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DEC 10 2015

Chandler



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MEMORANDUM

Planning Division – CC Memo No. 15-152

DATE: DECEMBER 10, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

SUBJECT: PDP15-0013 ARIZONA AVENUE AND QUEEN CREEK ROAD

Request: Preliminary Development Plan approval for housing product within a single-family residential subdivision on approximately 13 acres

Location: Northeast corner of Arizona Avenue and Queen Creek Road

Applicant: Earl, Curley & Lagarde, Stephen Earl

Project info: Approximately 13.83 acres with 90 single-family residential units; approximately 6.51 du/ac

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan subject to conditions.

BACKGROUND

The request is for approval to allow one-story housing product to occur on up to 21 lots within the developing 90 lot single-family residential subdivision. This approximate 13.83 acre development is located at the immediate intersection corner of Arizona Avenue and Queen Creek Road. In May 2014, the subdivision site layout and housing product were approved with all two-story homes. The lots are designed in a cluster configuration with use and benefit easements for individual detached homes. Lot sizes are a minimum 2,220 sq. ft. (44' x 55.5') up to 3,723 sq. ft. (69.2' x 53.8').

December 10, 2015

The two-story housing plans range in size from approximately 1,966 to 2,845 livable square feet. Each housing plan includes three elevation styles. The request is to incorporate two one-story housing plans, Plans 1483 and 1626, which are 1,483 and 1,626 livable square feet respectively with three elevation styles each. The one-story housing plans are an option for buyers on specific lots including lots 22, 27, and 34 (along Queen Creek Road); lots 60, 61, 66, 67, 72, 73, 78, 79, 84, 85, and 90 (along the interior open space area), and lots 39, 40, 45, 46, 51, 52, and 57 (abutting the east property line). One-story homes could occur along the main open space area, on back lots of certain clusters, and along the east side adjacent to developing multi-family residential buildings. No lots along Arizona Avenue will have one-story homes, and only three lots along Queen Creek Road may be one-story homes as exhibited on the Site Plan.

This subdivision is surrounded by multi-family residential buildings within the Archstone Village Crossing at Chandler (Camden Chandler). The multi-family development includes all two-story buildings abutting the subject site's east side. North of the site are mostly three-story buildings and a few two-story buildings.

The one-story homes provide additional housing product diversity amongst the mostly two-story home community. The plans are designed specifically for the 21 lots in conformance with building setbacks and maximum lot coverage. The one-story homes are designed to conform to the two-story homes' architecture. Standard features include the side yard covered patios/courtyard space, covered front entries, stone veneer on at least one elevation, window muntins, window shutters and awnings, decorative window surrounds, and corbels.

DISCUSSION

Planning Staff finds the two one-story homes offer additional diversity while maintaining an intimate environment amongst 90 homes through the cluster, motor court lot layout. The addition of one-story housing product maintains the subdivision's urban intimate environment amongst homes along with varied lot depths and varied perimeter wall locations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due no adjacent single-family residential developments and the nature of the proposal.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition. One letter was received in support of the proposal.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

