14

Planning Commission
Staff Report
ADDENDUM

TO: **PLANNING COMMISSION**

FROM: **KEITH NEWMAN, PLANNER II** KN
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: **CATHERINE LORBEER, AICP, PRINCIPAL PLANNER** cjl
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: **SEPTEMBER 4, 2019**

SUBJECT: **Z19-10: BELROSE - REQUEST TO AMEND ORDINANCE NO. 2659 TO AMEND THE CONDITIONS OF DEVELOPMENT WITHIN THE SWC OF GREENFIELD AND CHANDLER HEIGHTS PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT FOR APPROX. 82 ACRES OF SINGLE FAMILY-6 (SF-6) ZONING DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD RD. AND CHANDLER HEIGHTS RD.**

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow additional new residential development in the San Tan Character Area.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-10, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Iplan Consulting
Name: Mario Mangiamele
Address: 3317 S. Gilbert Rd. #114-622
Gilbert, AZ 85297

OWNER

Company: Town of Gilbert
Name: Kyle Mieras
Address: 90 E. Civic Center Drive
Gilbert, AZ 85296

Phone: 480-313-8144
Email: mario@iplanconsulting.com

Phone: 480-503-6750
Email: kyle.mieras@gilbertaz.gov

BACKGROUND/DISCUSSION

History

Date	Description
April 25, 2006	Town Council approved A05-28 (Ordinance No. 1734), annexing 825 acres including the subject site.
June 20, 2006	Town Council approved Z05-34 (Ordinance No. 1773), rezoning the 795 acre subject site from Maricopa County Single Family (R1-35) and Rural-43 to a combination of Town of Gilbert Single Family-43 (SF-43), Single Family-35 (SF-35) and Public Facility/ Institutional (PF/I) including the subject site.
May 2011	The Town of Gilbert voters approved the update of the General Plan that changed the Land Use Category from Residential 2-3.5 DU/ Acre to Parks/ Retention (P/R) to accommodate a future park.
February 2014	The Town of Gilbert Parks and Recreation Master Plan was adopted.
May 2015	The Town of Gilbert Parks and Recreation Department completed a Sport Field Needs Assessment.
March 2, 2016	Planning Commission recommended approval to Town Council of GP15-14 and Z15-23.
March 24, 2016	Town Council approved GP15-14 in Resolution No. 3854 and Z15-23 in Ordinance No. 2574.
May 3, 2018	Town Council approved Z18-04 (Ordinance No. 2659), rezoning the 82-acre site from Single Family-8 (SF-8) to Single Family-6 (SF-6) zoning district with a Planned Area Development overlay.
July 10, 2019	Planning Commission reviewed Z19-10 as a study session item.
September 4, 2019	The Planning Commission will consider a recommendation to the Town Council for the Belrose PAD (Z19-10) at a public hearing.
September 19, 2019	The Town Council will consider the Belrose PAD (Z19-10) at a public hearing.

Overview

The property was originally envisioned by the Town of Gilbert for Parks and Recreation uses; however, due to Town initiated changes to the Parks and Recreation Master Plan that relocated the regional park to Higley and Queen Creek Roads, the General Plan Land Use map was subsequently amended in 2016, which changed the land use classification of the property to Residential > 2-3.5 DU/Acre and the zoning district to SF-8. In May of 2018 the Town initiated an amendment to the land use designation for the site from Residential> 2- 3.5 DU/Acre to Residential> 3.5 – 5 DU/Acre and rezoned the site to be entirely SF-6 with a Planned Area Development (PAD) overlay. The property was then sold at a public auction and is in escrow.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/ Acre	Single Family Residential - 43 (SF-43) and Maricopa County - Rural 43	Existing large lot residential
South	Residential > 2-3.5 DU/ Acre	Single Family Residential - 43 (SF-43)	Undeveloped
East	Utility/ Transportation Corridor (U/TC) and Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	Undeveloped – Maricopa County Flood Control District
West	Residential > 2-3.5 DU/ Acre	Single Family Residential - 43 (SF-43)	Undeveloped
Site	Residential >2-3.5 DU/Acre	Single Family Residential - 6 (SF-6)	Undeveloped

Rezoning

The General Plan Land Use Map classifies the subject site as Residential > 3.5 – 5 DU/Acre to allow for the development of a residential community. The applicant is not requesting any change to the land use designation for the subject site.

The applicant, Blandford Homes, is requesting to amend the conditions of development for the currently Town owned property zoned Single Family Residential – 6 (SF-6) with a Planned Area Development (PAD). The applicant is proposing a 289-lot subdivision with three different lot sizes consisting of 6,000 sq. ft. (50' x 120'), 7,040 sq. ft. (55'x128') and 8,040 sq. ft. (60'x134'), resulting in a subdivision density of 3.52 DU/Acre. It is anticipated that the development will be built in two phases and have three (3) housing products, ranging in size from approximately 1,700 sq. ft. to over 4,300 sq. ft.

The applicant has requested modifications to the required Land Development Code (LDC) standards. The modifications change the mix of lot sizes specified in the original PAD and reduce the minimum requirements of the SF-6 zoning district related to lot width, lot coverage, lot mix percentage, and front porch depth. As listed in the table below in **bold,** the applicant is requesting the following:

Project Data Table

Site Development Regulations	Required per LDC (SF-6) and Ordinance No. 2659	Proposed (SF-6) PAD under Z19-10
Minimum Lot Area (sq. ft.):	6,000 sq. ft.	6,000 sq. ft.
Lot Mix Percentage	30-40% 6,000 sq. ft. or greater 30-40% 7,000 sq. ft. or greater 30-40% 8,000 sq. ft. or greater	**6,000 sq. ft. lots = 40%** **7,000 sq. ft. lots = 30%** **8,000 sq. ft. lots = 30%**
Minimum Lot Width (ft.):	55′	**50′ (6,000 sq. ft lots)**

		55′ (7,000 sq. ft. lots) **60′ (8,000 sq. ft. lots)**
Minimum Lot Depth (ft.):	100′	120′ (6,000 sq.ft lots) 128′ (7,000 sq.ft lots) 134’ (8,000 sq. ft. lots)
Maximum Height (ft./stories):	30′/ 2-stories	30′/ 2-stories
Minimum Building Setbacks (ft.):		
Front to ROW	20′	20′
Front (Side Entry Garage/Livable Area):	15′	15′
Front (Porch):	14′	**12′**
Staggering, Front	No more than 2 adjacent lots may have the same front setback. A minimum of a 3-foot variation is required	**Required except on Plan 3502 ~~12~~ of the 50’ wide lots**
Side to ROW	N/A	N/A
Side to residential	5′/10′	5′/ 10′
Side to non-residential	N/A	N/A
Rear to residential	20′	20′
Rear to non-residential	N/A	N/A
Rear (Covered Patio):	17′	17′
Minimum Front Porch Depth (ft.)	6′ as measured from the dwelling façade to the interior edge of the supporting post or wall.	**5’- 4” as measured from the dwelling façade to the exterior edge of the supporting post or wall.**
Maximum Lot Coverage (%) 1-Story/ 2-Story	45 / 40	**47** / 40

The primary entrance to the subdivision will be a gated entrance off Chandler Heights Road with a secondary gated access to the neighborhood off a proposed collector road along the western boundary, which will eventually connect with the Cloud Road alignment in the southwest corner. The overall open space percentage for the subdivision is approx. 19% (14.83 acres) of the net site area, which exceeds Town requirements. A primary active open space/amenity area will be placed in the center of the development containing ramadas, an outdoor kitchen, play compound with game tables and bag toss, a half basketball court, a play structure for children and a large grass area. A secondary open space area will be provided in the south portion of the development. A third amenity area/social play node, which is much smaller, has been placed at the north end of the development and will include a ramada with a table and patio furniture.

