



**Chandler • Arizona**  
*Where Values Make The Difference*



**MEMORANDUM**

**Planning Division – CC Memo No. 16-056**

**DATE:** JUNE 9, 2016

**TO:** MAYOR AND COUNCIL

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

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:** PDP16-0022/PPT16-0005 WILDHORSE

**Request:** Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for subdivision layout for a nine lot single-family custom subdivision on approximately five acres

**Location:** North of the northwest corner of Willis Road and El Dorado Drive

**Applicant:** Troy Peterson; Bowman Consulting

**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 and Preliminary Plat, subject to conditions.

**BACKGROUND**

The subject site is located north of the northwest corner of Willis Road and El Dorado Drive. North and west, adjacent to the site is the Allred Park Place development. East are developed residential lots zoned AG-1. South is the Vintage Villas single-family residential subdivision.

The subject site is located within the Dobson/Germann Area Plan that encompasses the area between the Loop 202 Santan Freeway, Germann, Dobson, and Price roads. The area plan designates the site for minimum 10,000 sq. ft. residential lots. The request is consistent with the area plan.

The subject site was zoned in late 2014, from Agricultural to PAD for a 15-lot single-family residential subdivision, with lot sizes exceeding the 10,000 sq. ft. requirement in the area plan.

At the time of approval, housing product was included. The property has since been sold, and was acquired by an adjacent property owner.

The request seeks to amend the site plan and number of residential lots reducing the lot count from 15 lots to 9 lots. At the time of approval in 2014, the density was approved 2.97 units per acre; the current request reduces the density to 1.7 units per acre. Setbacks remain consistent with the previous approval and the adjacent Vintage Villas subdivision to the south.

During the 2014 approval process, housing product was included. Product included one and two story homes; however, based on concerns expressed by an adjacent owner to the east, the developer restricted lots 2, 14, and 15 to single-story plans. The current owner is maintaining the restriction to the respective lot locations since the lots have now changed due to the reduction in count. Single-story homes will be restricted to the current lots of 2, 8 and 9 respectively. Lot sizes have been increased to between 15,000 up to 22,000 sq. ft. While the retention basin and entry landscaping maintains the same location as the initial approval, the areas have been increased in area.

Housing product is no longer proposed as the owner's intention is to develop a custom home subdivision. While housing product is not included, design criteria has been included in the development booklet requiring deemphasized garage fronts, four-sided architecture, minimum home square footage, and restriction the amount of two-story homes.

### **DISCUSSION**

Planning Staff finds the request maintains consistency with the General Plan and Dobson/Germann Area Plan. Furthermore, the reduction in lot count and density provides housing options in the area that are no longer common place, offering diversity in the area.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Thursday, April 7, 2016; eleven neighbors attended.
- As of the writing of this memo, Planning Staff is not aware opposition to the request; however, Planning Staff has received one email requesting that home along the southern end adjacent to the Vintage Villas subdivision be limited to single-story homes. Planning Staff has received one phone call in support of the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

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

### **RECOMMENDED ACTIONS**

#### **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 the Development Booklet, entitled "WILDHORSE" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0002, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
3. 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.