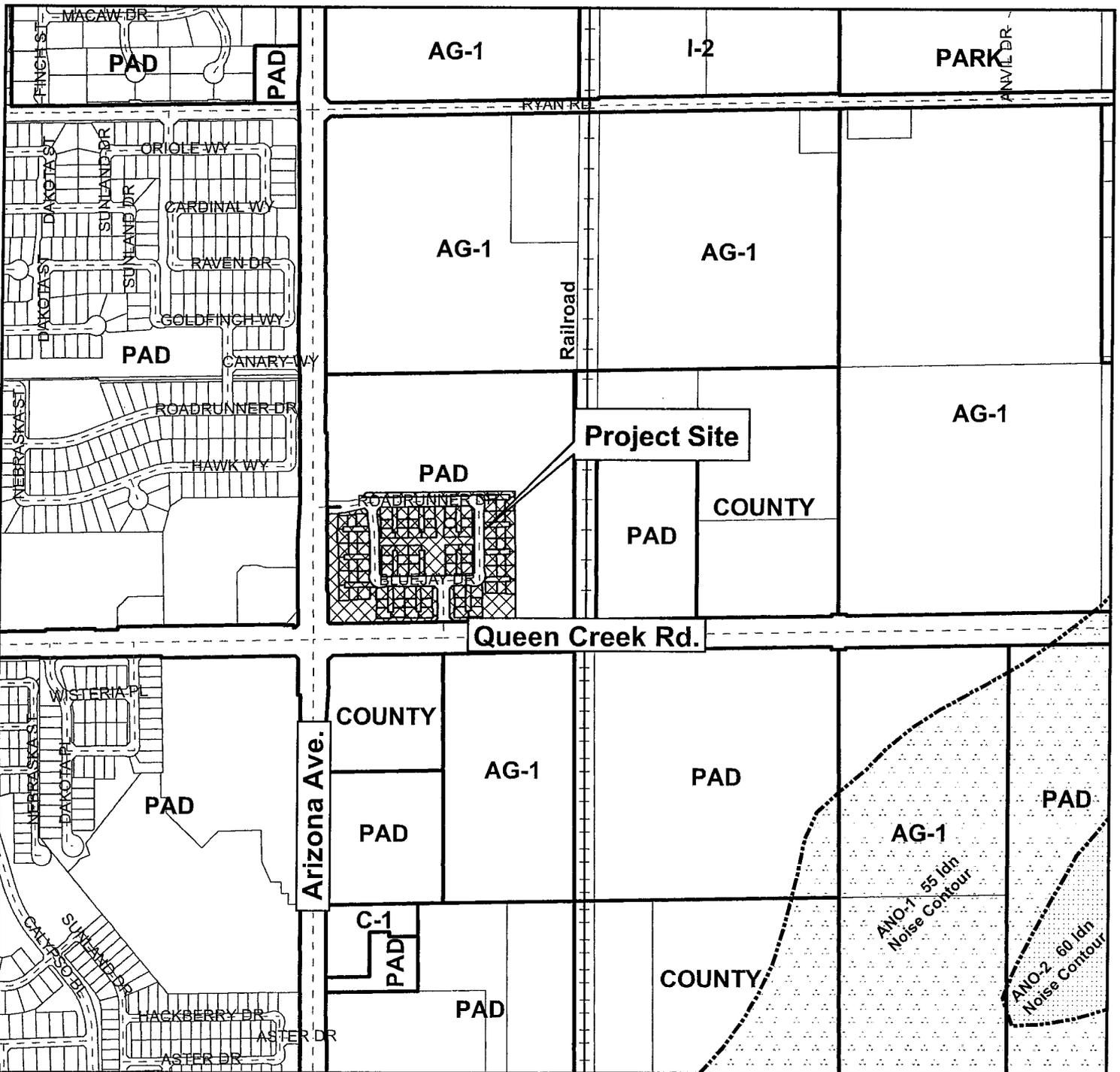
1. Development shall be in substantial conformance with the Development Booklet, entitled "ARIZONA AVENUE AND QUEEN CREEK ROAD", kept on file in the City of Chandler Planning Division, in File No. PDP15-0013, except as modified by condition herein.
2. One-story housing plans 1483 and 1626 are approved for lots 22, 27, and 34 (along Queen Creek Road); lots 60, 61, 66, 67, 72, 73, 78, 79, 84, 85, and 90 (along the interior open space area), and lots 39, 40, 45, 46, 51, 52, and 57 (abutting the east property line).
3. No more than two identical side-by-side roof slopes should be constructed along arterial streets or public open space.
4. The same floor plan and elevation shall not be built side-by-side or directly across the street from one another.