As proposed, the local private street cross-section shows a 33-foot back-of-curb to back-of-curb

measurement with 5-foot wide sidewalks on both street sides for a total private street width of 43-feet. This proposed street cross-section provides appropriate pavement width for maintaining parking on both sides of the street and is sufficient for refuse collection and emergency access as demonstrated on the proposed street cross-sections and Parking and Refuse Plan.

Staff finds the proposed rezoning request for the Belrose PAD complies with the goals and policies identified in the General Plan and will ultimately fulfill the mixture of lot sizes and housing stock and overall density that was envisioned for the subject site when it was most recently approved under GP15-14 (Resolution No. 3854) and Z18-04 (Ordinance No. 2659).

PLANNING COMMISSION STUDY SESSION – JULY 10, 2019

At the July 10th Planning Commission Study Session, input was provided concerning the proposed Belrose PAD rezone, including the proposed deviations from the conventional SF-6 zoning district development standards as well as the overall project design.

The Planning Commission was generally supportive of the proposed development; however, was concerned with the total number of proposed deviations and more specifically had concerns with reducing the width of front porches from 6' to 4', reducing or eliminating the 20' landscape setback along Chandler Heights Rd., reducing the side yard setbacks to 5' and eliminating the stagger of homes along the front lot line.

Since the Study Session, Staff met with the applicant to discuss the proposed deviations to address Staff and Planning Commission concerns. The applicant has decided to eliminate or modify the following deviations as originally proposed:

Eliminated Deviations:

- Side yard setback of 5'/5'
- Landscape setback reduction or elimination along Chandler Heights Rd.
- Rear yard setback of 20' for single story homes along Chandler Heights Road.
- 6' block wall/separation wall along Chandler Heights Road.
- Monument sign area

Modified Deviations:

- Stagger: modified to only exclude Plan 3502 ~~10%~~ of the 50' wide lots. ~~which results in 12 lots~~.
- Minimum front porch depth: A majority of porches will have a minimum 6' depth; however, due to the anticipated product design, the applicant requests a slight reduction to a minimum 5' 4" depth, as measured from the dwelling façade to the exterior edge of the supporting post or wall~~, to accommodate approx. 7% of all plans in development~~.

Upon analyzing the requests, Staff is in support of the proposed deviations as listed in the table above. Please note that Staff is in support of the modified deviations to eliminate the stagger requirement on Plan 3502 ~~10% (12 lots)~~ of the 50' wide lots because the anticipated housing product allows for a varied street scene with houses at different setbacks. Staff is also in support of the slightly reduced front porch width from 6' to 5'-4" as there will still be plenty of useable space in-between the columns. Staff will be recommending during the standard plans review that

no railings be provided on the front elevations for Plan 3502 to maintain as much useable space as possible.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on February 25, 2019 at Patterson Elementary. There was one resident in attendance at the meeting, and the following topics were discussed:

- Adjacent development and whether it included the Zinke dairy properties
- Two points of access into the subdivision
- Location of the Cloud Road alignment and whether it will extend and cross the canal
- Sizes of the homes and timing of development

Staff has received one phone call from the public at the time this report was written expressing concern over the impact the proposed development will have on Chandler Heights Rd. and the existing larger lot homes in the immediate area.

SCHOOL DISTRICT

The application materials for the Belrose PAD have been sent to the Chandler Unified School District for review. Additionally, efforts are being made by the applicant, Blandford Homes, to coordinate with the Chandler Unified School District throughout the entitlement process to ensure that adequate educational facilities are provided for the neighborhood.

PROPOSITION 207

The Town and applicant concluded that an agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 is not needed for this project since the property is currently owned by the Town.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.

2. All required public notice has been conducted in accordance with applicable state and local laws.

3. All required public meetings and hearings have been held in accordance with applicable state and local laws.

4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-10 Belrose PAD, request to amend Ordinance No. 2659 pertaining to the SWC of Greenfield and Chandler Heights Planned Area Development (PAD) to amend the conditions of development within the SWC of Greenfield and Chandler Heights Planned Area Development Zoning District (PAD) for approx. 82 acres of the Single Family-6 (SF-6) Zoning District, generally located at the southwest corner of Greenfield Rd. and Chandler Heights Rd., subject to the following conditions:

a. Dedication to Gilbert for the 158th Street alignment (Boxelder Street) right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.

b. Dedication of Boxelder Street shall extend 33 feet from the monument line. The western 31 feet of the 33-foot dedication shall be right-of-way, and the eastern 2 feet of the 33-foot dedication shall be roadway easement inclusive of the 8' PUE.

c. Construction of off-site improvements to Boxelder Street adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earliest.

d. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.

e. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be as required under the Land Development Code and in accordance with the Gilbert Town Code. Any modification to the maintenance obligations shall be approved by Gilbert and specified on the approved site plan or final plat.

f. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, and trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open for public use and maintained by the HOA.

g. If a sewage lift station is constructed to serve the subdivision, it shall be constructed by the developer to municipal standards as approved by the Town Engineer.

h. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Single Family - 6 (SF-6) Zoning District	Single Family - 6 (SF-6): Development for Belrose PAD (Z19-10)
Minimum Lot Area	6,000 sq. ft. (40%): 50′ x 120′ 7,000 sq. ft. (30%): 55′ x 128′ 8,000 sq. ft. (30%): 60′ x 134′
Minimum Lot Width (ft.):	50' (6,000 sq.ft. lots) 55' (7,000 sq.ft. lots) 60' (8,000 sq.ft. lots)
Minimum Lot Depth (ft.):	120' (6,000 sq. ft. lots) 128' (7,000 sq.ft. lots) 134' (8,000 sq.ft. lots)
Minimum Building Setbacks (ft.)	
Front (Porch):	12'
Staggering, Front	Required except on Plan 3502 ~~12~~ of the 50' wide lots
Minimum Front Porch Depth	**5' 4"** as measured from the dwelling façade to the **exterior** edge of the supporting post or wall.
Maximum Lot Coverage (%) 1-Story/ 2-Story	47% / 40%

Respectfully submitted,

Keith Newman,
Planner II

Attachments and Enclosures:

1) Notice of Public Hearing
2) Vicinity/Aerial Map
3) Zoning Exhibit
4) Legal Description (2 pages)
5) Development Plan
6) Minutes from the Planning Commission Study Session of July 10, 2019 (3 pages)

Notice of Public Hearing

PLANNING COMMISSION DATE: ***Wednesday, September 4, 2019* TIME: 6:00 PM***
TOWN COUNCIL DATE: (Z19-10 ONLY) ***Thursday, September 19, 2019* TIME: 6:30 PM***

