

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: November 6, 2014

REQUEST

Request by Greg Davis of Iplan Consulting for Meritage Homes the following land use approval within Mission Royale Planned Area Development (PAD) Family Community. (Planner James Gagliardi):

- 1. DSA-14-00043: Housing Product** to add new single-family models to the approved housing product within the Mission Royale PAD, introducing new floor plans, elevations, and color schemes.

APPLICANT/OWNER

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HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
- September 1, 2005:* The Planning and Zoning Commission approved the Housing Product request for the “Provence Series 310-315” and “Montage Series 510-622” for Meritage Homes at Mission Royale.
- June 1, 2006:* The Planning and Zoning Commission approved the Housing Product request for Hacienda Builders for Mission Royale

Of the seven new floor plans submitted, four plans are one-story and three are two-story ranging from 2,308 sq. ft. to 4,147 sq. ft. Spanish colonial, ranch territorial and craftsman are three different elevations that will be offered per plan. The following models numbers are included for consideration (Exhibit A):

- 145.2300
- 145.2400
- 145.2350
- 145.2400
- 245.3580
- 245.3740
- 245.4190

The home plans are 45 ft. in width and are compatible with the lots within this parcel and therefore comply with the PAD’s development standards. The applicant provided a lot-fit analysis showing how the proposed models are to fit upon the platted lots given their required setbacks within the family portion of the Mission Royale PAD.

Residential Design Standards:

When reviewing housing product, the criteria below must be met to be compliant with the Residential Design Standards for Planned Area Developments:

1. Floor plans and elevations

- **A minimum of five home floor plans, each with three distinct elevations is required per project.**

Seven floor plans have been submitted, exceeding this requirement (Exhibit A).

- **A minimum of five distinct home color schemes is required per project.**

Nine color schemes have been provided, each providing four palates to be applied among the bodies of the houses, their shutters, trims and garage doors, and front doors. These color schemes range between earthy greens, browns, and greys.

- **Diversity and uniqueness in elevations shall be demonstrated within each PAD.**

Among the seven floor plans and the three elevation types that apply to each, staff finds that there is adequate diversity and uniqueness demonstrated.

- **Emphasis must be placed on the front elevations of homes. Main entries must face the street.**

All models have much emphasis on the front elevation with regard to covered porches and distinct window articulation. The entries of all the homes face the street. These elevations are further diversified by the provision of quality accent features such as varying door-styles, light fixtures, and windows. For those homes that feature stone, there are three different stone types proposed of varying color and texture (Exhibit C).

- **Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows.**

All windows are articulated with windowsills. A couple of the models also provide recessed windows.

2. Roofs

- **A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs.**

Six different concrete-tile roofing colors are being offered of varying textures (Exhibit C).

- **Variation in roof ridge lines and designs required.**

The layout of the home design allows for variations in roof ridge lines and design.

- **Unique roof colors shall be matched to each home color scheme.**

With nine color schemes and six roofing colors there will be much opportunity to provide diversity of roofs paired with the color schemes.

3. Garages

- **On lots where side-entry garages can be accommodated, at least one floor plan per parcel or product type must be designed with a standard side entrance garage.**

Model number 245.3740 has been modified to provide a standard side-entry garage. Other models provide a single-car side entry garage with a double-car front-loaded garage; however this model offers the side-entry garage as its primary garage with a single-car front loaded garage.

- **No front-loaded garage shall extend forward of a home’s livable area or covered front porch by more than ten feet.**

None of the models proposed provide a front-loaded garage that extends past the home’s livable area or front porch by more than ten feet.

- **At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.**

Three of the seven models have livable area forward of the garage.

- **Front-loaded garage doors shall not exceed fifty percent of the house width.**

None of the houses have front-loaded garages which exceed 50% of the house width.

4. Patio covers

- **Rear or side yard covered patios or covered courtyards are required on every home.**

The models include covered patios or recessed porches.

- **Where possible, covered patio areas should be incorporated into the architecture of the homes.**

Two of the models provide a patio area incorporated into the architecture of the home.

- **Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home.**

The illustrations indicate that the same material shall be used (Exhibit B).

