

MEMORANDUM **Planning Division – CC Memo No. 16-003**

DATE: JANUARY 28, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: ERIK SWANSON, SENIOR CITY PLANNER
SUBJECT: DVR15-0032/PPT15-0014 PARKVIEW PLACE
 Introduction and Tentative Adoption of Ordinance No. 4688

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval for a 50-lot single-family residential subdivision

Location: Approximately one-half mile south of the southeast corner of Ocotillo and Basha roads

Applicant: Mari Flynn; Ashton Woods Arizona, LLC

Project Info: 6.28 acres, 50 single-family homes, 7.95 dwelling units per acre

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The 6.28-acre site is located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads, within close proximity to Snedigar Park. Portions of Snedigar Park surround the site with the exception of a City well-site adjacent to the site’s south side; vacant Agricultural property is directly north.

The site is not part of an existing area plan, resulting in a default to the General Plan designation. The General Plan categorizes the site for residential development with a range of 0-18 dwelling units per acre depending on location. Due to the site’s proximity to existing residential, density is

broadly determined with consistency in the area. Townhomes within Fulton Ranch are southeast of the site with a density of 5 units per acre, and Serenity Shore condominiums south of Snedigar with a density of 12 units per acre.

The request is for a 50-lot single-family residential subdivision with an overall density of 7.95 units per acre. The gated community is relatively symmetrical as it is situated on a rectangular lot. The entry terminates at the primary outdoor space, with a second outdoor area connecting to Snedigar Park located at the southeast corner of the site. The homes are designed to utilize garage entry off of the main drive aisles resulting in front porches facing the front porches of the adjacent homes. A meandering pedestrian path is located in front of each row of homes. Mini cul-de-sacs are created along the southern boundary with the main cluster of buildings centralized in the subdivision. As has been standard with recent medium density developments, a number of guest parking stalls are provided and dispersed throughout the site with a majority surrounding the main amenity area.

Outdoor living for the homes utilizes a Use and Benefit Easement, resulting in a zero setback on one side and ten feet on the other side. Depths of the homes vary, creating staggering along the front entry courtyard areas. Four, two-story plans are provided ranging in square footage from 1,871 to 2,618 square feet. Four elevations are provided, with each home having three elevations to choose from along with three color schemes offered for each elevation. Side elevations for the homes located adjacent to the loop roads have been enhanced to provide corresponding architectural pop-outs.

Similar to design concerns for standard single-family subdivisions, when dealing with more dense detached single-family subdivisions with two-story homes, concerns arise with the creation of two-story corridors. In this case, a concern with the drive aisles where garage entry is located, two-story corridors are created. To address the concern, pavement treatment will be incorporated into the minimal driveways with paving bands splitting the length of the drive aisle. Planning Staff has added condition no. 5 of the PDP recommendation addressing the drive aisles. Additionally, landscaping will be located along both sides of the driveway to soften the corridor appearance. Lastly, the design team has incorporated corresponding architectural elements to the rear of the homes to assist in a varied streetscape, as well as designing two of the four floor plans to not have a second story element over the garage, visually creating staggered building massing.

DISCUSSION

Planning Staff supports the request finding that the subdivision provides housing product to the area that is currently not provided. It should be noted that the developer is currently working with the City's Municipal Utilities Department regarding the well station south of the site. When the City developed the site a ten-foot landscape buffer was intentionally left to separate the City property from the subject site. So that a no-man's land is not created in between the sites, the developer is working with the City to maintain the area and allow the site to be integrated with the development; the property will remain the City's.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held Tuesday, October 20, 2015; eight neighbors attended and offered general support of the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Pridemore)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Parkview Place", kept on file in the City of Chandler Planning Division, in File No. DVR15-0032, 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. 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
7. 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.

8. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege 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 agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. 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.
9. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.

Preliminary Development Plan

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 Exhibit A, Development Booklet, entitled "Parkview Place", kept on file in the City of Chandler Planning Division, in File No. DVR15-0032, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. The perimeter wall along the north property boundary shall be painted to be consistent with the color scheme of the community.
5. The applicant shall work with Planning Staff to provide additional pavement enhancements along the drive corridors between the residential blocks.

Preliminary Plat

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat PPT15-0014 PARKVIEW PLACE, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTIONS

Rezoning

Move City Council introduce and tentatively adopt Ordinance No. 4688, approving Rezoning DVR15-0032 PARKVIEW PLACE, from AG-1 to PAD for single-family residential, subject to the conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

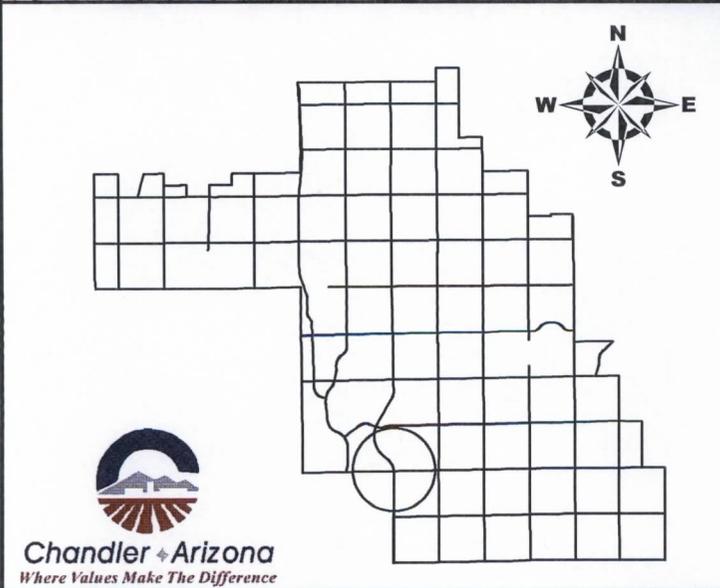
Move City Council approve Preliminary Development Plan DVR15-0032 PARKVIEW PLACE, approval for subdivision layout and housing product, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat

Move City Council to approve Preliminary Plat PPT15-0014 PARKVIEW PLACE, for a 50-lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Representative Elevations
5. Representative Floor Plan
6. Courtyard Perspective
7. Preliminary Plat
8. Ordinance No. 4688
9. Development Booklet



Vicinity Map



DVR15-0032

Parkview Place



Conceptual Site Plan

Site Summary

Acres 6.29
 Units 50
 Density 7.95 DU/Acre
 Covered Parking 100 Spaces
 Open Parking 47 Spaces
 Parking Ratio 2.94 Spaces/Unit



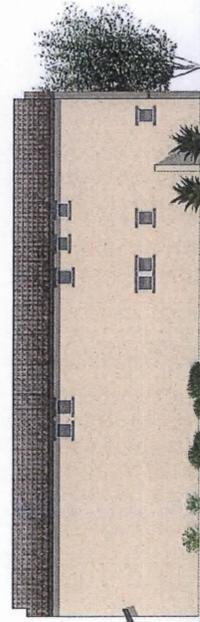
EXHIBIT - 4

II. Development Standards

Plan 2 - Spanish Elevations (Scheme A2)



Front Elevation



Left Side Elevation



Rear Elevation



Right Side Elevation

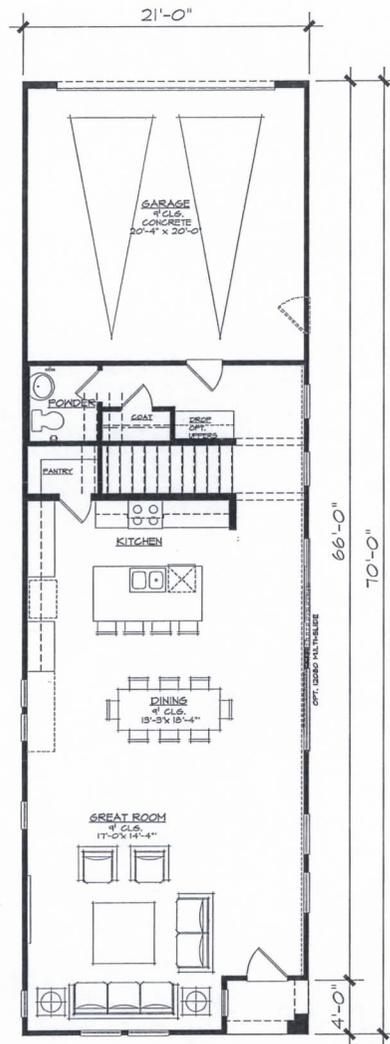
EXHIBIT - 13A

II. Development Standards

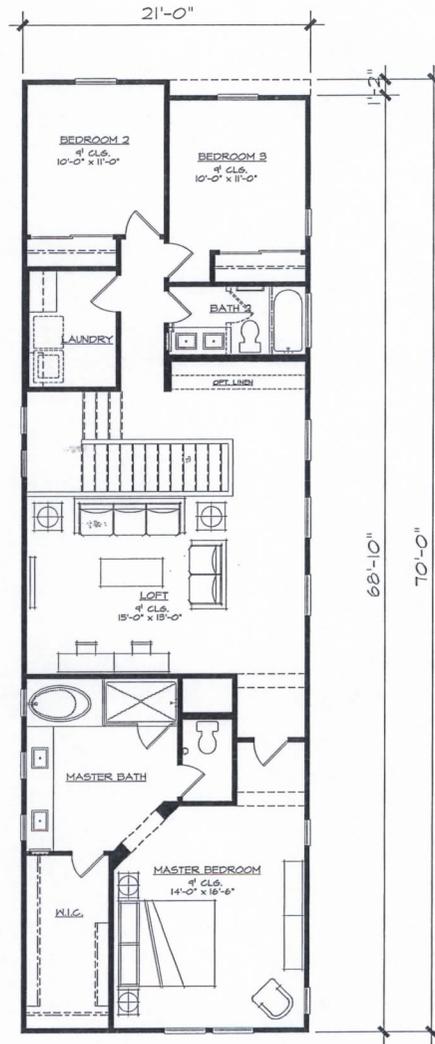
Parkview Place

Preliminary Development Plan Booklet
November 2015 (Revised December 22, 2015)

Floor Plan - 2 (2,394 Sq. Ft.)



First Floor Plan
1,016 s.f.



Second Floor Plan
1,394 s.f.

Conceptual Street Scene / Paseo View



EXHIBIT - 11A

II. Development Standards

ORDINANCE NO. 4688

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) FOR SINGLE-FAMILY RESIDENTIAL IN CASE DVR15-0032 PARKVIEW PLACE 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-1 to PAD for Single-Family Residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Parkview Place", kept on file in the City of Chandler Planning Division, in File No. DVR15-0032, 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.
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8. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege 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 agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. 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.
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