*** Call Planning Department to verify date and time: (480) 503-6812**

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

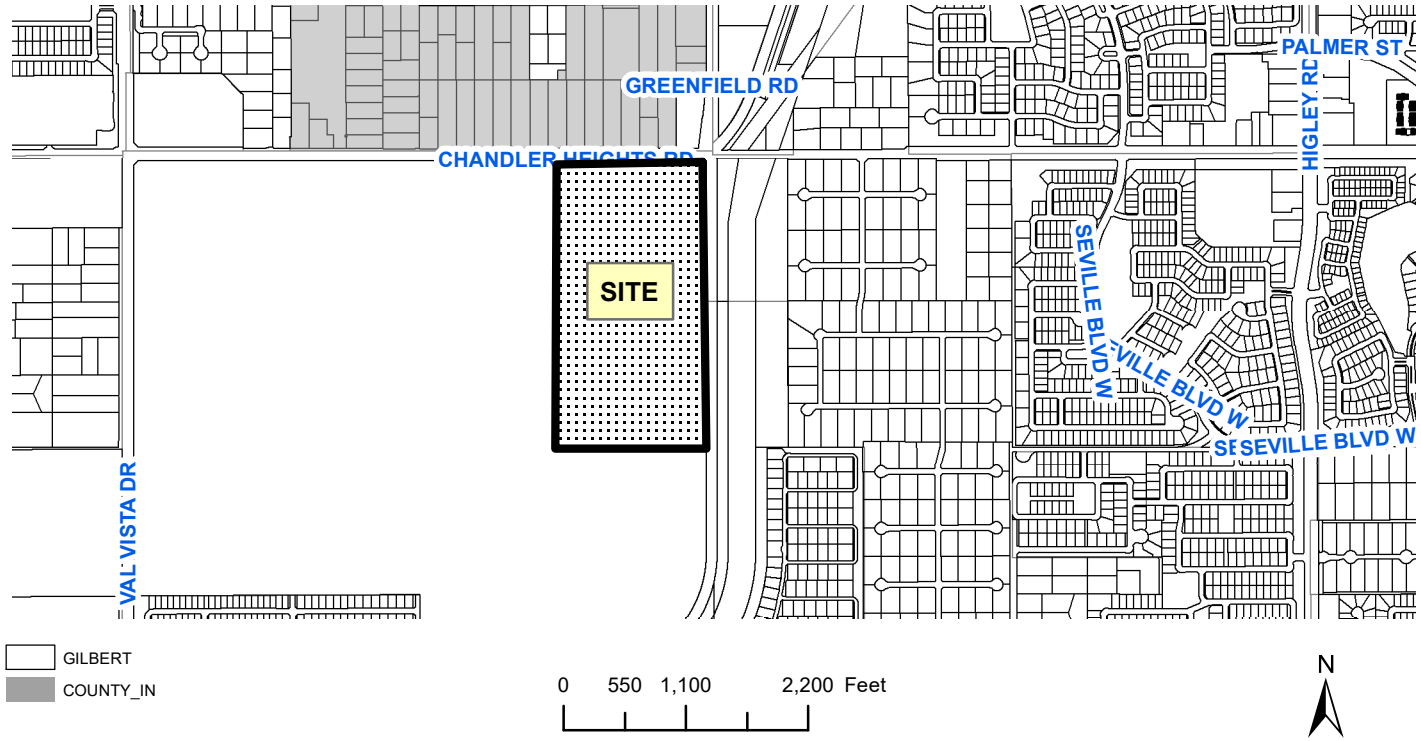
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at https://www.gilbertaz.gov/departments/development-services/planning/planning-commission and https://www.gilbertdocs.com/gilbertagendaonline

REQUESTED ACTION:

S19-05 - BELROSE: Request for Preliminary Plat and Open Space Plan for 289 home lots on approx. 82 acres generally located at the southwest corner of Chandler Heights Rd. and Greenfield Rd. in the Single Family-6 (SF-6) zoning district with a Planned Area Development (PAD) overlay.

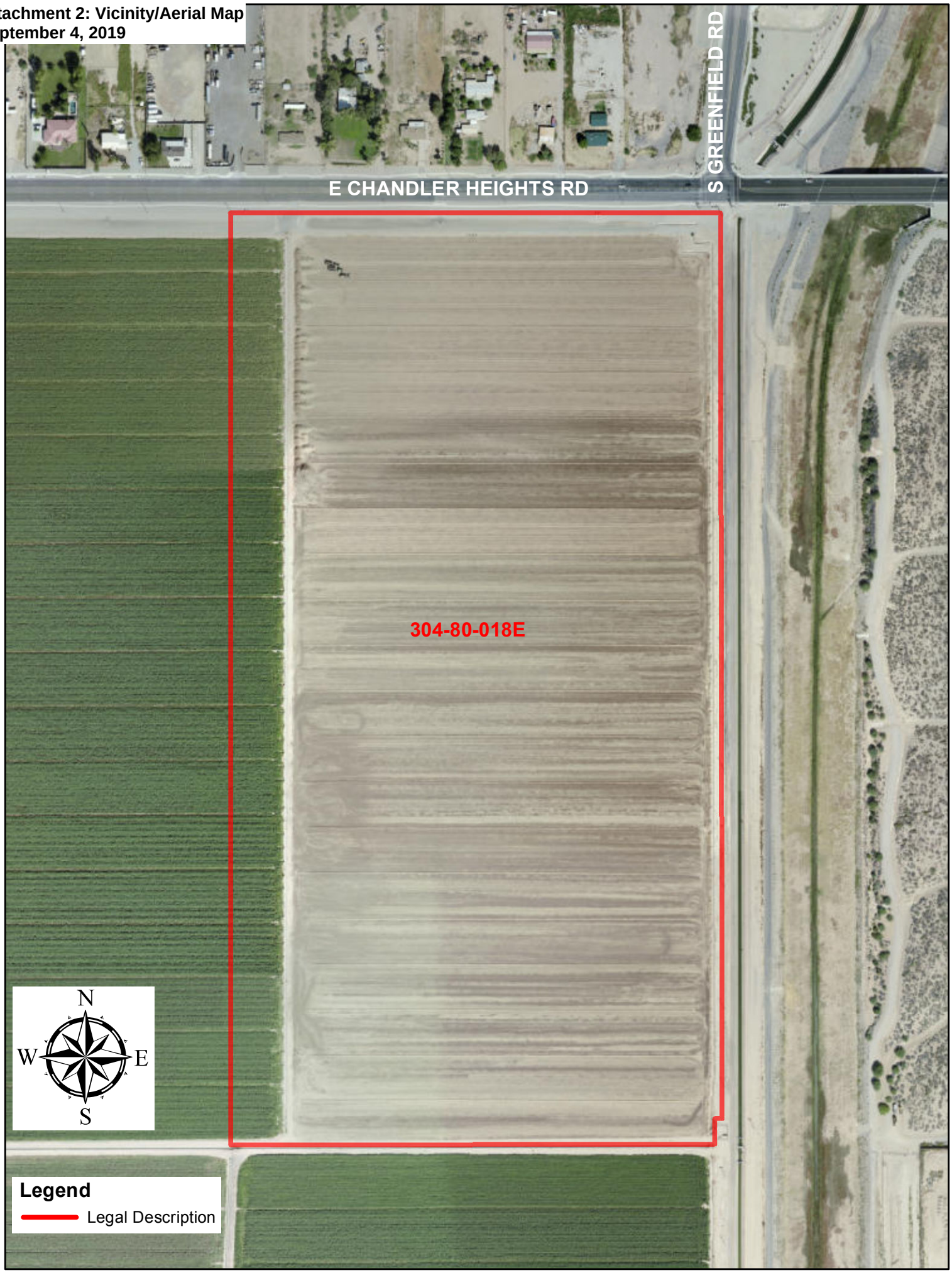
Z19-10 - BELROSE: Request to amend Ordinance No. 2659 to amend the conditions of development within the SWC of Greenfield and Chandler Heights Planned Area Development zoning district (PAD) for approx. 82 acres of Single Family Residential 6 (SF-6) zoning district generally located at the southwest corner of Greenfield Rd. and Chandler Heights Rd. The effect of this amendment will be to allow residential development with modified development standards.