PROPOSED MOTION

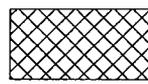
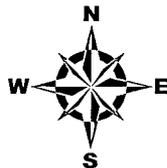
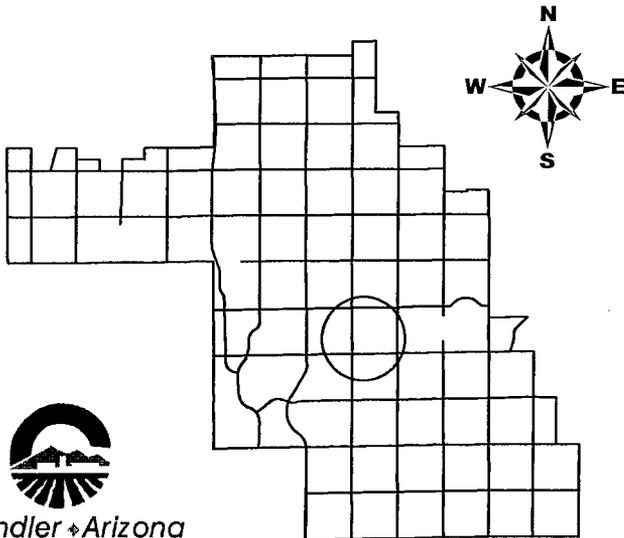
Move City Council approve Preliminary Development Plan PDP15-0013 ARIZONA AVENUE AND QUEEN CREEK ROAD for housing product, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



Vicinity Map

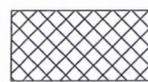
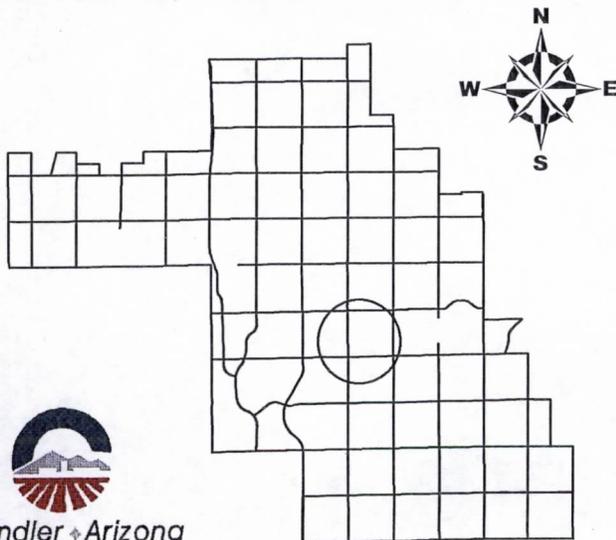


