

E.

APR 15 2015



MEMORANDUM

Planning Division – PZ Memo No. 15-045

DATE: APRIL 15, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

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

SUBJECT: PDP14-0016 AVILLA CHANDLER HEIGHTS

Request: Preliminary Development Plan (PDP) approval for site and building design for a residential development

Location: East of the southeast corner of Arizona Avenue and Chandler Heights Road

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

Project Info: Approximately 9.5 acres, 116 units, one-story residences

RECOMMENDATION

Planning Staff, upon finding the Preliminary Development Plan (PDP) request to be consistent with the General Plan and Planned Area Development (PAD) zoning, recommends approval subject to conditions.

BACKGROUND

The approximate 9.5-acre subject site is located east of the southeast corner of Arizona Avenue and Chandler Heights Road. The property is surrounded to the north by Chandler Heights Road, a single-family residential subdivision under development, and an unfinished commercial center. Along the south side is property zoned IND-2 light industrial in the County which is partially developed with a thermal and acoustical insulation products manufacturer. To the west is property zoned PAD for multi-family residential. East of the site are the Union Pacific railroad tracks, property in the County zoned IND-3 heavy industrial with a lumber company, and Bear Creek Golf Course.

The subject site was part of a larger parcel previously zoned PAD with PDP for multi-family residential in 2012. That development included approximately 21 acres, 392 units, 17.99 du/ac, and two- and three-story apartment buildings. The zoning approved in October 2012 includes a three-year development timing condition expiring in October 2015.

The request is for PDP approval to develop a portion of the multi-family property with a casita style, gated development with a density of approximately 11 du/ac. The units range in size from 625 to 1,250 square feet with a mix of one, two, and three bedrooms. The development includes 116 individual units that are all one-story and detached except for approximately 15 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 atmosphere. There are common open spaces within the development and amenities including a community pool and spa. The primary entry is off of Chandler Heights Road, which is enhanced with Date Palm trees. A secondary emergency exit is provided at the southwest corner adjacent to the multi-family apartment parcel.

Avilla Chandler Heights is designed to integrate with the remaining component of the approved multi-family residential development. The development provides a landscape tract interfacing with an aisle of covered parking to the west.

ARCHITECTURE AND SITE DESIGN

There are three building/unit types based on the number of bedrooms. 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 200 to 350 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 an approximately 6-foot high masonry wall typically the width of the unit itself.

Buildings are designed with varied roof styles and paint color schemes. These units have a different exterior style than those at the Arie and Warner/Grace sites. The buildings have a more traditional single-family home appearance with roof tiles, window shutters, window trim, and decorative accents. The units are sited in groups that create pedestrian circulation and courtyards. 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. The perimeter theme wall and units are staggered along Chandler Heights Road. A centralized recreational open space and community swimming pool are accessible from all units.

Parking is provided by a mix of garage buildings, covered parking spaces, and uncovered parking spaces. A looped drive provides accessibility to all units and amenities. A total of 225 parking spaces are provided.

Planning Staff supports the represented designs as the 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 Staff finds that the multi-family residential development furthers the City's goal to promote new development, alternative forms of housing, creative and unique developments, and compatible land uses adjacent to multi-family residential and employment areas. 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 Chandler.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 5, 2015. Two representatives from an HOA west of Arizona Avenue attended. General questions were asked and they expressed support.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AVILLA CHANDLER HEIGHTS", kept on file in the City of Chandler Planning Division, in File No. PDP14-0016, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 4386 in case DVR12-0003 THE ENCLAVE, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property/homeowners' association.
5. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
6. 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.