**Preliminary Plat**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Preliminary Development Plan**

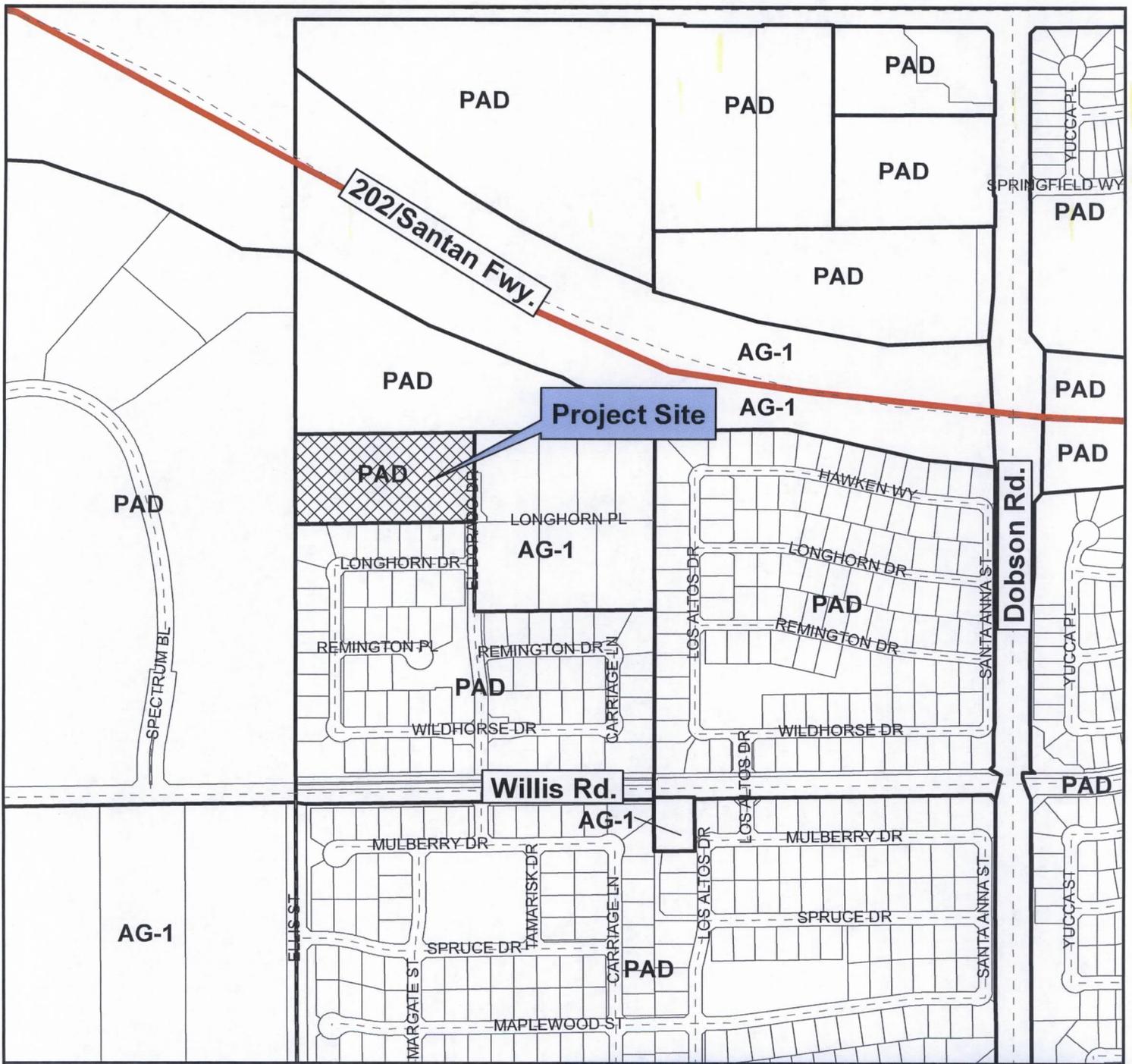
Move City Council approve Preliminary Development Plan PDP16-0002 WILDHORSE, for a nine lot single-family residential subdivision, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat**

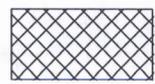
Move City Council approve Preliminary Plat PPT16-0005 WILDHORSE, for a nine lot single-family residential subdivision, subject to the condition recommended by Planning Commission and Planning Staff.

