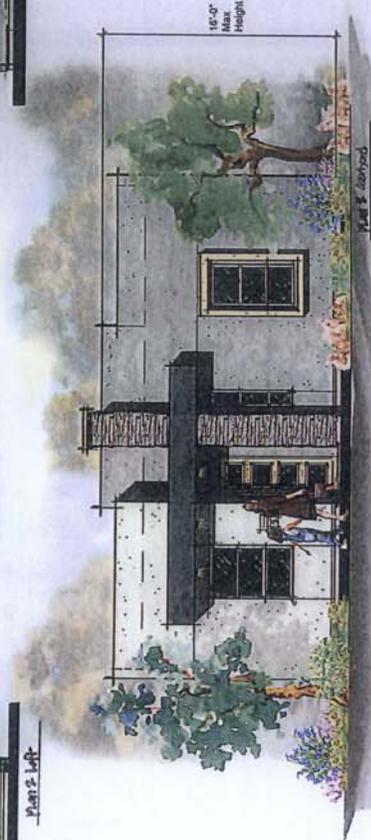
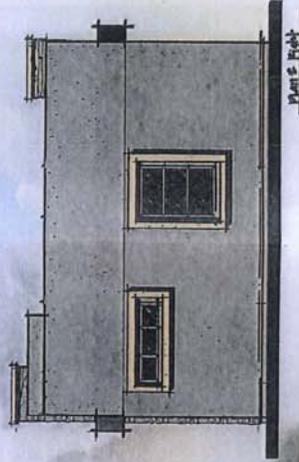
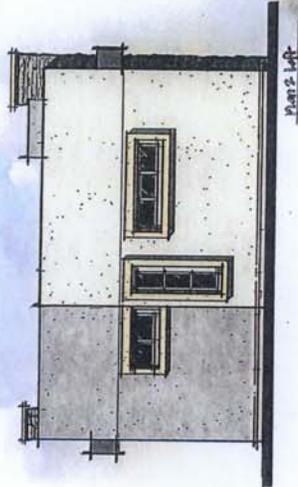
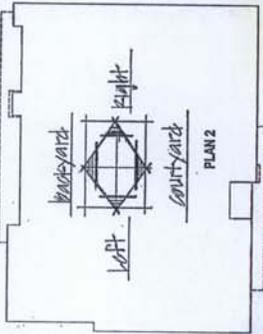
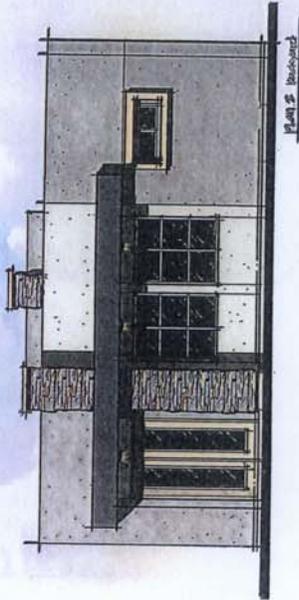


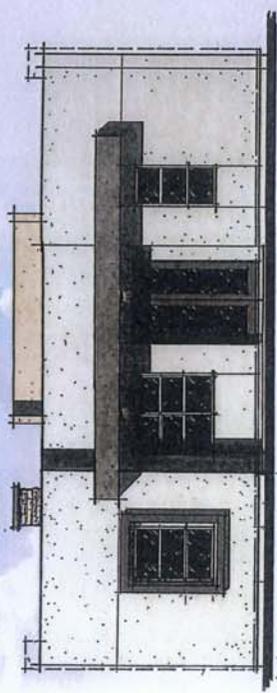
HADLEY
DESIGN GROUP
7450 N. WASHINGTON DR. SUITE 122
SCOTTSDALE, ARIZONA 85253
Tel: 480.475.0200 Fax: 480.475.2000
www.hadleydesigngroup.com

Plan 1

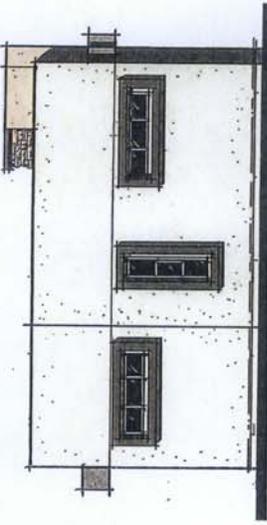
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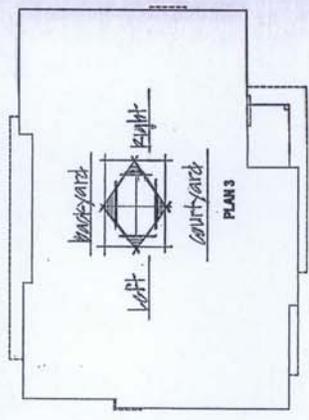