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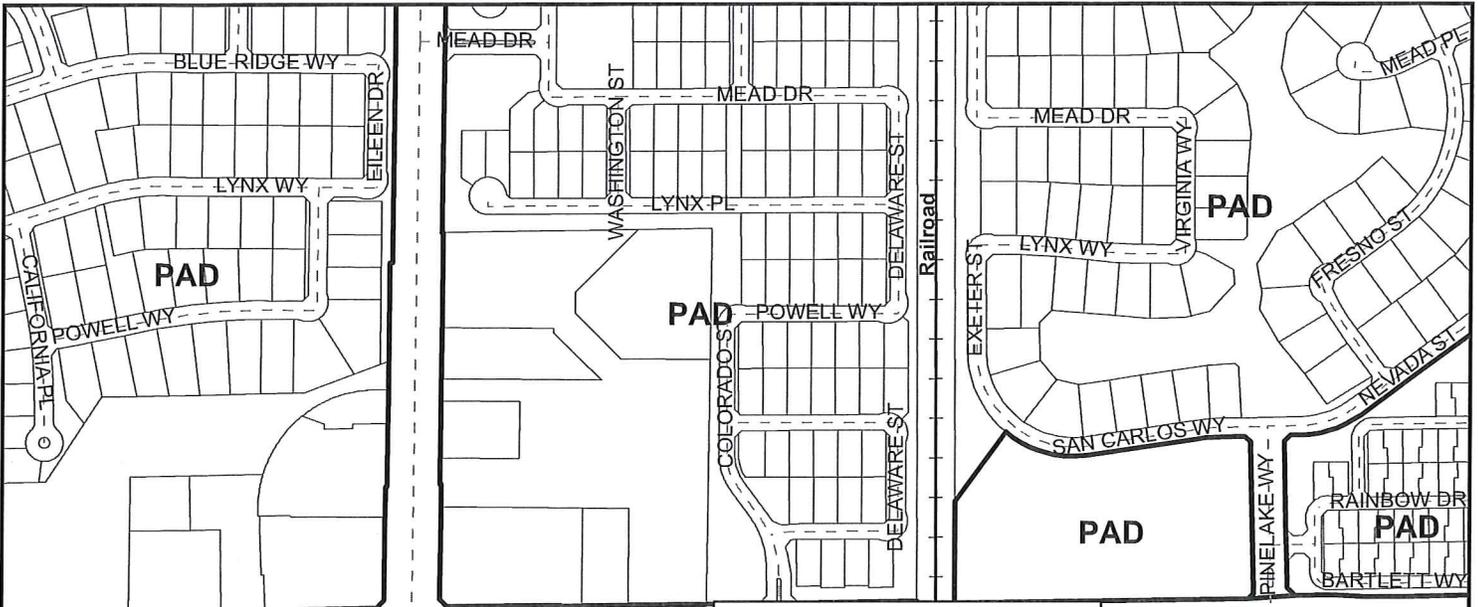
7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