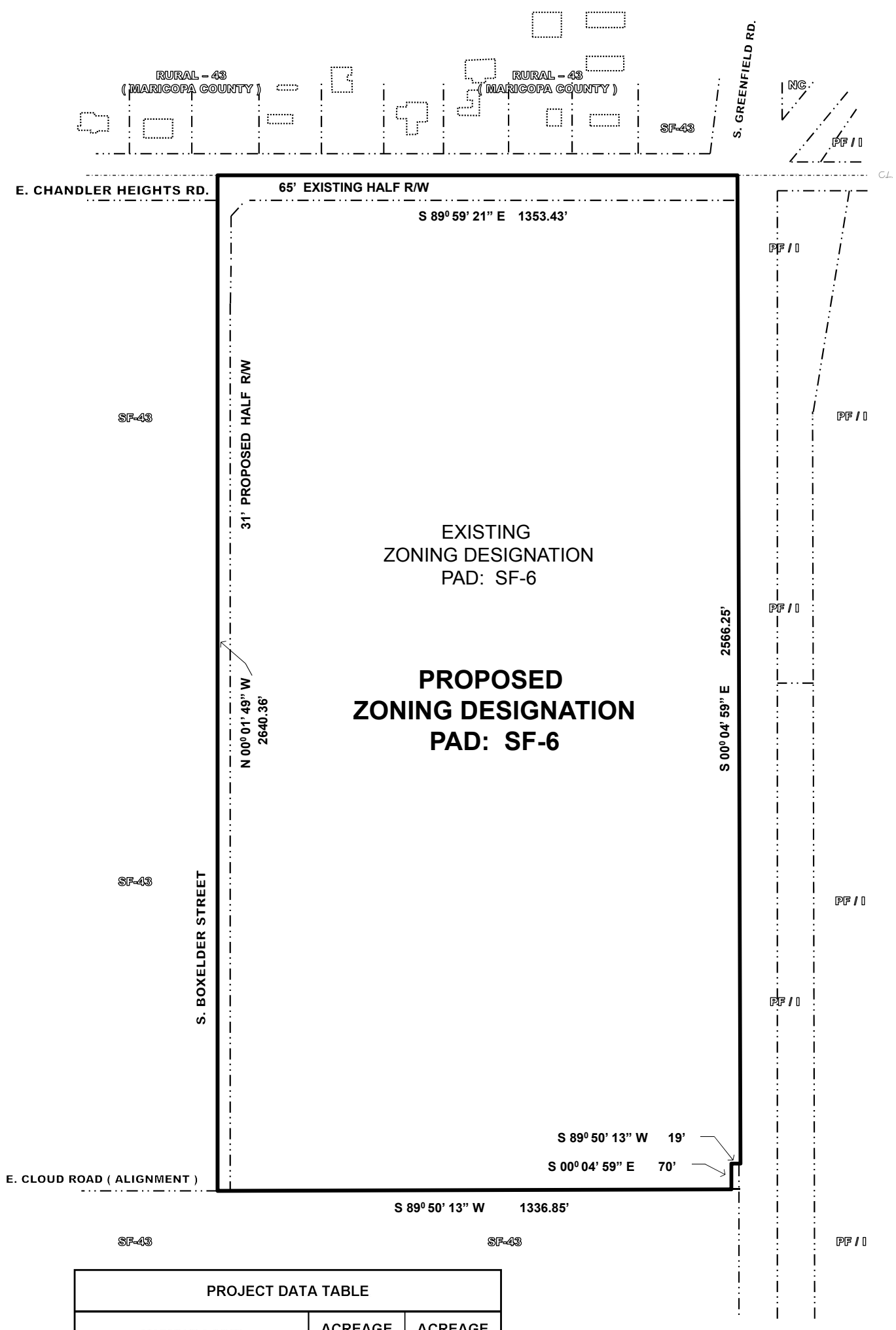
SITE LOCATION:

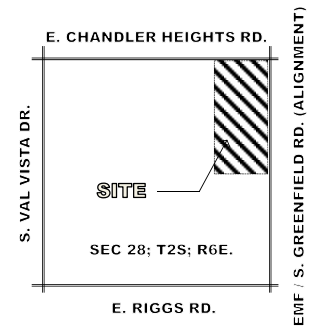


APPLICANT: Iplan Consulting ***TELEPHONE: (480) 313-8144***
CONTACT: Mario Mangiamele ***E-MAIL: Mario@IplanConsulting.com***
ADDRESS: 3317 S Higley Rd, Ste. 114-622
Gilbert, AZ 85297

Z19-10 Belrose PAD Rezone
Attachment 2: Vicinity/Aerial Map
September 4, 2019







VICINITY MAP
N.T.S.

OWNER / DEVELOPER CONTACT:
DESERT VISTA 100, LLC
3321 E. BASELINE RD.
GILBERT, AZ 85234
CONTACT: TOM LEMON
V: (480) 892-4492

ENTITLEMENTS:
IPLAN CONSULTING
3317 S. HIGLEY RD., STE. 114-622
GILBERT, AZ 85297
CONTACT: MARIO MANGIAMELE, AICP
V: (480) 313-8144

PROJECT DATA TABLE		
DESCRIPTION	**ACREAGE (+/- GROSS)**	**ACREAGE (+/- NET)**
SITE AREA:	82.0	78.2
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:		
RESIDENTIAL > 3.5 – 5	82.0	--
EXISTING ZONING:		
SINGLE FAMILY-6 (SF-6) (PAD)	82.0	78.2
PROPOSED ZONING:		
SINGLE FAMILY-6 (SF-6) (PAD)	82.0	78.2
DENSITY:	3.5 DU/Ac	

JULY 18, 2019

0 75 150 300
FEET

N

BELROSE - ZONING EXHIBIT
GILBERT, ARIZONA

Iplan Consulting

EXHIBIT "A"

Wood, Patel & Associates, Inc.
(480) 834-3300
www.woodpatel.com

Revised July 3, 2019
May 1, 2019
WP#184878

PARCEL DESCRIPTION
Belrose
Zoning Boundary

A parcel of land lying within the northeast quarter of Section 28, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the east quarter corner of said Section 28, a 1/2-inch rebar with no identification, from which the northeast corner of said section, a 3-inch Town of Gilbert brass cap in handhole, bears North 00°07'23" West (basis of bearing), a distance of 2636.05 feet;
THENCE along the east-west mid-section line of said section, South 89°50'13" West, a distance of 86.42 feet, to the west right-of-way line of the Roosevelt Water Conservation District Main Canal and the **POINT OF BEGINNING**;
THENCE continuing along said east-west mid-section line, South 89°50'13" West, a distance of 1336.85 feet;
THENCE leaving said east-west mid-section line, North 00°01'49" West, a distance of 2640.36 feet, to the north line of said northeast quarter;
THENCE along said north line, South 89°59'21" East, a distance of 1353.43 feet, to said west right-of-way line;
THENCE leaving said north line, along said west right-of-way line, South 00°04'59" East, a distance of 2566.25 feet;
THENCE South 89°50'13" West, a distance of 19.00 feet;
THENCE South 00°04'59" East, a distance of 70.00 feet, to the **POINT OF BEGINNING.**

Containing 3,572,615 square feet or 82.0160 acres, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of August, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

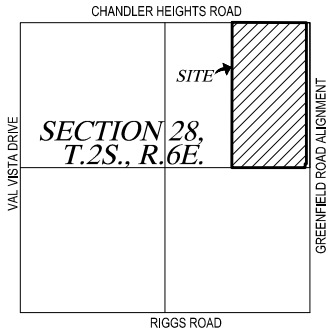
Y:\WP\Parcel Descriptions\2018\184878 Belrose Zoning L01R01 07-03-19.docx

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
23945
BRIAN J.
DIEHL
07/03/19
Date Signed
ARIZONA, U.S.A.