PDP15-0013

Arizona Avenue and Queen Creek Road



Vicinity Map

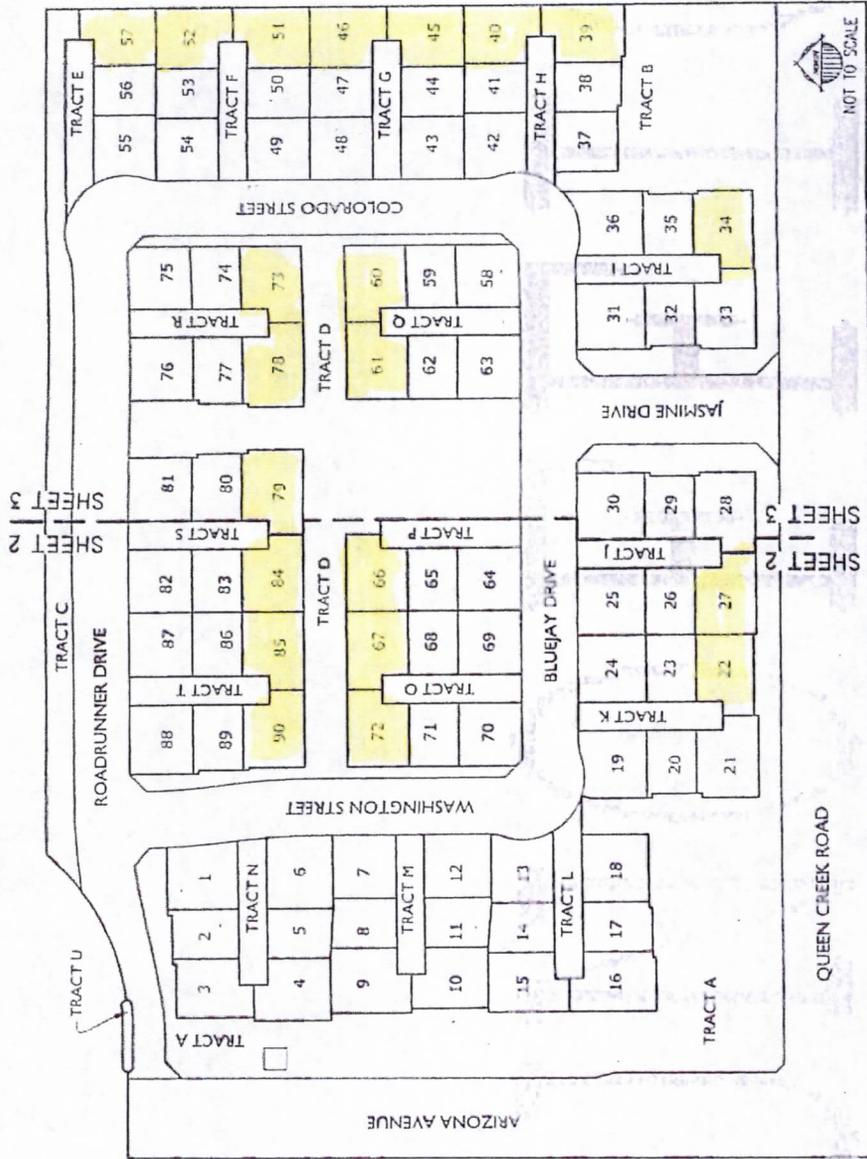


PDP15-0013

Arizona Avenue and Queen Creek Road

Potential Locations for Single-Story Houses

Site Plan



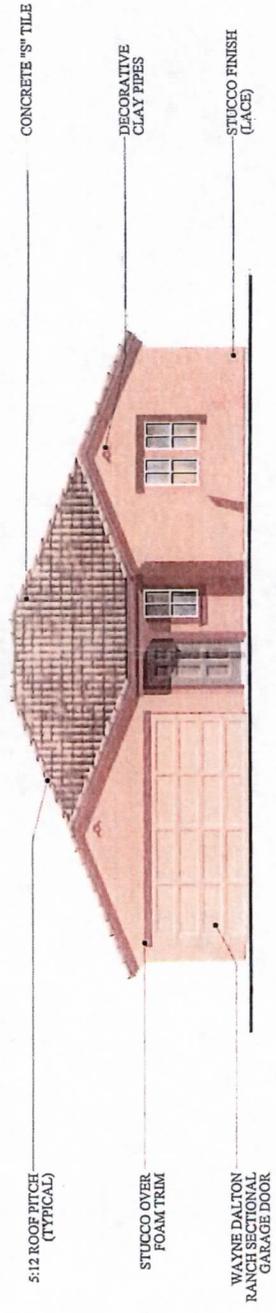
Site Plan

Rendering of View from Queen Creek Road



Paseo Place Street Scene
View of Lots backing up to Queen Creek Road only





5:12 ROOF PITCH (TYPICAL)