PROPOSED MOTION

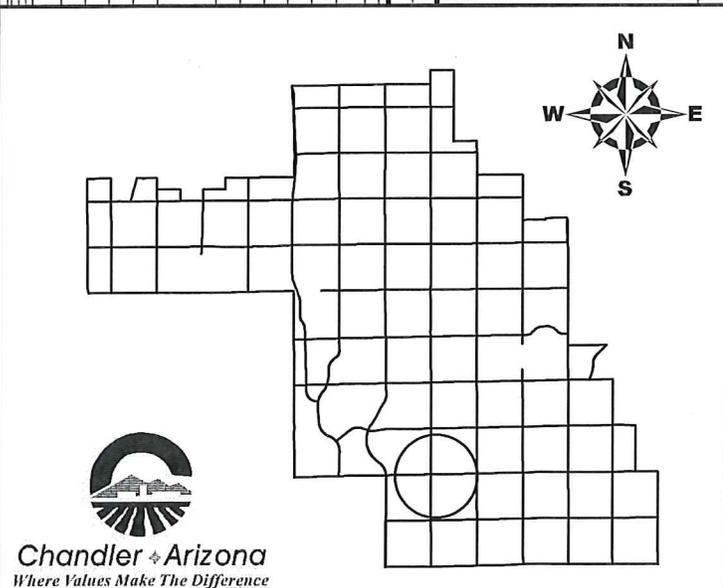
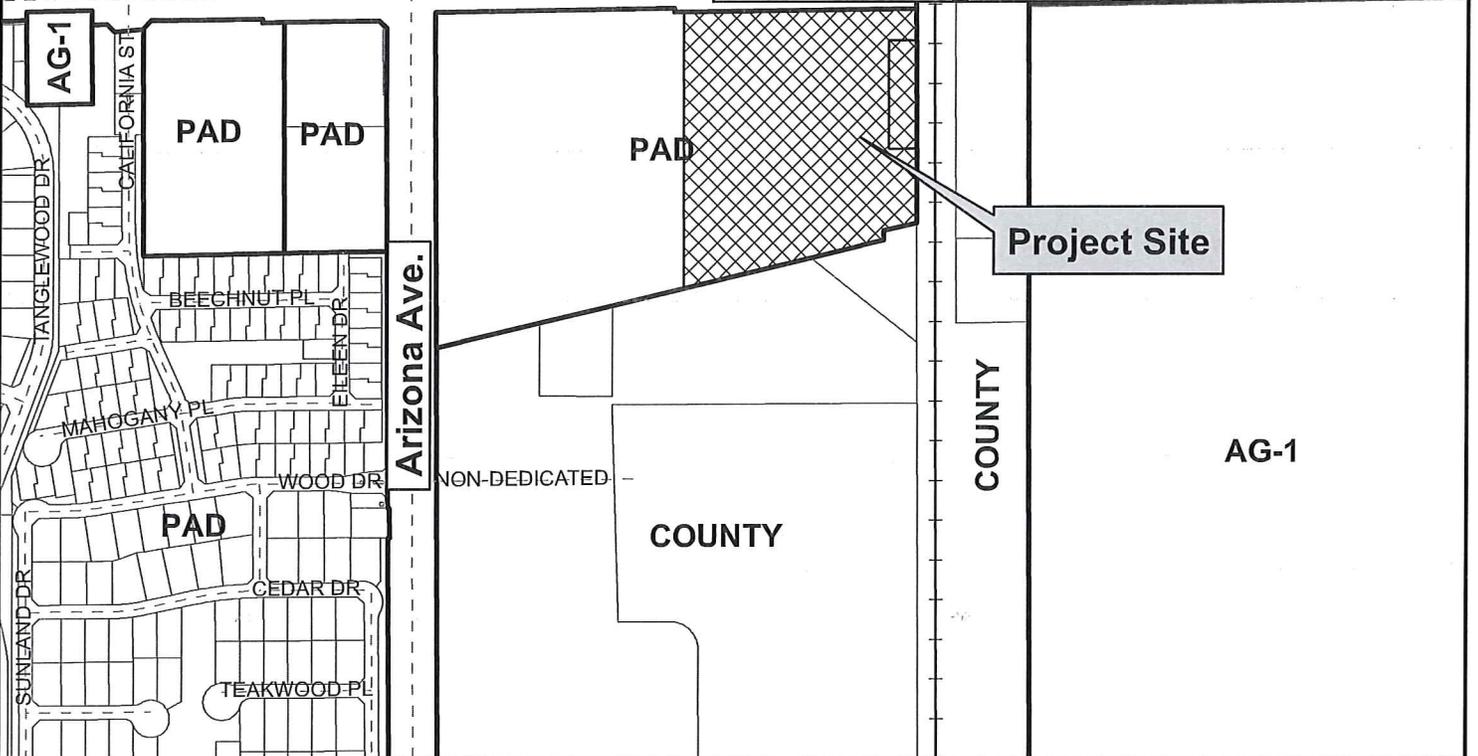
Motion to recommend approval of Preliminary Development Plan PDP14-0016 AVILLA CHANDLER HEIGHTS for a residential development, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. The Enclave (DVR12-0003) exhibits
6. Ordinance No. 4386
7. Development Booklet, Exhibit A



Chandler Heights Rd.



Vicinity Map

PDP14-0016

Avilla Chandler Heights

CITY OF CHANDLER 12/15/2014



Chandler Arizona
Where Values Make The Difference

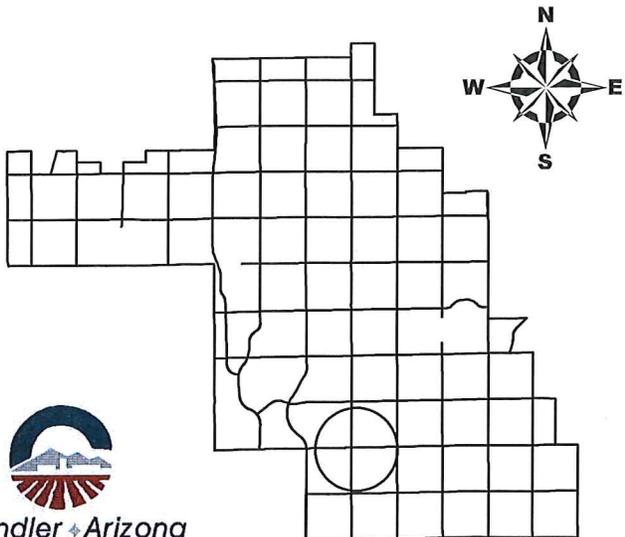


Chandler Heights Rd.