EXPIRES 09-30-20

EXHIBIT B

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

N.T.S.

NOTES

MARICOPA COUNTY GDACS PLSS SUBDIVISION BOOK 589, PAGE 47 M.C.R.
DOC 2009-0189391 M.C.R.

BASIS OF BEARING

EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.2S., R.6E. WHICH BEARS SOUTH 00°07'23" EAST.

LEGEND

A.P.N.	ASSESSOR PARCEL NUMBER
B.C.H.	BRASS CAP IN HANDHOLE
T.O.G.	TOWN OF GILBERT
DOC.	DOCUMENT
ID.	IDENTIFCATION
M.C.R.	MARICOPA COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

N

0 600 1200
Horz. 1 in. = 600 ft.

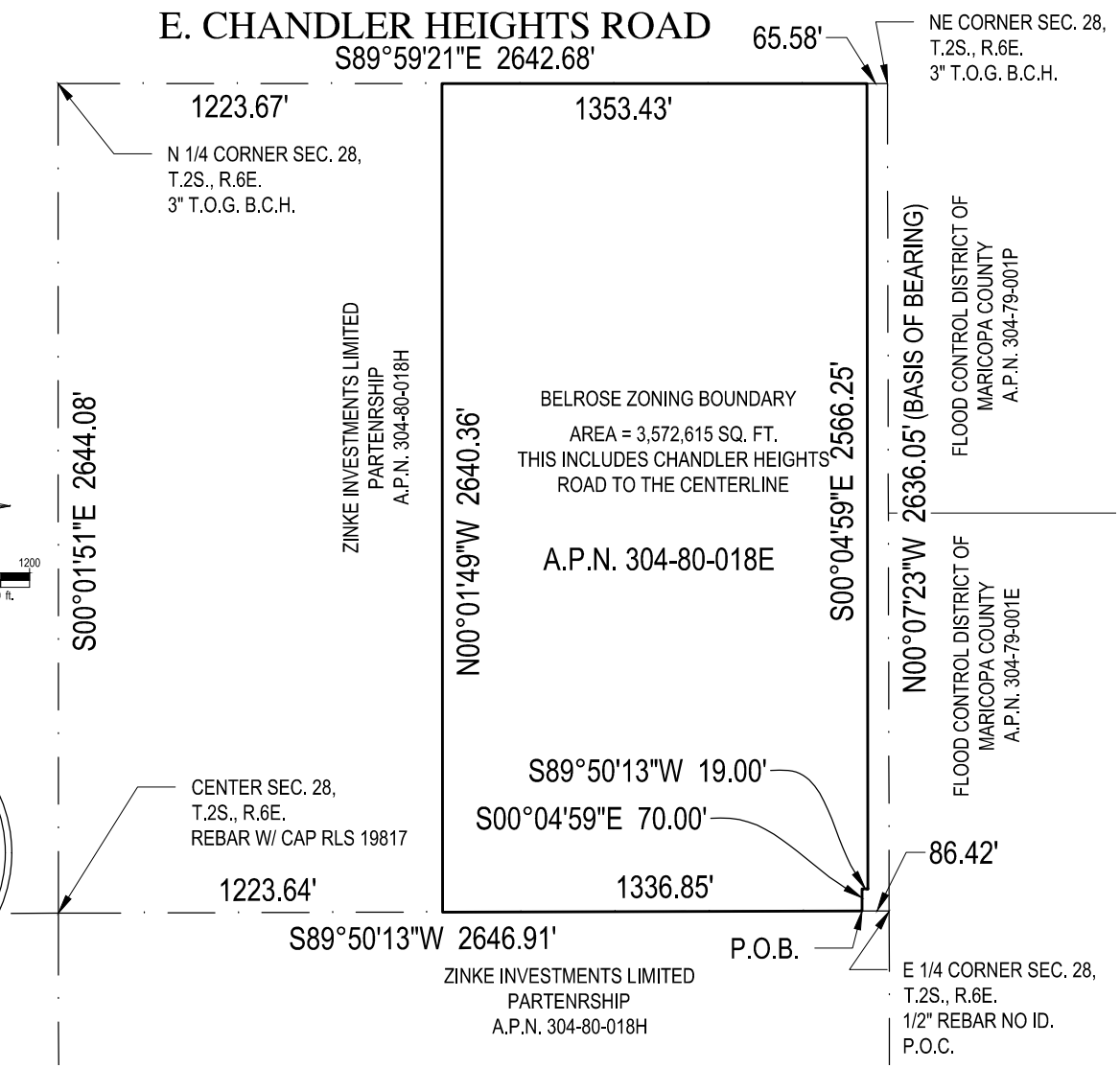
CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS AND WAS PERFORMED BY ME IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS".

BRIAN J. DIEHL R.L.S. 23945
WOOD, PATEL & ASSOCIATES, INC.
1630 SOUTH STAPLEY DRIVE - SUITE 219
MESA, ARIZONA 85204
(480) 834-3300
SURVEYOR@WOODPATEL.COM

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 23945
BRIAN J. DIEHL
Date Signed 7-3-19
ARIZONA, U.S.A.