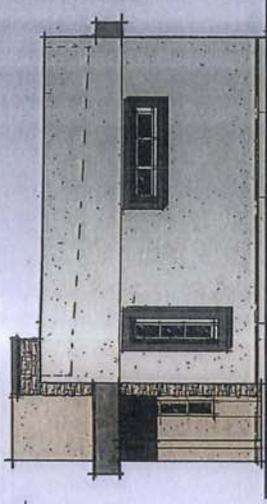
Part 3 - Backyard



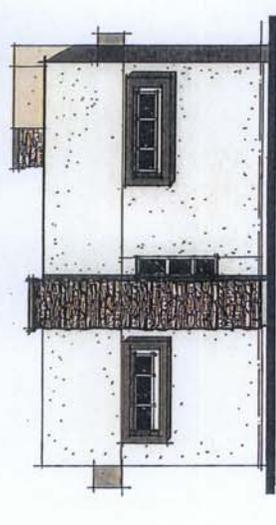
Part 4 - Left



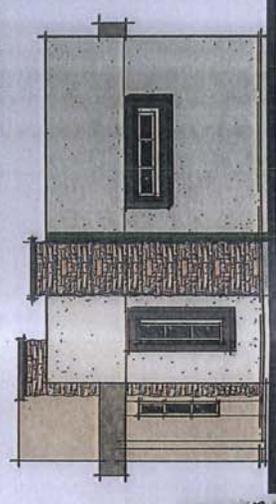
PLANS



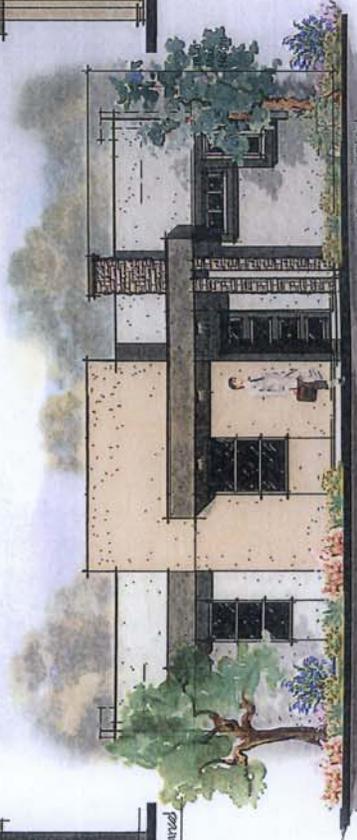
Part 5 - Right



Part 6 - Left-Backyard



Part 7 - Right-Backyard



Part 8 - Landscaping

ORDINANCE NO. 4593

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM REGIONAL COMMERCIAL DISTRICT (C-3) TO PLANNED AREA DEVELOPMENT (PAD) FOR HIGH DENSITY RESIDENTIAL IN CASE (DVR14-0020 AVILLA HOMES) 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 Regional Commercial District (C-3) to PAD for High Density Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. 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.

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.

LEGAL DESCRIPTION

Attachment 'A'
Ord. No. 4593

PARCEL NO. 1:

LOT 1, EAST VALLEY TOWN CENTER II, ACCORDING TO BOOK 1145 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, WHICH PUT WAS AMENDED BY THE AFFIDAVIT OF CORRECTION RECORDED JUNE 20, 2013 AS DOCUMENT NO. 2013-0566298.

EXCEPT ALL VALUABLE METALS, MINERALS, PETROLEUM AND NATURAL GAS AS RESERVED IN THE PATENT; AND

EXCEPT THAT PORTION OF SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING COINCIDENT WITH THE SOUTHWEST CORNER OF LOT 2 OF SAID EAST VALLEY TOWN CENTER II AND AFFIDAVIT OF CORRECTION THEREAFTER RECORDED;

THENCE NORTH 01°05'45" WEST ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY COMMON LINE OF SAID LOT 1 AND LOT 4 OF SAID EAST VALLEY TOWN CENTER II AND AFFIDAVIT OF CORRECTION THEREAFTER RECORDED;

THENCE SOUTH 88°54'15" WEST ALONG SAID SOUTHERLY COMMON LINE OF LOTS 1 AND 4, A DISTANCE OF 36.22 FEET TO A COMMON CORNER THEREOF;
THENCE SOUTH 01°05'45" EAST ALONG A LINE BEING A PROJECTION OF THE WESTERLY COMMON LINE OF SAID LOTS 1 AND 4, A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 88°4'15" EAST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 36.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

ALL EASEMENTS AND RIGHTS APPURTENANT TO PARCEL NO. 1 AS SET FORTH IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-134599 AND RERECORDED IN DOCUMENT NO. 86-135234, AND PARTIAL RELEASE RECORDED IN DOCUMENT NO. 2013-0626591; EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-270274; RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-304863 AND RERECORDED IN DOCUMENT NO. 87-497508; AND EASEMENT RECORDED IN DOCUMENT NO. 86-008724, RECORDS OF MARICOPA COUNTY, ARIZONA.



#3
DEC 11 2014



MEMORANDUM **Planning Division – CC Memo No. 14-130**

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
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FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

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The residential land uses serve as a transitional use to existing single-family homes, public charter schools, and a retail center. The proposed 1-story flat roof buildings provide minimal visual impact next to established residential homes.

BACKGROUND

The approximately 15-acre subject site is located at the northeast corner of Warner Road and Grace Boulevard, west of Arizona Avenue. This property encompasses the former Food 4 Less grocery with gas station which became a Swap Mart store, Spot Free Car Wash pad, inline retail shops, and movie theater. The Avilla Homes development wraps around the remaining building occupied by public charter schools Vector Prep and Arts Academy K-6th and AZ Compass Pre School 9-12th. The intersection of Warner Road and Grace Boulevard is developed with the SRP Wood Electric Substation and the Arbolane single-family residential at the northwest corner. The southwest corner is the Sunstone townhome residential subdivision. The southeast corner is the Palm Court retail center. East of the subject site is Jolies Place bar and restaurant.

The request is to rezone the site from Regional Commercial District (C-3) to Planned Area Development (PAD) for High Density Residential along with a PDP for site layout and building design for a multi-family development.