Arizona Ave.

Project Site

Vicinity Map



PDP14-0016

Avilla Chandler Heights



STUCCO FINISH
CONCRETE ROOF
TILE
STUCCO TRIM

DECORATIVE
IRON

DECORATIVE
SHUTTERS

STUCCO TRIM

ACCENT STUCCO

FRONT ELEVATION

FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

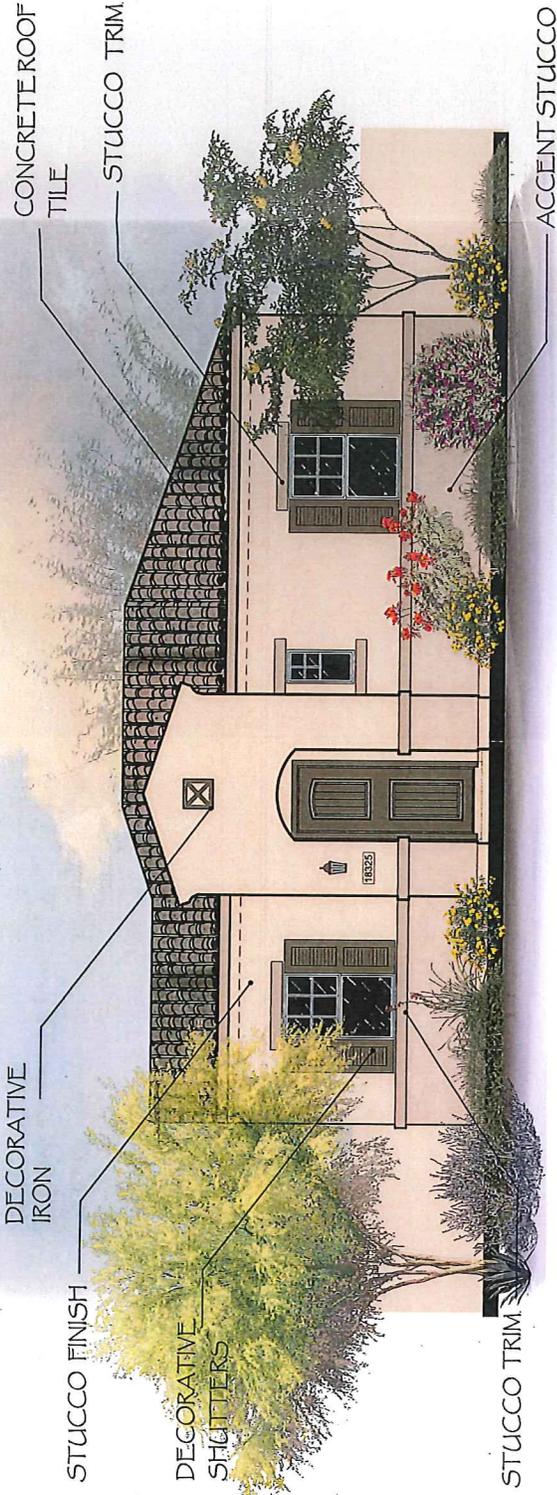
RIGHT ELEVATION

03/2015

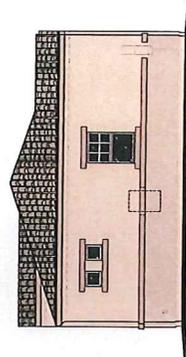
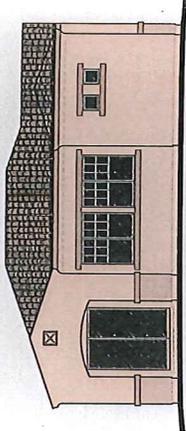
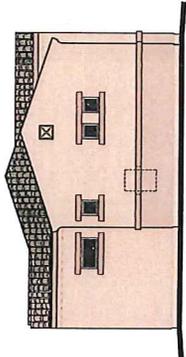
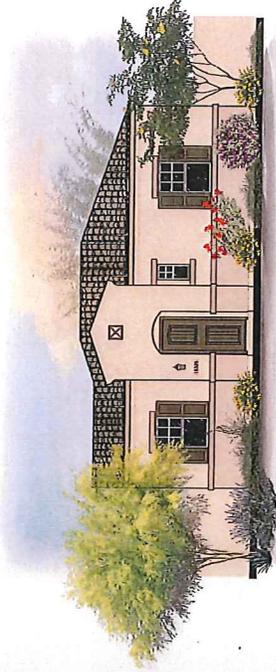
NEXmetro
Communities

Arizona & Chandler Heights
Three Bedroom - Scheme 3
Ranch Elevation

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"FINE QUALITY DESIGN LEADS TO LOWER COST"



FRONT ELEVATION

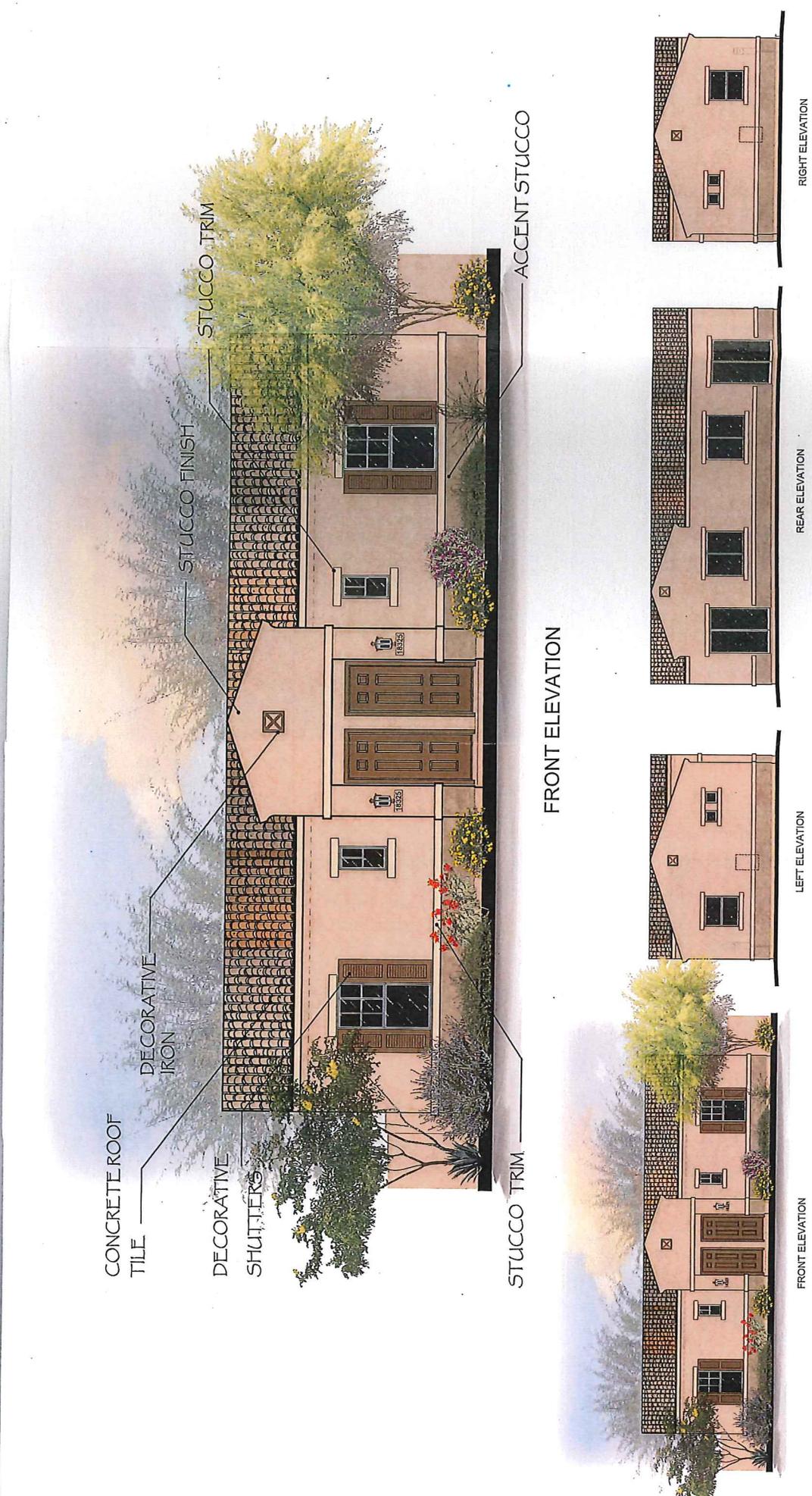


03/02/15

NEXmetro
Communities

Arizona & Chandler Heights
Two Bedroom -Scheme 2
Ranch Elevation

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"WHERE QUALITY DESIGN LEADS TO LOWER COST"