CONCRETE "S" TILE

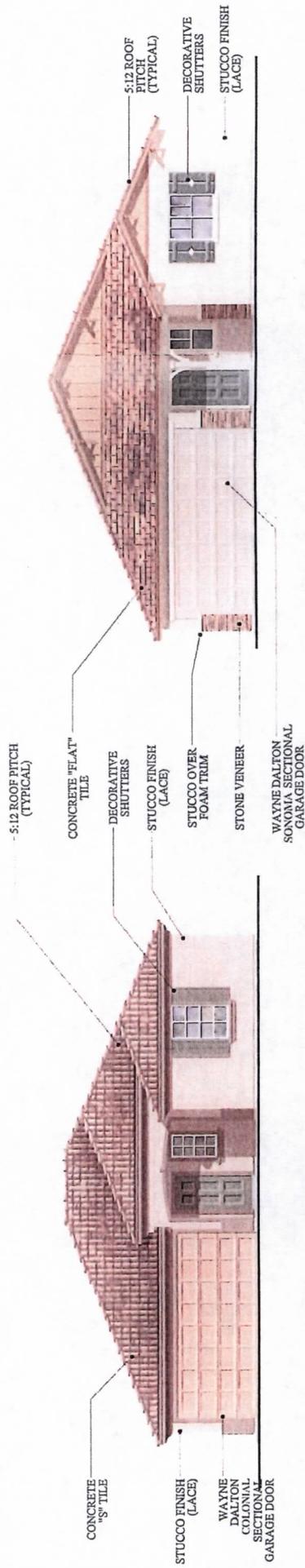
STUCCO OVER FOAM TRIM

DECORATIVE CLAY PIPES

WAYNE DALTON RANCH SECTIONAL GARAGE DOOR

STUCCO FINISH (LACE)

"A" (SANTA BARBARA)



5:12 ROOF PITCH (TYPICAL)

CONCRETE "FLAT" TILE

STUCCO FINISH (LACE)

DECORATIVE SHUTTERS

STUCCO OVER FOAM TRIM

STONE VENEER

WAYNE DALTON SONOMA SECTIONAL GARAGE DOOR

5:12 ROOF PITCH (TYPICAL)

CONCRETE "S" TILE

STUCCO FINISH (LACE)

DECORATIVE SHUTTERS (TYPICAL)

STUCCO FINISH (LACE)

WAYNE DALTON COLONIAL SECTIONAL GARAGE DOOR

"B" (FORMAL SPANISH)

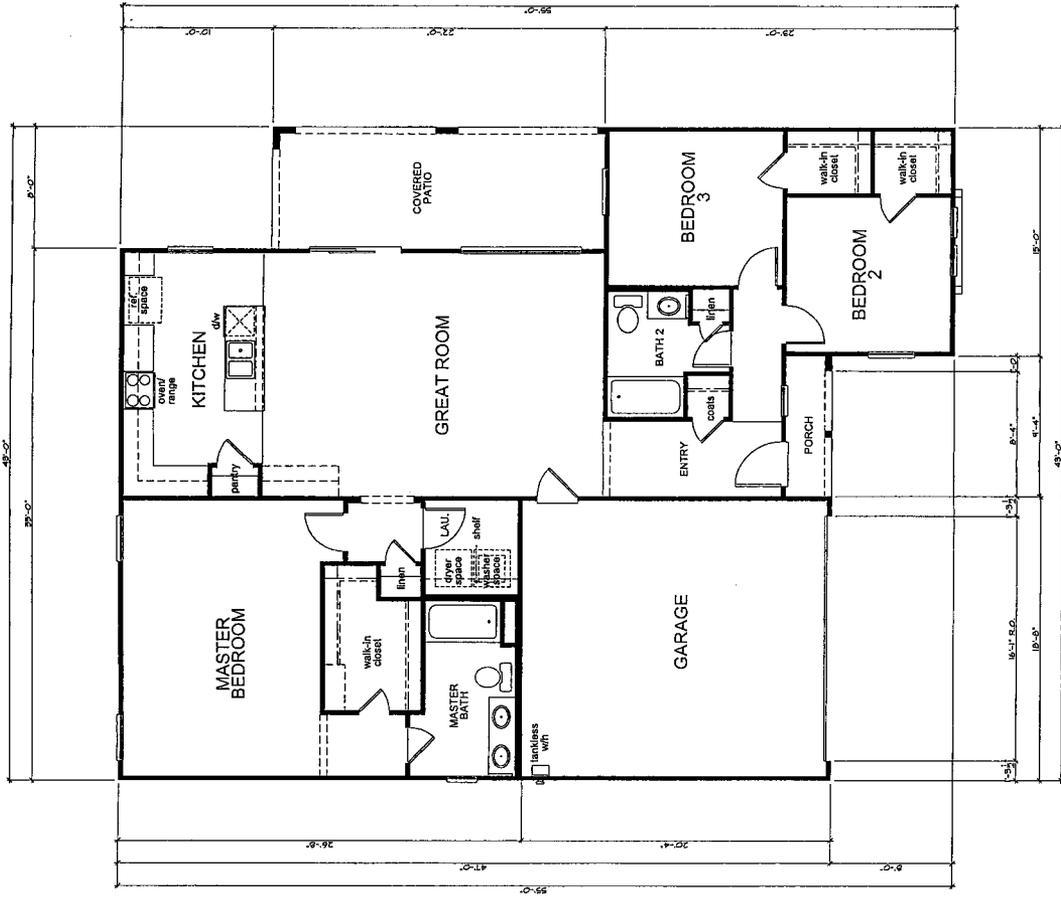
"D" (CRAFTSMAN)