EXPIRES 09-30-20



WOOD/PATEL
MISSION: CLIENT SERVICE®
(480) 834-3300
WWW.WOODPATEL.COM

EXHIBIT B
BELROSE ZONING BOUNDARY
GILBERT, ARIZONA

CHECKED BY	BJD/GSR
CAD TECHNICIAN	JKP/DAB
SCALE	1" = 600'
DATE	7/3/2019
JOB NUMBER	184878
SHEET	2 OF 2

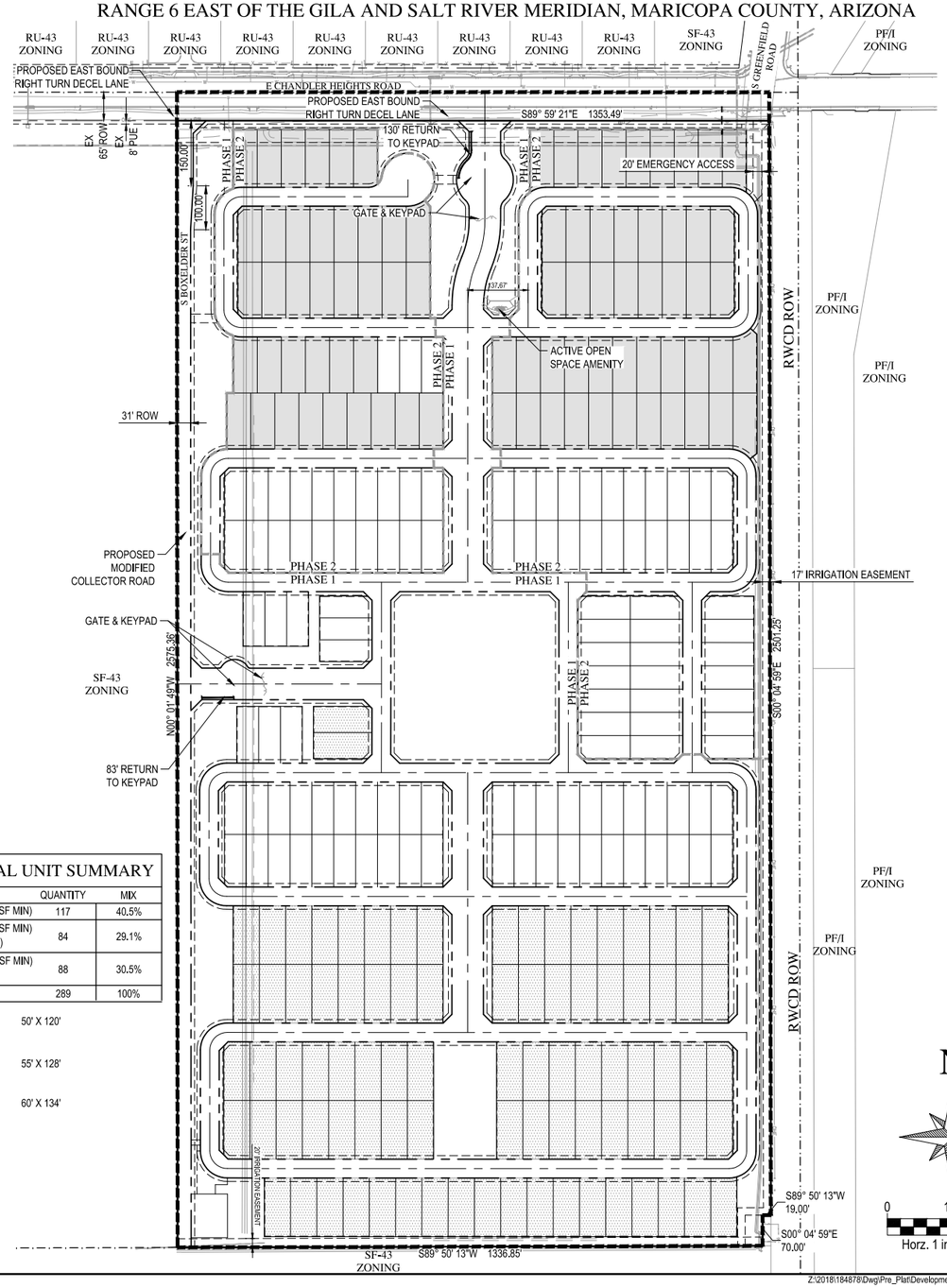
BELROSE

DEVELOPMENT PLAN EXHIBIT

A PROPOSED SUBDIVISION LOCATED WITHIN A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

BELROSE PAD PROJECT DATA TABLE		
CURRENT ZONING DISTRICT	SF-6 PAD	
PROPOSED ZONING DISTRICT	SF-6 PAD	
TOTAL NUMBER OF LOTS	289	
TOTAL GROSS AREA	82.02	AC
TOTAL NET AREA	78.15	AC
DENSITY(GROSS ACREAGE)	3.52	DU/AC
LOT AREA, MINIMUM (50' X 120')	6,000 SQ FT	
LOT AREA, MINIMUM (55' X 128')	7,000 SQ FT	
LOT AREA, MINIMUM (60' X 134')	8,000 SQ FT	
GENERAL PLAN CLASSIFICATION	RESIDENTIAL > 3.5-5 DU/ACRE	
PERCENTAGE OF TOTAL ACREAGE IN SF-6 PAD ZONING CATEGORY	100%	
PHASING	PHASE 1 PHASE 2	

DEVELOPMENT STANDARDS MODIFICATIONS TABLE	
Single Family - 6 (SF-6) Zoning District	Single Family - 6 (SF-6): Development for Belrose PAD (Z19-10)
Minimum Lot Area	6,000 sq. ft. (40%): 50′ x 120′ 7,000 sq. ft. (30%): 55′ x 128′ 8,000 sq. ft. (30%): 60′ x 134′
Minimum Lot Width (ft.):	50' (6,000 sq.ft. lots) 55' (7,000 sq.ft. lots) 60' (8,000 sq.ft. lots)
Minimum Lot Depth (ft.):	120' (6,000 sq. ft. lots) 128' (7,000 sq.ft. lots) 134' (8,000 sq.ft. lots)
Minimum Building Setbacks (ft.)	
Front (Porch):	12'
Staggering, Front	Required except on Plan 3502 of the 50' wide lots
Minimum Front Porch Depth	**5' 4"** as measured from the dwelling façade to the **exterior** edge of the supporting post or wall.
Maximum Lot Coverage (%) 1-Story/ 2-Story	47% / 40%

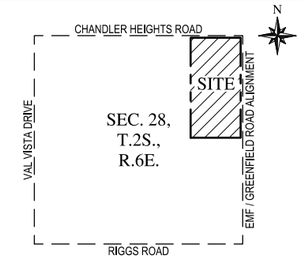


RESIDENTIAL UNIT SUMMARY		
UNIT	QUANTITY	MIX
50' X 120' LOTS (6,000 SF MIN)	117	40.5%
55' X 128' LOTS (7,000 SF MIN) (SHADED GRAY)	84	29.1%
60' X 134' LOTS (8,000 SF MIN) (DOTS)	88	30.5%
TOTAL	289	100%

50' X 120'
55' X 128'
60' X 134'

LEGEND & ABBREVIATIONS

BNDRY	ZONING BOUNDARY
	PROJECT BOUNDARY
	PHASE LINE
C/L	CENTER LINE
T/L	TRACT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
E.S.V.A.E.	EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
V.N.A.E.	VEHICULAR NON ACCESS EASEMENT
M/L	MONUMENT LINE
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
B/C	BACK OF CURB
B/S	BACK OF SIDEWALK
P/L	PROPERTY LINE
BSL	BUILDING SETBACK LINE



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

DESERT VISTA 100, LLC
3321 EAST BASELINE ROAD
GILBERT, AZ 85234
PHONE: (480) 892-4492
CONTACT: MR. TOM LEMON

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
1630 S. STAPLEY DRIVE, SUITE 219
MESA, ARIZONA 85204
PHONE: (480)834-3300
FAX: (480)834-3320
CONTACT: ERIC SHAWD, P.E.

PLANNER

IPLAN CONSULTING
3317 S. HIGLEY RD, STE 114-622
GILBERT, ARIZONA 85297
PHONE: (480)313-8144
CONTACT: MARIO MANGIAMELE

LANDSCAPE

ANDERSON BARON LANDSCAPE ARCHITECTURE, LLC
50 N. MCCLINTOCK DR, STE 1
CHANDLER, ARIZONA 85226
PHONE: (480)699-7956
CONTACT: ALEX FISH

PUBLIC UTILITIES

WATER	TOWN OF GILBERT
SEWER	TOWN OF GILBERT
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	TOWN OF GILBERT

CIVIL SHEET INDEX

1 - COVER

ASSESSOR PARCEL NUMBER

304-80-018E

BENCHMARK

NGS BENCHMARK 2EM1 LOCATED AT THE NORTHEAST CORNER OF POWER ROAD AND HUNT HIGHWAY, HAVING AN ELEVATION OF 1,446.29, TOWN OF GILBERT NAVD 88 DATUM.

BASIS OF BEARING

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV, UNDER THE SURVEY INFORMATON LINK ON AUGUST 17, 2018.

PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2010)
DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2012A

CONTROL POINT: 2EM1
PID:AJ3656
LATITUDE: 33°12'18.52731"
LONGITUDE: 111°41'08.89663"
ELLIPSOID HEIGHT: 4111.141 (METERS)
DESCRIPTION: ALUMINUM CAP ON A STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRID) N: 812646.688, E: 754599.564, USING A SCALE FACTOR OF 1.0001544500

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

WITH A MEASURED BEARING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.2S., R.6E. WHICH BEARS SOUTH 00°07'23" EAST.

N

0 150 300
Horz. 1 in. = 150 ft.

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Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

BELROSE
DEVELOPMENT PLAN EXHIBIT
GILBERT, AZ
COVER SHEET

DATE	DESCRIPTION

Registered Professional Engineer (Civil)
CERTIFICATE NO. 42122
ERIC D. SHAWD
Date Signed 08/26/2019
ARIZONA, U.S.A.
EXPIRES 03-31-21

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	08/26/2019
JOB NUMBER	184878
SHEET	1 OF 1

Z:\2018\184878\Dwg\Pre_Plat\Development Plan\4878-001-CV-PP-DP.dwg

(CHECKED BY: DWM DESIGNED BY: KCM DRAFTED BY: KCM)

5. **Z19-10: BELROSE: Request to amend Ordinance No. 2659 to amend the conditions of development within the Greenfield and Chandler Heights Planned Area Development (PAD) overlay zoning district for approx. 82 acres of real property generally located at the southwest corner of Greenfield Rd. and Chandler Heights Rd.**

   S19-05: BELROSE - Request for Preliminary Plat and Open Space Plan for 289 home lots on approximately 82 acres of real property generally located at the southwest corner of Chandler Heights Rd. and Greenfield Rd. in the Single Family-6 (SF-6) zoning district with a Planned Area Development (PAD) overlay.

Planner Keith Newman presented Z19-10 Belrose Planned Area Development, rezoning and preliminary plat on 82 acres of town-owned property located at the southwest corner of Chandler Heights and the Greenfield Road alignment. The approximate density proposed is a little over 3.5 DU/Acre with 289 lots. The property was originally envisioned by the town for parks and recreation uses; however, due to changes to the Parks and Recreation Master Plan, the Regional Park was relocated to Higley and Queen Creek Roads, so this land was not needed for park space. In 2016, the town rezoned with a General Plan Amendment to SF-8 zoning with a density of 2-3.5 DU/Acre. There was not much interest and in May of 2018, the town initiated an amendment to change the zoning to SF-6 with a PAD overlay and to change the General Plan to a higher density range from >3.5-5 DU/Acre. This was done to establish minimum lot sizes distributed by percentage to create a more diverse residential development. The property went to auction last year and it is currently in escrow with Blandford Homes. Blandford is requesting to rezone the property with a new SF-6 PAD with various deviations. The proposal is for three different lot sizes, 6,000 SF, 7,000 SF, and 8,000 SF lots, to be developed in two phases. The one- and two-story homes will range from 1,700 to 4,300 SF.

The old SF-6 PAD only established lot sizes and the distribution. Each of the three lot sizes were supposed to have a percentage of 30-40%. The new PAD proposes a lot mixture close to the old ranges. The 6,000 SF lots are 40%, the 7,000 SF lots are 29%, and the 8,000 SF lots are at 30%. Staff is supportive of the proposed lot mixture. Per the Land Development Code (LDC), the minimum lot width in the SF-6 zoning district is 55 feet. The Applicant is proposing a 50' wide lot for the 6,000 SF lots that will be narrower and deeper. The LDC requires a 20' front yard setback, with an allowance to encroach into that setback with a covered front porch up to 6' or 14 ft from the front property line. The Applicant is requesting an additional 2' for an 8' encroachment which would bring the porches to 12' from the front property line. The LDC requires that no more than two adjacent lots have the same setback with a 3' minimum variation when adjacent lots are staggered. The Applicant is proposing to have no stagger. The required side yard setbacks are 5' and 10' and the Applicant is proposing 5' and 5'. Per the drawings, it will be more like 7.5' and the request for 5' will provide some flexibility to flip garages, etc. They are proposing that there will be a separation distance of 15' between homes. The minimum porch depth is required at 6' and the Applicant is requesting a 2' deviation for a 4' porch only for the smaller 50' wide lots with the narrow, deep homes. The Applicant is requesting a 2% increase in lot coverage for one-story homes, which will allow up to 161 SF more building area in some instances. Staff is supportive of this request. There is a required 20' landscape setback along Chandler Heights Road. The Applicant is proposing to either reduce or eliminate that completely due to the utility easements they are required to provide: an 8' PUE and an 8' RWCD irrigation easement due to the farming in the area. That would only leave a 4' strip for a landscape setback. Staff's only concern with that deviation is the ability to provide the proper quantities of trees and shrubs along that right-of-way to have an attractive streetscape. Staff is waiting for the second review plans.

The proposed Development Plan contains two main entrances, one off Chandler Heights and another off a collector street along the western property boundary. There is a main central park as well as one to the south. It will be a gated community with private streets. The Applicant is proposing a corresponding preliminary plat and open space plan, which includes the 289 lots in two phases. The proposed private street cross section shows a 33' back of curb to back of curb measurement with 5' sidewalks on each side, for a total width of 43' versus

the 50' standard typically required for local streets. The Traffic Engineer is in the process of evaluating the proposed cross section.

The Applicant is providing a little over 14 acres of open space or 19%. The Applicant has incorporated some entry features that would relate to the Santan Character Area plan. The canopy, standing seam metal, and mortar washed slump block walls give an agrarian-type look with complimentary landscaping. Staff is working with the Applicant to incorporate the agrarian theme along the whole street frontage. The main park with three ramadas, playground structures, a half basketball court, fire pits and grills will provide a nice gathering spot for the community. The main theme walls along Chandler Heights Road will consist primarily of mortar washed slump block with brick caps and stone columns. The Applicant was originally proposing a deviation to decrease the wall height from 8' to 6' along Chandler Heights. The Applicant has now chosen to keep the wall at 8' to maintain privacy for the homeowners that back up to that street. The pedestrian circulation plan was reviewed with a lot of interior sidewalks and a few connecting trails. They are providing over 500 parking stalls, although in SF-6 the Code requires a certain number of guest parking spaces. Staff is still evaluating the parking plan.

Mr. Newman requested input regarding the stagger, side yard setback, porch depth, and landscaping along Chandler Heights Road.

DISCUSSION:

Commissioner Alibrandi appreciated all the work and effort required when something is created from scratch. He understood the developer trying to put in as many units as possible and that deviations are requested. He always questions every deviation request. Looking at the overview of all the lots, the Applicant is not looking to do staggered but is requesting to go over in the lot coverage, although it is only 2%. Everything seems to be jammed with the small lots. The 1,700 SF homes are important and are good starter homes, although he felt the density here is a little too much. Hearing that it is a gated community with a guard shack and nice amenities, and then hearing about probably two bedroom California ranches of 1,700 SF, he was concerned with all of the deviations. Every deviation seems to take away from the aesthetic we are trying to maintain here through this Commission. His concern was that it is too dense and he suggested the Applicant lighten it up or go with more of the larger homes or lots.

Commissioner Torgeson is of the belief that people should have quite a bit of leeway with what they want to do. He felt nothing about this development is held up aesthetically. He asked if there were any other developments in town that have been given this amount of deviations. If this were not town-owned property in escrow, would we even be discussing this?