**Attachments**

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

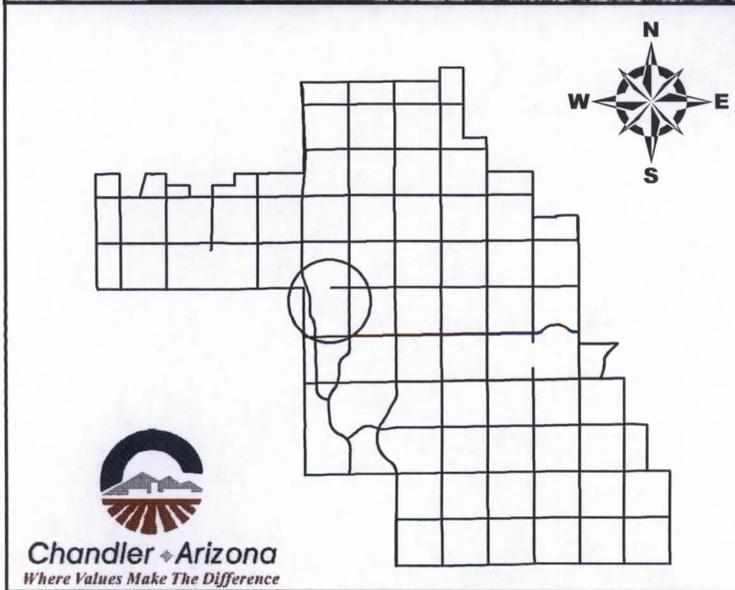
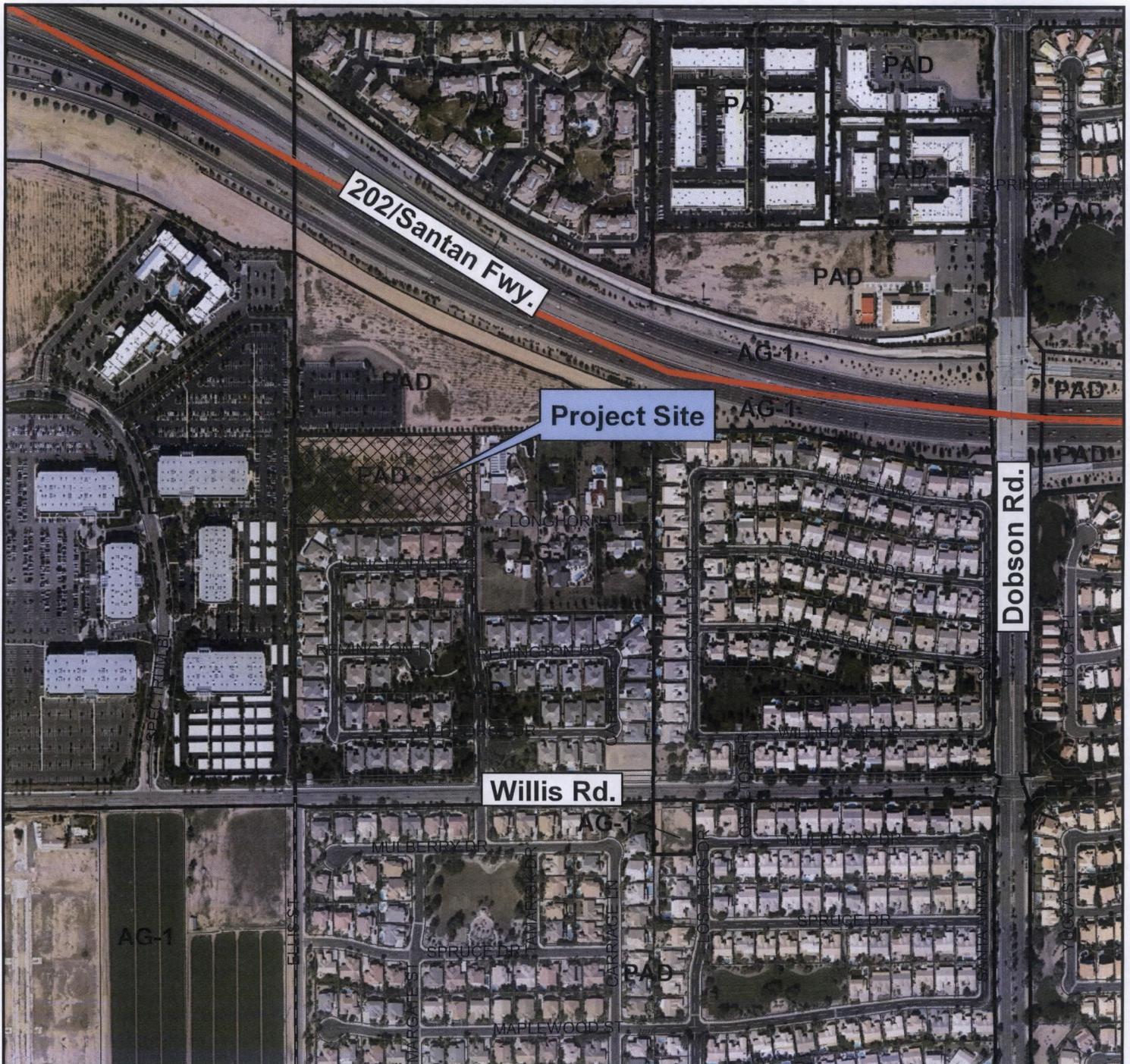