Avilla Homes is a new form of residential living that is a gated multi-family residential development, it is far from traditional. There are no multi-story buildings. The development includes 194 individual units that are all one-story and detached except for approximately 23 units that are a two-pack; two units attached. The individual, single-story units provide an opportunity for lessees to be a part of an urban residential setting with a single-family style and feel. Building placement, adjacency to arterial streets, and use of open space represents an urban lifestyle. There are common open spaces within the development and amenities including a community pool and spa. The primary entry is off of Grace Boulevard north of Warner Road, which is enhanced with Fan Palm trees. Grace Boulevard circulates around the property providing access to Warner Road and Arizona Avenue. A second entry/exit is located off Grace Boulevard on the development's north side toward Arizona Avenue.

ARCHITECTURE AND SITE DESIGN

There are three building/unit types based on the number of bedrooms. Unit sizes range from approximately 635 square feet to 1,244 square feet in building area. Each unit has a private yard space in lieu of typical private open space such as patios. Building Type 1 is a 1-bedroom unit; however, there are two units attached side-by-side. Building Types 2 and 3 are individual units. Private yard space ranges from 212 to 358 square feet based on the size of the unit; larger units have greater sized yards. The private yard area is approximately 8 feet deep and cordoned-off by a 5 foot 4 inch masonry wall typically the width of the unit itself.

Buildings are designed with a "Desert Contemporary" style with desert earth tone paint colors and modern-contemporary elements. These units have a different exterior style than those at the Arie developments (NWC and NEC of Pecos and Alma School roads) providing distinctive communities. The buildings incorporate stone columns highlight unit entries and courtyards. Horizontal architectural elements are designed to create shade by windows and doors in addition

to recessed window areas. Building facades vary in height and depth incorporating pop-out elements such as horizontal wall planes. Paint colors enhance wall planes creating sections and defining shapes. Each unit has a flat roof with parapets used for mechanical equipment screening.

The units are sited in groups that create pedestrian circulation and courtyards. In a couple locations, decorative seat walls are located along primary pedestrian walkways. The rear yard spaces abut one another on interior units, and back up to street frontages and the site's perimeter.

The perimeter landscaping includes non-deciduous trees with a desert landscaping theme. Gravel and turf landscaping is provided along street frontages. The intersection landscape area is defined by a corner project identification sign with a decorative wall and plant pots.

Parking is provided by a mix of garage buildings, covered parking spaces, and uncovered parking spaces. A looped drive with one interior drive provides accessibility to all units and amenities. A total of 380 parking spaces are provided.

Planning Commission and Planning Staff support the represented designs as the project site layout and building type provide a creative environment for a residential community. The project includes detached units, courtyards, private rear yard spaces that abut other rear yards similar to single-family lots, and offers an urban environment lifestyle that does not lend itself to typical building setbacks, open space and signage.

DISCUSSION

Planning Commission and Planning Staff are of the opinion that the multi-family residential development furthers the City's goal to promote new development, alternative forms of housing, urban forms, creative and unique developments, and compatible land uses adjacent to existing single-family residential and commercial. The development meets the intent of the Multi-Family Residential Development Standards including architecture, site design, and landscaping, while incorporating attractive site wall and entry monument features. The proposed detached residential units with private rear yard spaces and pedestrian scale courtyards are appropriate as it offers a different product type for north Chandler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 13, 2014. Ten area property owners attended in addition to the applicant. The residents were supportive. A resident conveyed concerns for increased traffic on Grace Boulevard.
- The applicant has worked with the adjacent Mirage Manor residential condominiums to abandon and acquire a private street, Mariposa Street, which will alleviate cut-through traffic and maintenance.

- Planning Staff has received a couple of telephone calls from residents interested in the project and one wanting a City traffic signal installed at Arizona Avenue and Grace Boulevard concerned about increased cars on Grace Boulevard.
- As of the date of this memo, Planning Staff is aware of two residents in opposition who spoke at the Planning Commission hearing.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Foley)

Planning Commission discussed with Planning Staff this project's differing architecture including building materials, forms, and colors that enhance each unit. This quality design distinguishes this development from similar projects. Planning Commission recommended adding Condition No. 5 regarding architectural design on rear elevations. Commission comments included happy to see the site redevelop, concern with the building designs and overall appearance from street view, would have preferred higher density residential, what are building design differences from existing projects, enhance the rear elevations with additional roofline variation, materials, and alternate look from building to building. Planning Staff has added Condition No. 5 to the Preliminary Development Plan conditions.

Two area residents spoke. One resident is opposed to the development and stated the architectural appearance was institutional in nature. The other resident has concerns about construction debris and dust in the neighborhood as well as increased traffic at the Warner Road and Grace Boulevard traffic light.

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. 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.
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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. The applicant shall work with Planning Staff to enhance the rear building elevations along Grace Boulevard.
6. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