03/2015

NEXmetro
Communities

Arizona & Chandler Heights
One Bedroom - Scheme 1
Ranch Elevation

FELTEN GROUP
ENGINEERS • ARCHITECTS • DESIGNERS
"THE QUALITY DESIGN LEADS TO LOWER COST"

PROJECT DATA

OVERALL SITE DATA:
 ADDRESS: SOUTHWEST CORNER OF ARIZONA AVE. & CHANDLER AVENUES IN CHANDLER, ARIZONA
 APN NO.: 403-340-0000
 SITE AREA: 453,340 SQ. FT. (10.3 ACRES)
 PARKING AREA: 453,340 SQ. FT. (10.3 ACRES)
 LANDSCAPE AREA: 453,340 SQ. FT. (10.3 ACRES)
 TRAFFIC AREA: 453,340 SQ. FT. (10.3 ACRES)
 PROPOSED USE: CLASS A APARTMENTS
 ZONING: C-100
 NO. OF STORIES: ONE, TWO & THREE
 CHANGING ROOMS: 100
 OPEN SPACE REQUIRED (100 SF X 600 FT.): 100,000 SQ. FT.
 MAXIMUM HEIGHT: 100 FT.
 MAXIMUM AREA: 453,340 SQ. FT.
 MAXIMUM VOLUME: 1,360,020 CU. FT.
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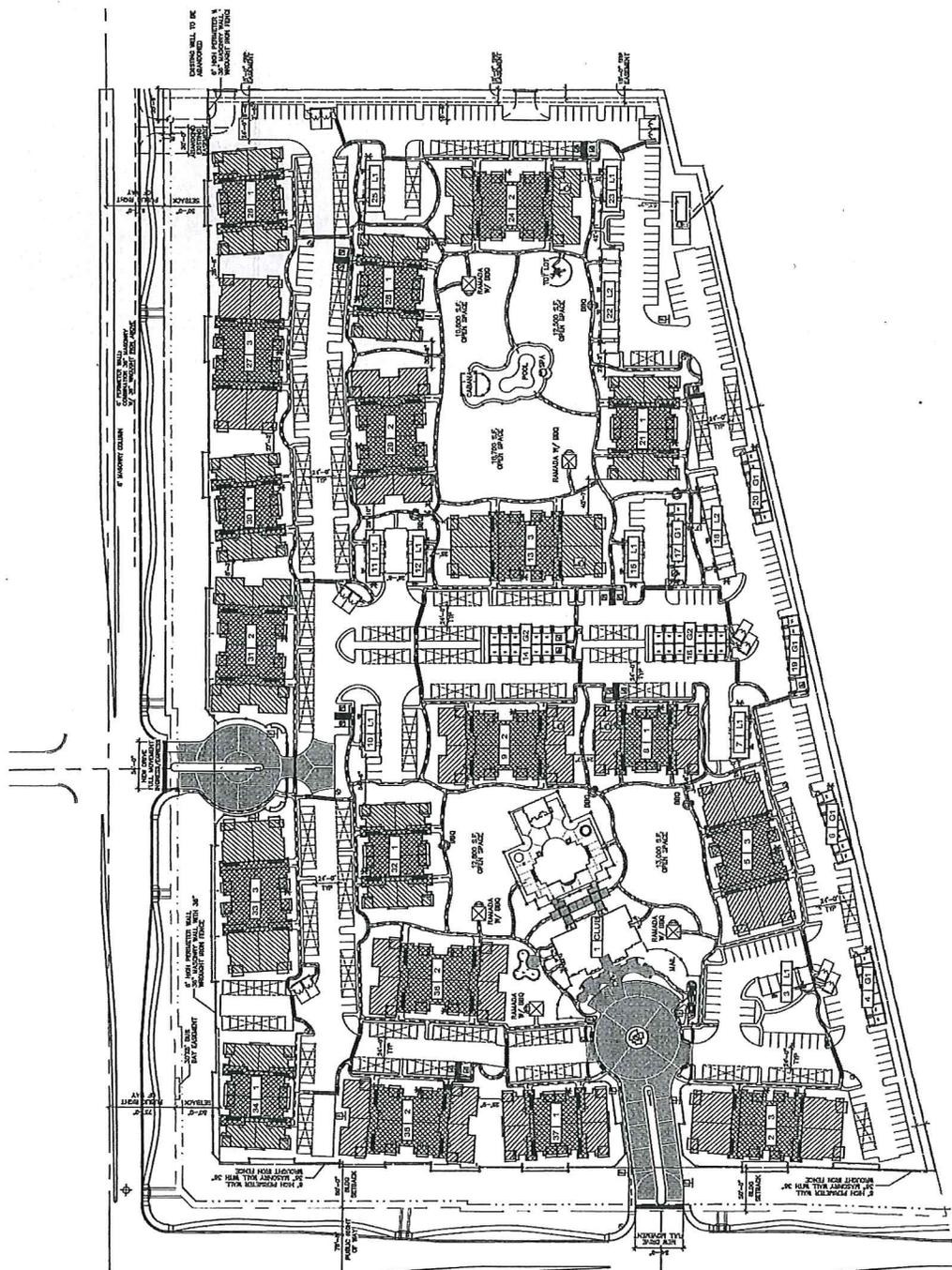
BUILDING AREAS:

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DV B12-0003
 The Enclave
 8/2012

ORDINANCE NO. 4386

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR12-0003 THE ENCLAVE) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Enclave", kept on file in the City of Chandler Planning Services Division, in File No. DVR12-0003, 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).

DVR12-0003
The Enclave

6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
8. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

9. In the event the multi-family residential is platted to allow unit ownership, prior to the time of making any lot reservations or subsequent sales agreements, the subdivider/homebuilder/developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing railroad tracks and railroad right-of-way that may cause adverse noise, odors, and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot/unit property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an existing railroad track and railroad right-of-way, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the subdivider/homebuilder/developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 16th day of August 2012.

ATTEST:

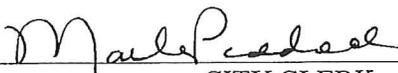

CITY CLERK



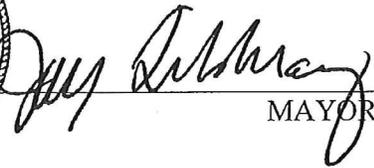

MAYOR

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 13th day of September 2012.

ATTEST:


CITY CLERK



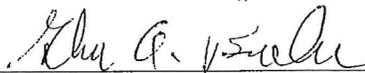

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 4386 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13th day of September 2012, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED in the Arizona Republic on September 21 and September 28, 2012.

MEASURED LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2647.60 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 66.57 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER HEIGHTS ROAD AND ALSO THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 641.71 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 10.00 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 650.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 572.50 FEET;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;

THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;

THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 1235.86 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARIZONA AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 898.89 FEET TO THE **POINT OF BEGINNING**.

EXCEPT:

THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2647.60 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 1358.77 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 65.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 85.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 89 DEGREES 11 MINUTES 57 SECONDS WEST, 74.00 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 289.90 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 74.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 197.60 FEET;
THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;
THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 552.96 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 07 SECONDS WEST, 738.84 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CHANDLER HEIGHTS ROAD;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 622.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A GROSS AREA OF 963,966 SQUARE FEET OR 22.1296 ACRES, MORE OR LESS.

EXHIBIT "A"

THAT PART OF THE WEST HALF OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MARKED BY A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 2647.60 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 27 NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 94.42 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 180.01 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 4.00 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 364.94 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 03 SECONDS EAST, 6.00 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 718.82 FEET;
THENCE SOUTH 00 DEGREES 18 MINUTES 40 SECONDS EAST, 572.50 FEET;
THENCE SOUTH 76 DEGREES 31 MINUTES 59 SECONDS WEST, 90.12 FEET;
THENCE SOUTH 00 DEGREES 21 MINUTES 15 SECONDS EAST, 25.00 FEET;
THENCE SOUTH 76 DEGREES 30 MINUTES 10 SECONDS WEST, 1235.86 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, 64.55 FEET;
THENCE NORTH 01 DEGREES 49 MINUTES 40 SECONDS EAST, 105.33 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 384.11 FEET;
THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST, 4.00 FEET;
THENCE NORTH 00 DEGREES 21 MINUTES 18 SECONDS WEST, 305.01 FEET;
THENCE NORTH 44 DEGREES 25 MINUTES 19 SECONDS EAST, 28.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A NET AREA OF 948,728 SQUARE FEET OR 21.7798 ACRES, MORE OR LESS.