## Vicinity Map

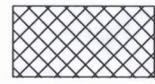


PDP16-0002

Wildhorse



## Vicinity Map



PDP16-0002

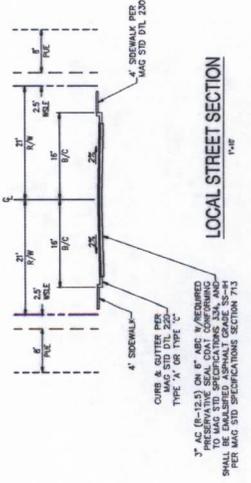
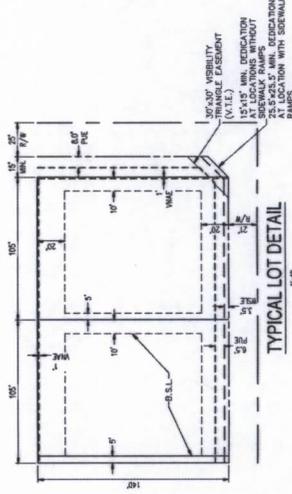
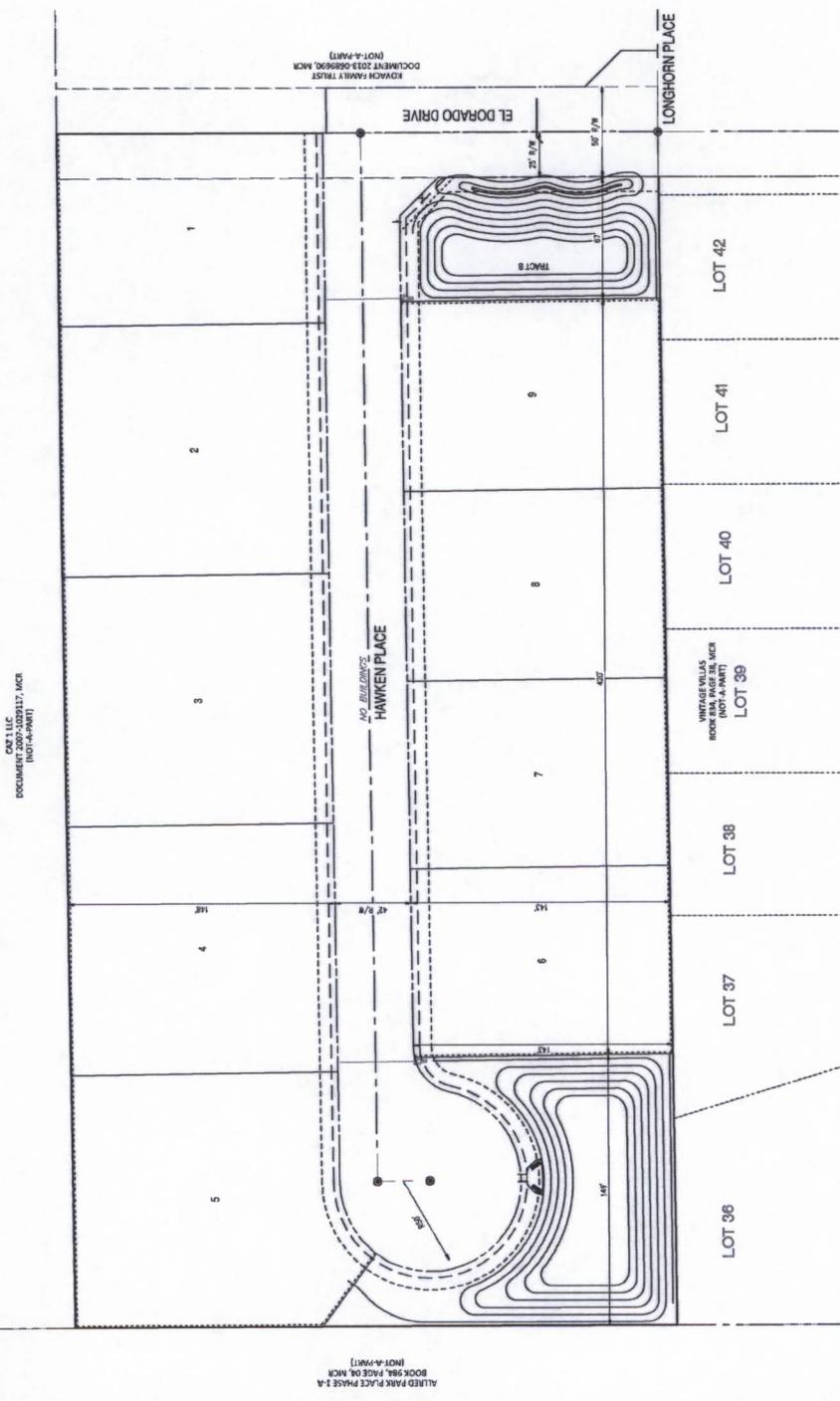
Wildhorse