PROPOSED MOTIONS

Rezoning

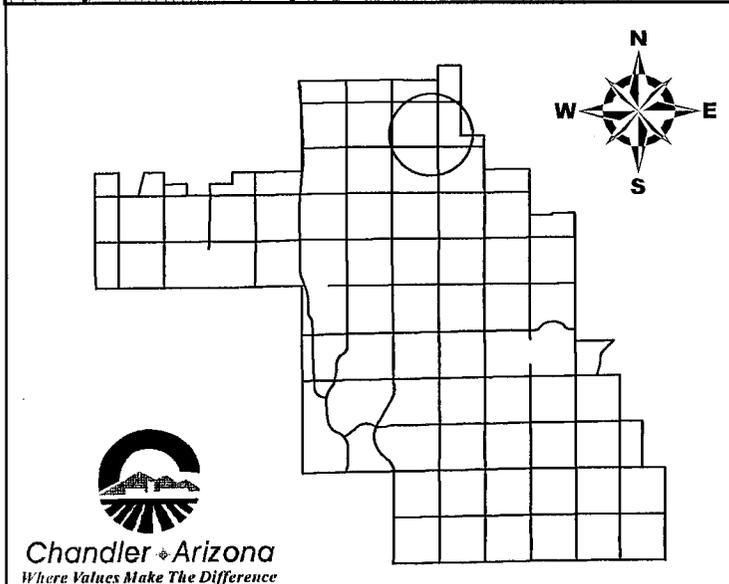
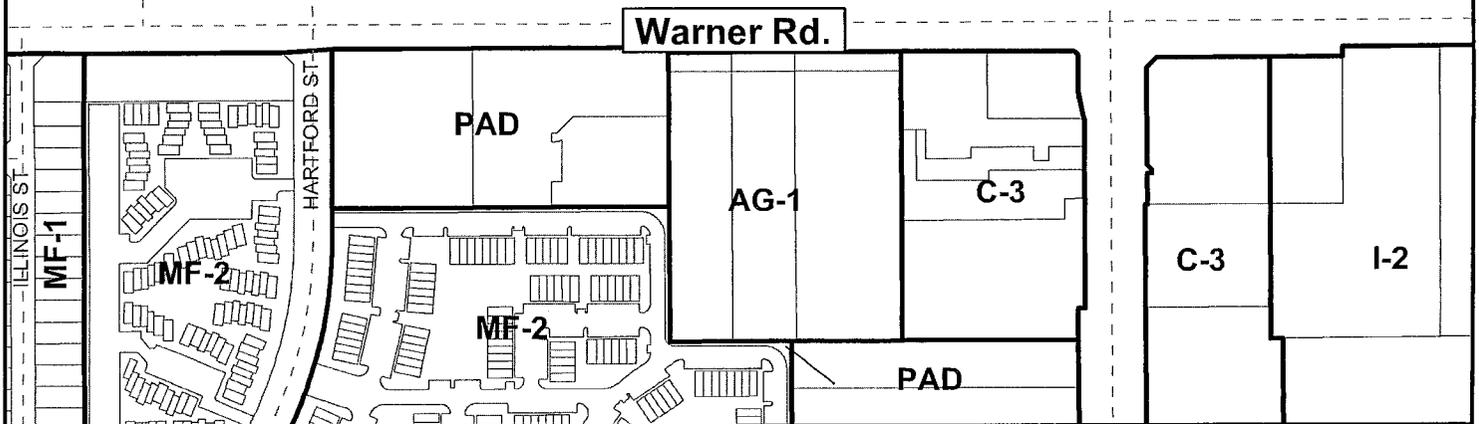
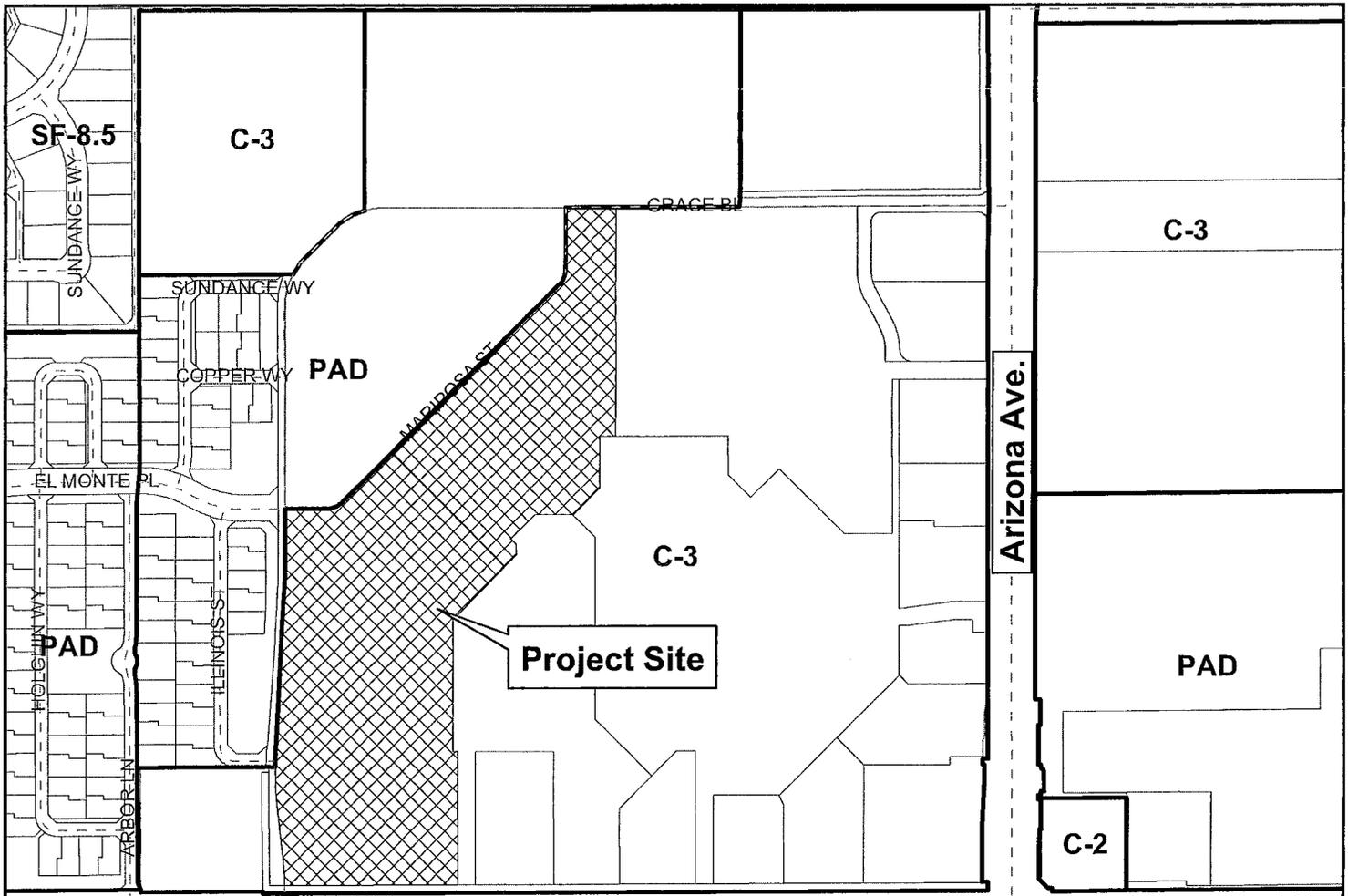
Move to introduce and tentatively adopt Ordinance No. 4593 approving rezoning request DVR14-0020 AVILLA HOMES rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for High Density Residential subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve Preliminary Development Plan request DVR14-0020 AVILLA HOMES for the high density multi-family residential project subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4593
6. Development Booklet, Exhibit A



Vicinity Map

DVR14-0020

Avilla Homes

CITY OF CHANDLER 6/18/2014

SF-8.5

C-3

C-3

PAD

CRAGE BL

SUNDANCE WY

COPPER WY

PAD

ILLINOIS ST

EL MONTE PL

C-3

Project Site

PAD

HOLCUM WY

ILLINOIS ST

Arizona Ave.

PAD

C-2

Warner Rd.

PAD

AG-1

C-3

ILLINOIS ST

MF-1

MF-2

HARTFORD ST

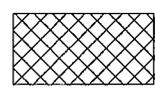
MF-2

PAD

C-3

I-2

Vicinity Map

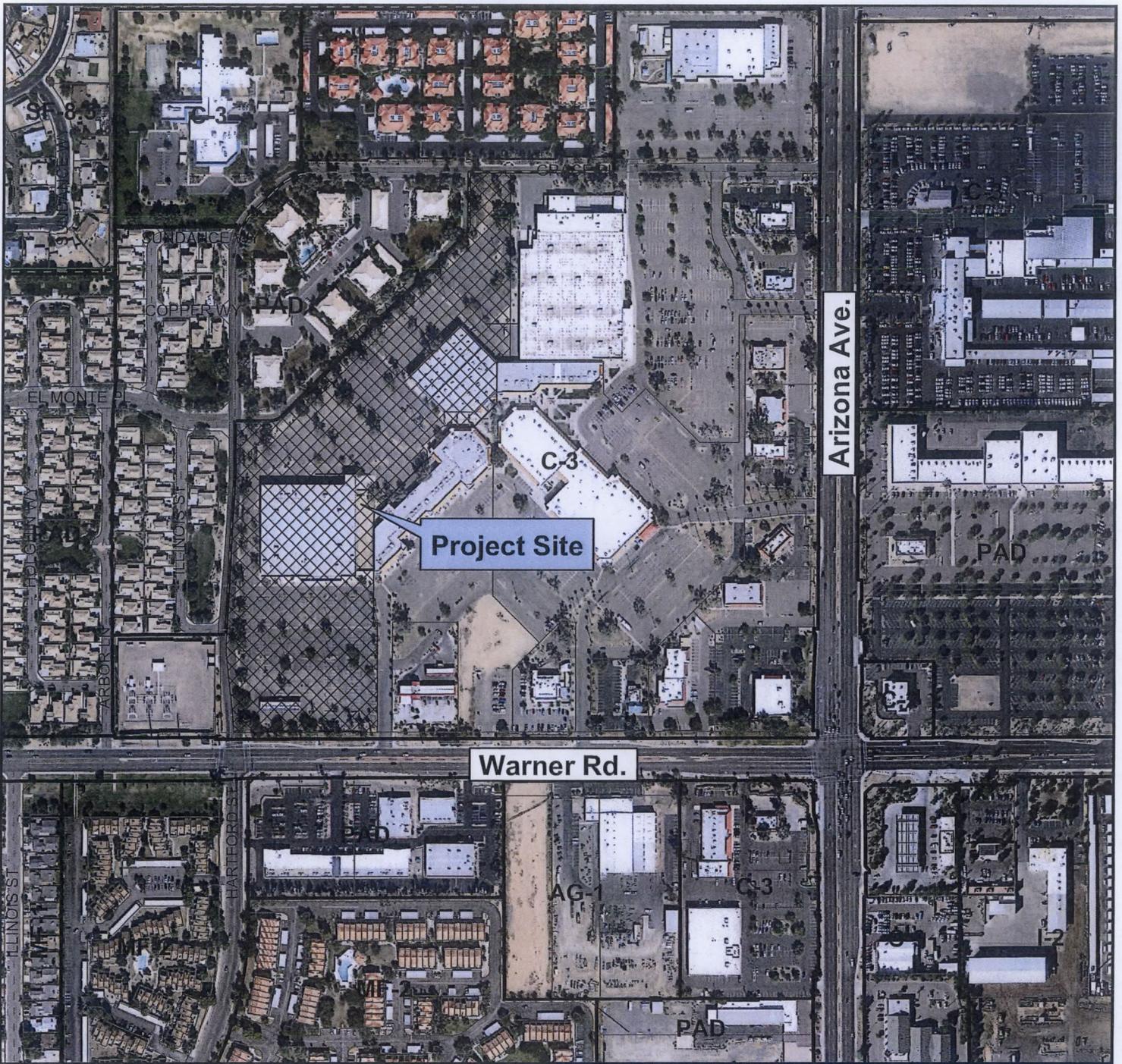


DVR14-0020

Avilla Homes



Chandler • Arizona
Where Values Make The Difference



Arizona Ave.