141143
 2017 No. 1
 4/24/15
 4/24/15

PASEO PLACE - CLUSTER PRODUCT
 KB HOME - PHOENIX DIVISION
 CHANDLER, ARIZONA



PLAN 1483



SQUARE FOOTAGE		PLAN # 1483	
NET FLOOR AREA	1483	500	PT.
TOTAL COVERED AREA	1630	500	PT.
SCREENED AREA	198	500	PT.
PORCH AREA	28	500	PT.
PAVING AREA	23	500	PT.
DRY. UTILITY PATIO	174	500	PT.
	258	500	PT.

Floor Plan 'A'

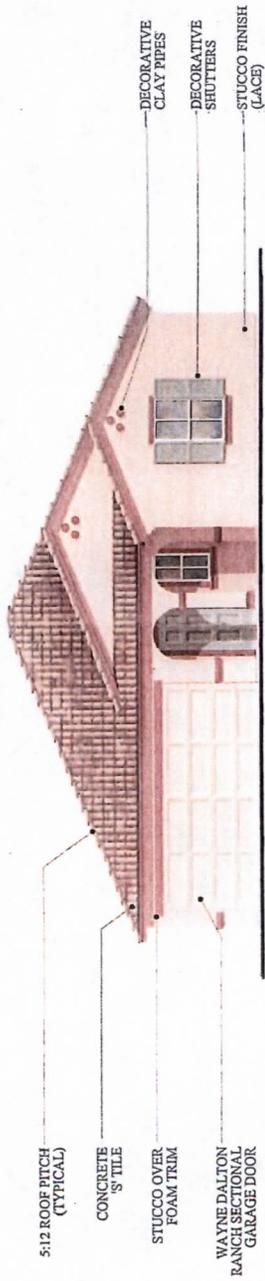
PASEO PLACE - CLUSTER PRODUCT
 KB HOME - PHOENIX DIVISION
 CHANDLER, ARIZONA



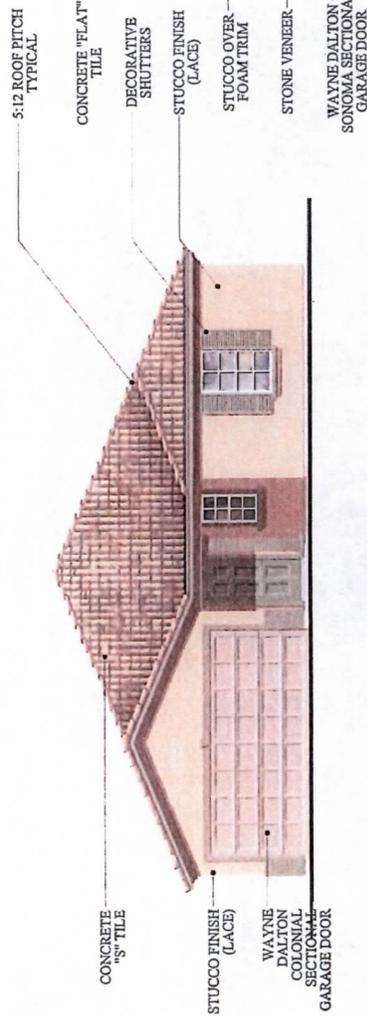
PLAN 1483

PLAN No.:
 JOB No.:
 STORY:
 DATE: 1/11/15

141143
 #739337
 ONE



"A" (SANTA BARBARA)



"B" (FORMAL SPANISH)