**SITE DATA TABLE**

APPLICANT:	BOWMAN CONSULTING
DEVELOPER:	EMPIRE RESIDENTIAL
PARCEL AREA:	5.05 ACRES (GROSS & NET)
EXISTING ZONING:	AC-1
NUMBER OF LOTS:	15
DENSITY:	2.87 DU/AC
OPEN SPACE:	0.66 AC (13.14%)

**SETBACK TABLE**

MINIMUM LOT WIDTH:	70'
MINIMUM LOT AREA:	10,000 SF
BUILDING SETBACKS:	
FRONT:	20' FOR SINGLE STOREY GARAGE, 25' FOR OTHER STOREY GARAGE, 30' FOR TWO STOREY GARAGE
REAR:	20'
SIDE:	5'/15' (MIN./TOTAL)
MAXIMUM LOT COVERAGE:	50%
1-STORY:	45%
2-STORY:	45%



0071 LLC  
 DOCUMENT 2013-058990, MCH  
 (NOT-A-PART)

ALYD PARK PLACE PHASE 1A  
 BOOK 986, PAGE 04, MCH  
 (NOT-A-PART)





**VICINITY MAP**  
NOT TO SCALE

**ENGINEER:**  
BOWMAN CONSULTING  
10000 W. WILLOW BLVD.  
SUITE 100  
CHANDLER, ARIZONA 85226  
PHONE: (480) 825-8200  
CONTACT: TROY PETERSON

**OWNER/DEVELOPER:**  
STEVE BOGACH  
10000 W. WILLOW BLVD.  
SUITE 100  
CHANDLER, ARIZONA 85226  
PHONE: (480) 825-8200

**SHEET INDEX**  
01 - COVER SHEET  
02 - PRELIMINARY PLAT

**BENCHMARK**  
CITY OF CHANDLER BENCHMARK DATA  
INTERSECTION OF PARKVIEW STREET AND SOUTH ENTRY OF  
CHANDLER HOSPITAL 897.4 FT OF DOBSON ROAD.  
ONE QUARTER MILE NORTH OF PRICE ROAD.  
ELEVATION: 1155.52 (NAVD83)

**BASIS OF BEARING**  
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN DEGREE 87 MINUTES 24 SECONDS EAST.

**FLOOD ZONE**  
CURRENT FLOOD ZONE IS ZONE X. AREA OF 0.24 ANNUAL CHANCE FLOOD. AREA OF 1% ANNUAL CHANCE FLOOD IS 0.00 ACRES. AREA OF 0.01 ANNUAL CHANCE FLOOD IS 0.00 ACRES. ANNUAL CHANCE FLOOD MAPS AND AREAS PROTECTED BY LAWS FROM 1% ANNUAL CHANCE FLOOD; PER FINAL MAP NO. 04502222L, DATED OCTOBER 18, 2013.