Mr. Newman appreciated the questions and asked the Commission to keep in mind that this development is at the minimum density range allowed per the General Plan. They are proposing 3.52 DU/Acre. They could go more dense, but chose to keep it on the lower end of the spectrum. He recently visited one of their developments in east Mesa called Mulberry that is very similar to the homes proposed here, and a lot of the same home plans will carry over to this project. Mulberry is a very nice development and he was surprised that the density could look that nice and have a strong street presence. He showed some pictures of the Mulberry development with a lot of trees and nice streetscape. The houses are close to the street as the developer was going for a narrower street cross section, kind of a neo-traditional design. The development does not feel like it is a densely packed neighborhood. He understood the concerns raised and advised that this is early in the process and staff is still working with the Applicant on the landscaping, street widths, stagger, and other elements that could improve the quality. There is a lot of work left to be done.

Commissioner Johns asked what staff thought of the slump block.

Mr. Newman did not have a problem with the sump block and he liked the mortar wash.

Commissioner Johns felt it was traditional and is coming back in style. He appreciated the photos of the Mesa development which provided some perspective. The Commission will have the opportunity to see this at

another time and will hold it to this standard. He appreciated that the Applicant could go to a higher density, although they are requesting a lot of deviations. He asked about the 14' for the driveways.

Mr. Newman asked if Commissioner Johns was referring to the front porch setback of 12 feet. The Code requires a setback of 20' in an SF-6 zoning district, but there is an exception to allow an encroachment of up to 6' for covered front porches, which would bring the porch to 14' from the property line. They are proposing an 8' encroachment or an additional 2', which would now bring the structure to 12' from the front property line. The driveways will be 20 feet.

Commissioner Johns noted a common concern with too much driveway and parking issues. Why are they asking for a 4' patio as you can't really do much with that size.

Mr. Newman felt that in order to provide the variation in house product on the 50' wide lots while keeping back yard space, they needed to decrease the depth on the porch. Staff is less concerned with the 4' porch depth as they are wide open with columns. If chairs are placed in between the columns, there is plenty of space to not feel cramped. Staff was concerned that there was not enough deviation along the streetscape without the stagger. He noticed in the Mesa development the nice landscaping and trees that distract from the front façades. There is a lot of movement in the elevations and they made sure to not have porches right next to each other.

Commissioner Johns asked how staff will support those elevations with all of the deviations, as it will not be what we are looking at today. Would that be considered at a later date or is there anything to support those elevations?

Mr. Newman stated some of the products that will be approved with the Stratford development will be transferred to this development. There is already a good idea of what those products will look like with the porch depths. A new third series of product will be created for this development.

Commissioner Johns noted that the town sets an ordinance for a reason and it is our job to question anything that moves away from the ordinance and Design Guidelines. He asked if staff supported the size of the homes. He thought there is a market out there as not everyone wants a large home. He did not see this as a starter home as it is a gated community with nice amenities. We are seeing a lot of the smaller homes with our aging community. It is a neat product and we have seen a lot of successful smaller homes come through recently. He was concerned with some of the deviations. He felt if you are going to have a patio it should be useful, although he understood that they are very open. They may put a gate or fence in front of it later on. He would be cautious with the approval of the elevations of the homes and the standard plans.

Commissioner Alibrandi emphasized again that we have ordinances and zoning regulations for a reason. He was concerned with too many deviations. In the free market, there are trade-offs. If we are trading something off here, what does the town get for allowing these variations.

Commissioner Torgeson did not get an answer to his previous question as to whether there is any other place in Gilbert that has had this many deviations.

Mr. Newman could not think of any off the top of his head. He was sure there were other developments in town that were given quite a bit of deviations, although he will need to do more research and get back to the Commission.

Commissioner Torgeson was for a lot of deviations and would rather people have some freedom. Everyone else has a right to look at this. He had also asked if we would even be discussing this if the town did not own the land and is selling it to the developer. What does the town get out of this? How much money is that property in escrow for?

Mr. Newman expressed he was not at liberty to discuss the escrow terms.

Commissioner Torgeson stated that would be public information.

Mr. Newman expressed he did not know those numbers.

Vice Chair Bloomfield felt that everyone on the dais had some concerns on the deviations, but can trust that staff is going into this with the right mindset. This is with a known developer who has a great history of creating high-quality products and projects in the Valley and in Gilbert. While he did have some concerns, particularly about the landscaping, we have this very unencumbered piece of property that has a very typical rectangular section, and we would normally not entertain deviations to this extent. The concern of the Commission is whether these deviations are all valid and well-reasoned, and whether there is justification. What is the benefit to the community? What makes this development special to allow and justify these deviations? He wondered why they were asking for the 5' and 5' side yard setbacks when they will have the separation distance of 15' between homes. They should just call it what it is, 7.5' and 7.5' setbacks. He did not want to do away with the landscaping along Chandler Heights Road. If they are going to the effort to create this special upscale gated community, wouldn't we want that kind of landscaping. They are nudging up against the minimum density required by the General Plan, although he would rather allow a deviation for a little less density if that is what they need to create a special quality development. When this item comes back, he would like to hear the justification for all the deviations. He appreciated the photos. It was helpful to see the kind of product and the type of community they are trying to create.

Mr. Newman appreciated the feedback and stated it is early in the process. Staff has issued a lot of review comments that the Applicant is still working to address. In the second review, he hoped to have some questions answered and have some clarity on some of the concerns. Staff will continue to work with the Applicant to make this a high-quality product that we can all be proud of.

Vice Chair Bloomfield recessed the Study Session at 7:00 p.m. in order to take a short break and then hold the Regular Meeting of the Planning Commission.

Vice Chair Bloomfield reconvened the Study Session at 7:14 p.m.

6. **GP18-09: NEC Warner and Recker Roads - Request for Major General Plan amendment to change the land use classification of approx. 124.8 acres of real property generally located at the northeast corner of Recker and Warner Roads from 28.4 acres of Business Park (BP), 87.5 acres of Light Industrial (LI) and 8.9 acres of Community Commercial (CC) to 17.7 acres of Residential > 8-14 DU/Acre (R>8-14du/ac), 10.4 acres of Residential > 5-8 DU/Acre (R>5-8du/ac), 65.8 acres of Residential > 3.5-5 DU/Acre (R>3.5-5du/ac), and 30.9 acres of Light Industrial (LI) land use classifications.**

   Z18-19 NEC WARNER AND RECKER ROADS: Request to amend Ordinance Nos. 2261, 2378, and 2448 pertaining to the Rockefeller Group North Gateway Planned Area Development (PAD) overlay zoning district, generally located at the northeast corner or Recker and Warner Roads by removing from the PAD approx. 124.8 acres of real property consisting of 87.5 acres of Light Industrial (LI), 28.4 acres of Business Park (BP), and 8.9 acres of Community Commercial (CC) zoning districts; creating the NEC Warner and Recker Roads PAD, approving a new development plan for the NEC Warner and Recker Roads PAD; and changing the zoning classification of said real property from 87.5 acres of LI, 28.4 acres of BP, and 8.9 acres of CC, all with a PAD overlay to 30.9 acres of Light Industrial (LI), 17.6 acres of Single Family - Attached (SF-A), 30.4 acres of Single Family – Detached (SF-D), 19.3 acres of Single Family – 6 (SF-6) and 26.5 acres of Single Family – 7 (SF-7) zoning district, all with the new NEC Warner and Recker Roads PAD overlay.

Ashlee MacDonald, Senior Planner, presented GP18-09 and Z18-19 for the northeast corner of Warner and Recker Roads. The Planning Commission reviewed this item last year as part of the major General Plan Amendment process. The project went to Town Council and was ultimately sent back to Planning Commission for reconsideration with some direction to incorporate some employment land uses. At this time, the zoning is moving forward on both pieces of the site. The area is currently designated a number of employment uses with