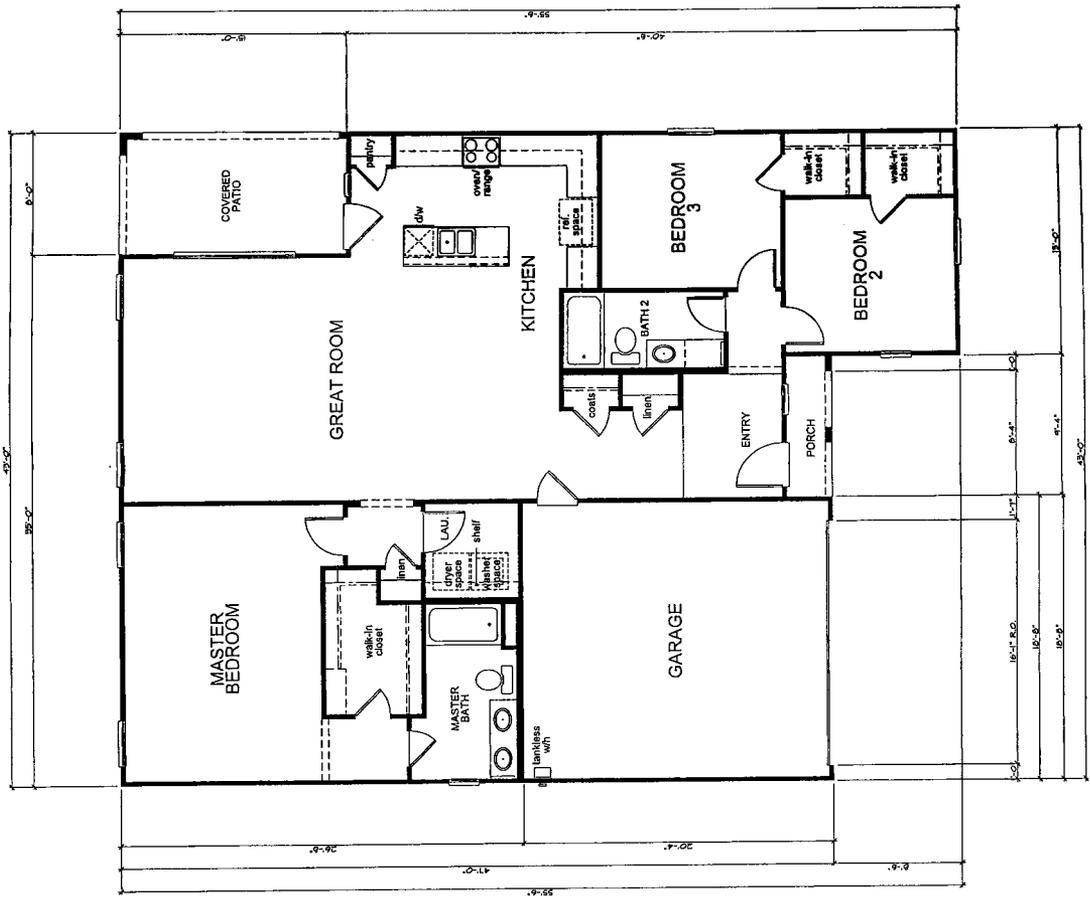
"D" (CRAFTSMAN)

PLAN No. 1626
 STORY ONE
 August 18, 2015

PASEO PLACE - CLUSTER PRODUCT
 KB HOME - PHOENIX DIVISION
 CHANDLER, ARIZONA



PLAN 1626



SQUARE FOOTAGE		PLAN # 1026	
NET FLOOR AREA	1626	50 FT	50 FT
TOTAL AREA	1626	50 FT	50 FT
GARAGE AREA	574	26 FT	50 FT
PORCH AREA	26	26 FT	50 FT
PATIO AREA	130	26 FT	50 FT

Floor Plan 'A'

PLAN No.: 141158
 JOB No.: #759549
 DATE: August 28, 2015

PASEO PLACE - CLUSTER PRODUCT
 ICB HOME - PHOENIX DIVISION
 CHANDLER, ARIZONA



PLAN 1026