Warner Rd.

Vicinity Map



DVR14-0020

Avilla Homes



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/18/2014

AVILLA

Conceptual Landscape Plan

PLANTING LEGEND

All tree sizes to meet or exceed Arizona Nurserymen Association (ANA) Specifications
 U.O.N. - Unless otherwise noted

TREES	Size	Quantity
Acacia aneura Mulga	24" box Std. Trunk	56
Parinsonia Hybrid 'Desert Museum'	24" Box Multi-trunk	20
Thornless Palo Verde	30" Box Multi-trunk	18
Chilapa fastuensis Chilapa	24" box Std. Trunk	70
Prosopis sexiflora hybrid 'AZT'	24" Box, Multi-trunk	109
Seedless Hybrid Mesquite	30" Box Multi-trunk	50
Ulmus parvifolia Evergreen Elm	24" Box Std. Trunk	49
Washingtonia robusta California Fan Palm	15" Clear Trunk	25
Casualpha canalicata Cascadote	24" Box Std. Trunk	87
TOTAL		494

SHRUBS	Size	Quantity
Casualpha Pulcherrima Red Bird of Paradise Bush	5 gal.	262
Leucophyllum prinosum Sierra Bouquet Sage	5 gal.	554
Rovelia penduliflora Baja Ronilla	5 gal.	398
Sarcocolla desertensis Desert Cassia	5 gal.	285

ACCENTS AND GRASSES	Size	Quantity
Agave weberi Weber Agave	15 gal.	65
Hesperaloe parviflora Red Yucca	5 gal.	162
Muhlenbergia capillaris Regal Mix (Pink Muhly)	5 gal.	276

GROUNDCOVERS AND PERENNIALS	Size	Quantity
Dalea Greggii Trailing Indigo Bush	1 gal.	106
Conoclinium coelebre Ground Morning Glory	1 gal.	249
Lantana 'New Gold'	1 gal.	487
Yellow Lantana		
TOTAL		2904

MISCELLANEOUS	Size	Quantity
Decomposed Granite - 'Apache Brown'	1/2" screened	240,346 SF
Turf Grass - Midiron Bermuda		5,200 SF



Amenity #1 & 2:
 - 60' Pool, w/cool deck
 - Spa w/ Ramada
 (Including benches
 & picnic tables)

Gated Entry
 (Ingress/Egress)
 w/Pedestrian
 Access

Primary entry
 monument
 6' tall, 20' long

Staggered
 Theme Fence

Secondary Entry
 Monument 6' tall,
 15' long

Gated Entry
 (Ingress/Egress)
 w/Pedestrian
 Access

Project Theme
 Wall

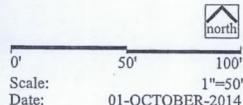
Staggered
 Theme Wall

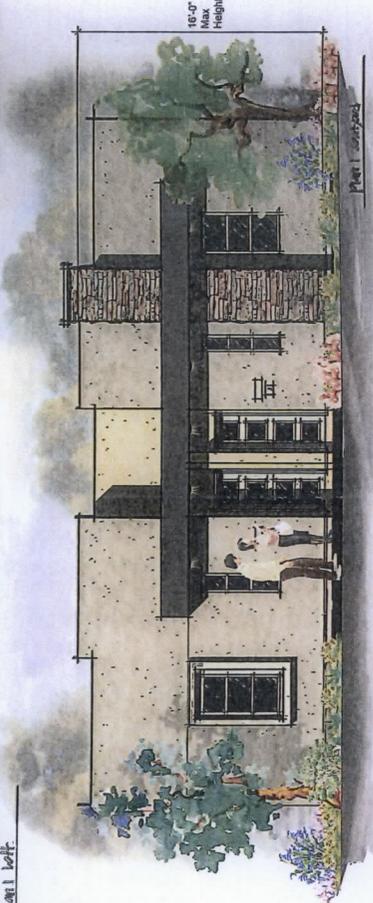
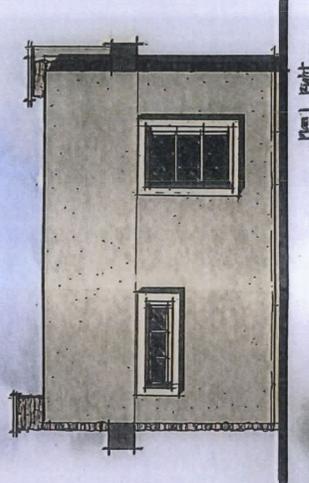
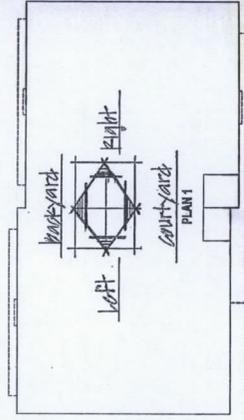
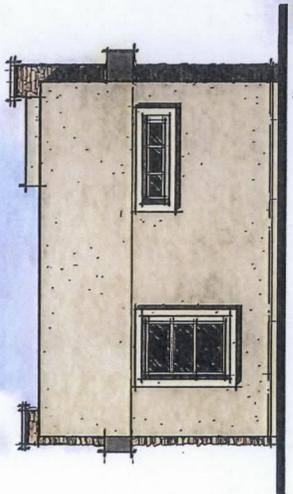
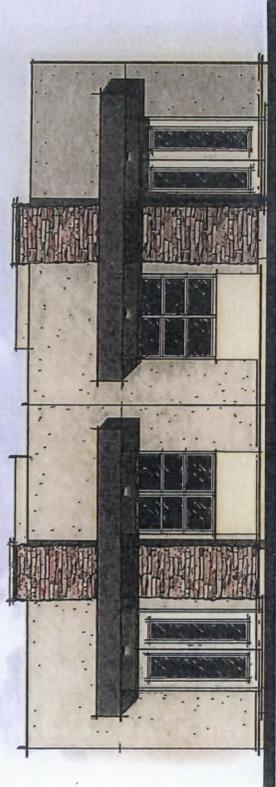
Amenity Area #3
 - Trellis/Ramada
 - Lawn Bowling
 - Benches
 - Picnic Tables
 - BBQ

Interior Pedestrian
 Path/ Walkway

Amenity Area #4
 - Trellis/Ramada
 - Picnic Tables
 - Benches

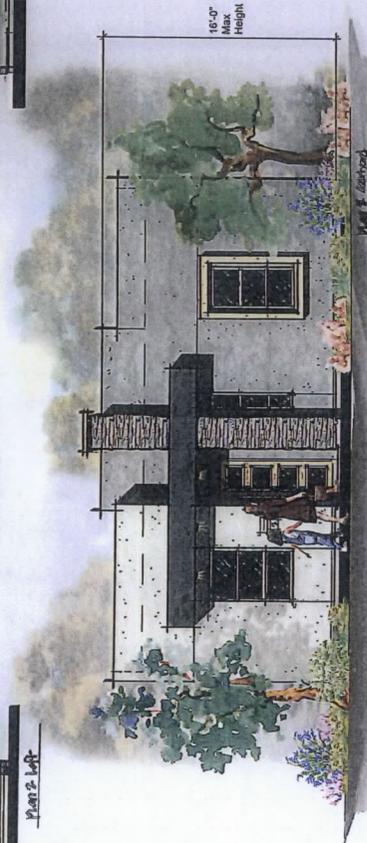
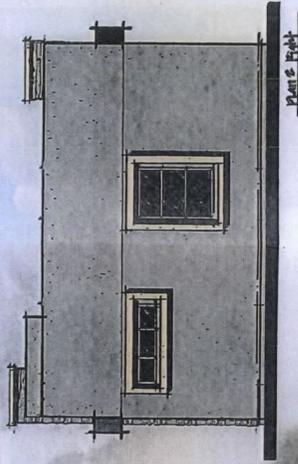
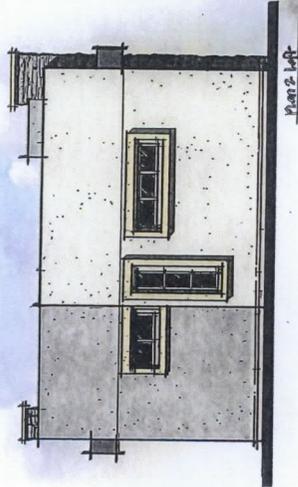
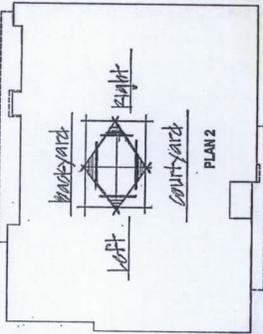
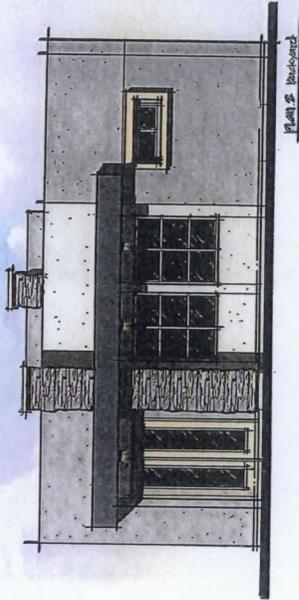
Staggered
 Theme Fence

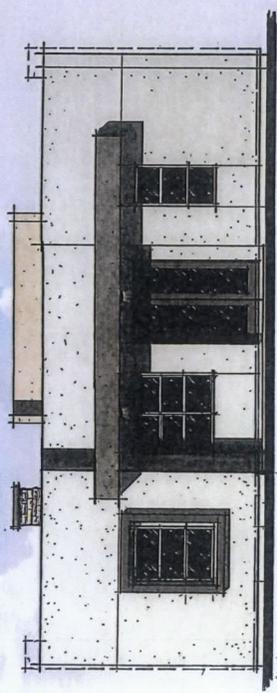




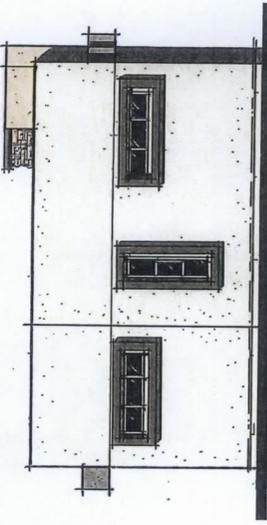
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Plan 1