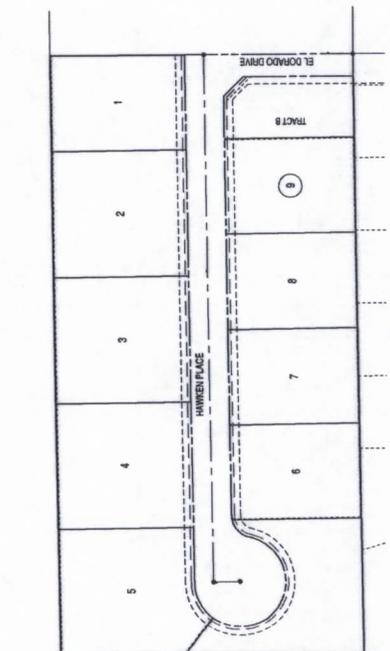
**PROJECT INFORMATION**  
PARCEL AREA: 6.89 ACRES (GROSS & NET)  
EXISTING ZONING: AD-1  
NUMBER OF LOTS: 9  
DENSITY: 1.78 DU/AC  
MINIMUM LOT WIDTH: 100'  
MINIMUM LOT AREA: 15,000 SF  
BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 5'  
REAR: 5'

**MAXIMUM LOT COVERAGE**  
1-STORY: 50%  
2-STORY: 45%  
LATTITUDE: 33°11'48"N  
LONGITUDE: 111°52'46"W

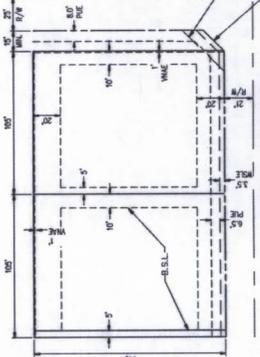
25' 19" FOR SIDE LOADED GARAGE LIVING AREA OR PORCH  
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## PRELIMINARY PLAT FOR WILDHORSE

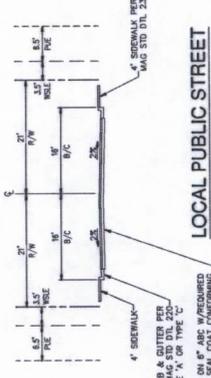
A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



**KEY MAP**  
SCALE 1"=40'



**TYPICAL LOT DETAIL**  
1"=40'



**LOCAL PUBLIC STREET SECTION**  
1"=40'

**LEGAL DESCRIPTION:**

A.P.N. 204-66-0017 (WARRANTY DEED NO. 2009-1195248)  
THE LAND DESCRIBED HEREIN BELONGS AND IS SITUATED IN THE COUNTY OF MARICOPA COUNTY, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.  
EXCEPT AN UNRECORDED 10 INTEREST WALL OIL, GAS AND MINERALS, AS RESERVED IN DEED RECORDED IN BOOK 386 OF DEEDS, PAGE 894 AND THEREAFTER CONVERTED IN MINERAL DEED RECORDED IN RECORDING NO. 1986-0788, RECORDS OF MARICOPA COUNTY, ARIZONA.

**CITY NOTES:**

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE EXISTING UTILITY REQUIREMENTS WILL NOT BE FULLY APPROVED BY THE CITY UNTIL THE EXISTING UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.  
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IMPROVEMENT FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.  
THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.  
THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

**NOTES:**

NO MODEL, HOME COMPLEX IS PROPOSED FOR THIS PROJECT.

**LEGEND:**

- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER LINE & MANHOLE
- PROPOSED RETENTION BASIN
- PROPOSED BERM
- PROPOSED DRAINAGE FLOW ARROW
- EXISTING CONTOUR LINE
- EXISTING GROUND ELEVATION
- EXISTING POWER POLE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- UTILITY EASEMENT
- WATER & STREET LIGHT EASEMENT
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT