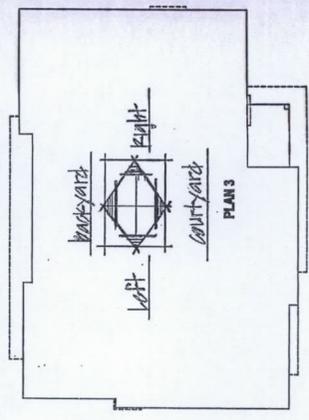




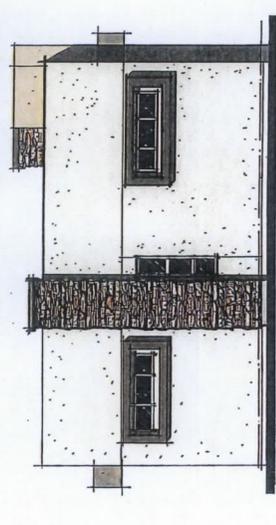
Plan 3 - Backyard



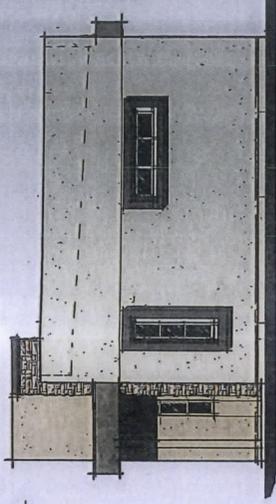
Plan 3 - Left



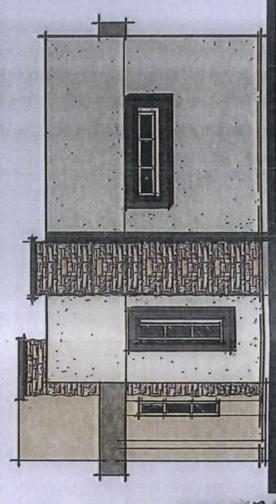
PLANS



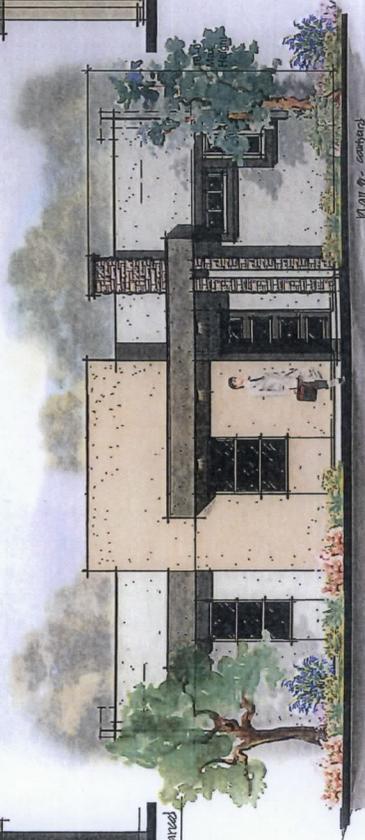
Plan 3 - Left Interior



Plan 3 - Right



Plan 3 - Right Interior



Plan 3 - exterior

ORDINANCE NO. 4593

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM REGIONAL COMMERCIAL DISTRICT (C-3) TO PLANNED AREA DEVELOPMENT (PAD) FOR HIGH DENSITY RESIDENTIAL IN CASE (DVR14-0020 AVILLA HOMES) 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 Regional Commercial District (C-3) to PAD for High Density Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA HOMES", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0020, except as modified by condition herein.
2. 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.

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.

LEGAL DESCRIPTION

Attachment 'A'
Ord. No. 4593

PARCEL NO. 1:

LOT 1, EAST VALLEY TOWN CENTER II, ACCORDING TO BOOK 1145 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, WHICH PUT WAS AMENDED BY THE AFFIDAVIT OF CORRECTION RECORDED JUNE 20, 2013 AS DOCUMENT NO. 2013-0566298.

EXCEPT ALL VALUABLE METALS, MINERALS, PETROLEUM AND NATURAL GAS AS RESERVED IN THE PATENT; AND

EXCEPT THAT PORTION OF SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING COINCIDENT WITH THE SOUTHWEST CORNER OF LOT 2 OF SAID EAST VALLEY TOWN CENTER II AND AFFIDAVIT OF CORRECTION THEREAFTER RECORDED;

THENCE NORTH 01°05'45" WEST ALONG THE COMMON LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 300.00 FEET TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY COMMON LINE OF SAID LOT 1 AND LOT 4 OF SAID EAST VALLEY TOWN CENTER II AND AFFIDAVIT OF CORRECTION THEREAFTER RECORDED;

THENCE SOUTH 88°54'15" WEST ALONG SAID SOUTHERLY COMMON LINE OF LOTS 1 AND 4, A DISTANCE OF 36.22 FEET TO A COMMON CORNER THEREOF;
THENCE SOUTH 01°05'45" EAST ALONG A LINE BEING A PROJECTION OF THE WESTERLY COMMON LINE OF SAID LOTS 1 AND 4, A DISTANCE OF 300.00 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 88°4'15" EAST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 36.23 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

ALL EASEMENTS AND RIGHTS APPURTENANT TO PARCEL NO. 1 AS SET FORTH IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-134599 AND RERECORDED IN DOCUMENT NO. 86-135234, AND PARTIAL RELEASE RECORDED IN DOCUMENT NO. 2013-0626591; EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-270274; RECIPROCAL EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 86-304863 AND RERECORDED IN DOCUMENT NO. 87-497508; AND EASEMENT RECORDED IN DOCUMENT NO. 86-008724, RECORDS OF MARICOPA COUNTY, ARIZONA.