5. Additions and modifications

The housing product guide includes options for several of the homes to have living space in lieu of the secondary garages. In these cases, a primary two-car front loaded garage remains. Other options shown are all compatible to the overall floor plan and aesthetic of the home.

Public Notification/Comments:

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on October 21, 2014 at least fifteen (15) days before the November 6, 2014 Planning Commission public hearing.
- Notice was mailed by the City on October 22, 2014 at least fifteen (15) days before November 6, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the Parcel 4. An affidavit confirming this mailing has been placed in the folder.
- A sign was posted by the applicant by October 22, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the November 6, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, there have been no comments or inquiries received.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Housing Product DSA-14-00043** for Phase 3 Parcel 4 of the Mission Royale Subdivision.

Exhibits

- Exhibit A – Housing Product
- Exhibit B – Narrative
- Exhibit C – Accent features

Exhibit A – Housing Product

Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2300



Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2340

Plan 145.2340
Elevation 'E' - Spanish Colonial
Color Scheme 24

Mission Royale
45' Wide Series
04P14013
April 1, 2014
BSB 051108

Plan 145.2340
Elevation 'G' - Craftsman
Color Scheme 18

Mission Royale
45' Wide Series
04P14013
April 1, 2014
BSB 051108

Plan 145.2340
Elevation 'F' - Ranch Territorial
Color Scheme 26

Mission Royale
45' Wide Series
04P14013
April 1, 2014
BSB 051108

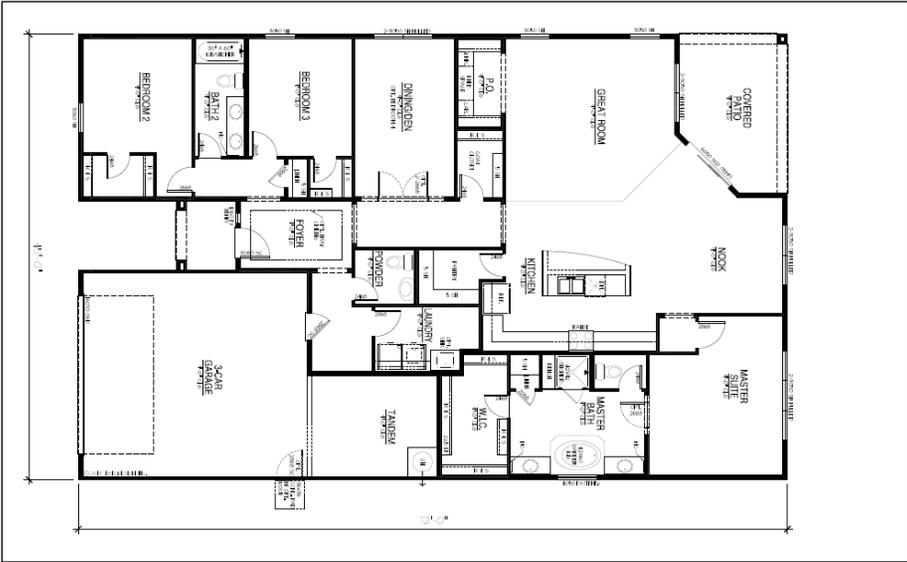


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan 145.2350

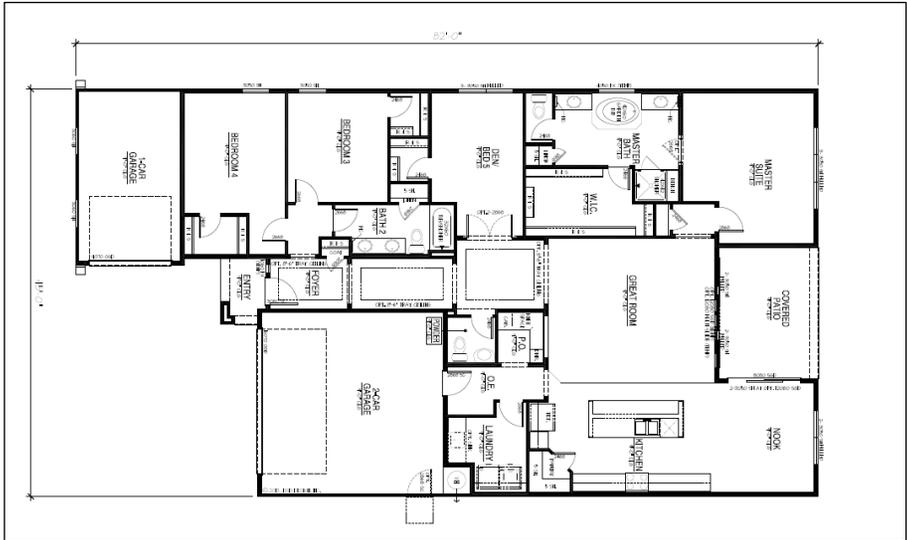


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2400

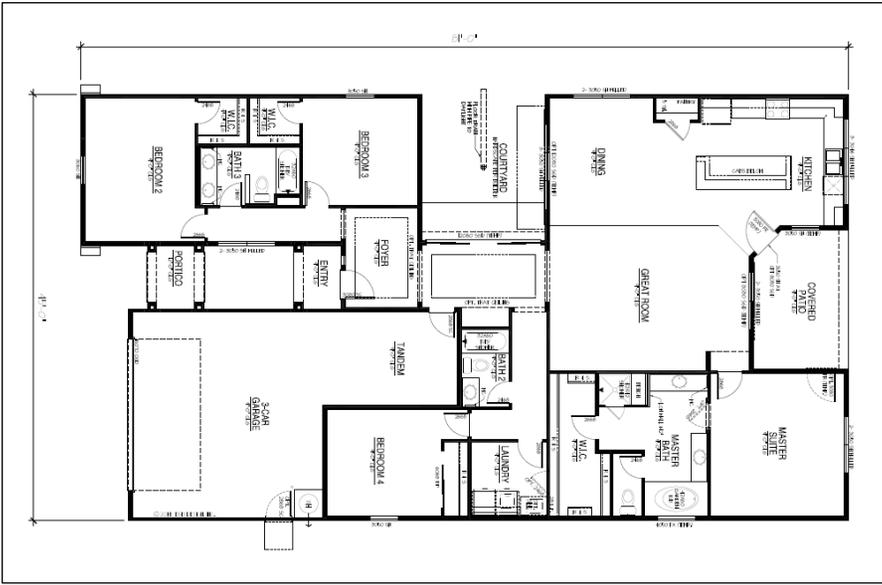


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.3580

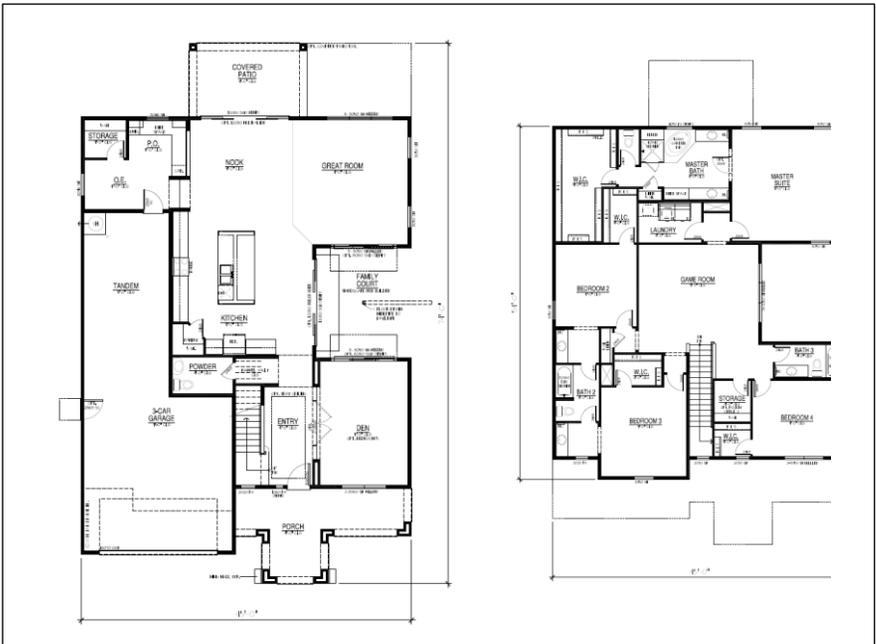


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.3740

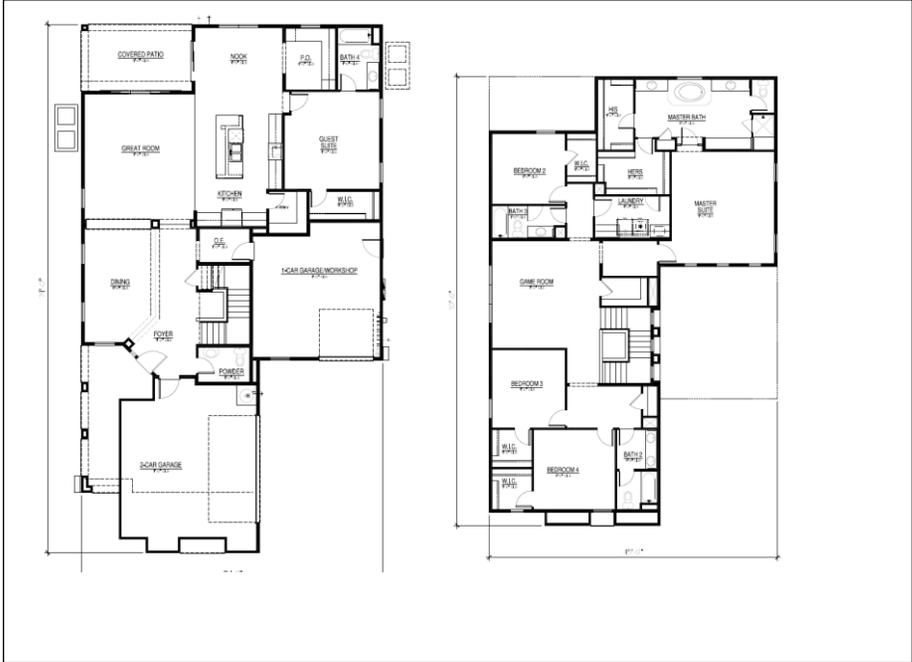


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.4190

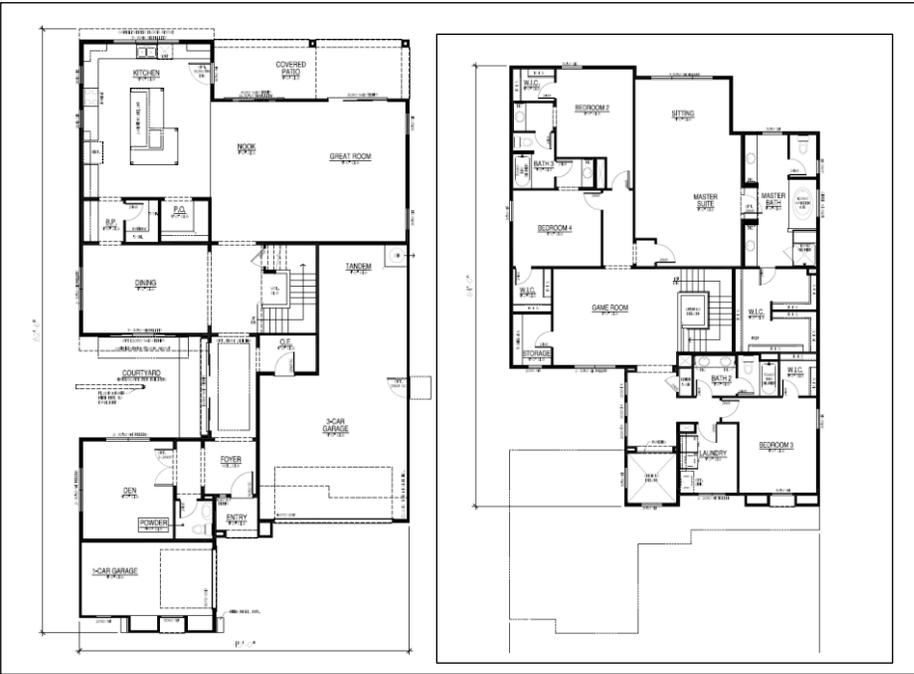


Exhibit B – Narrative

Narrative

Meritage Homes proudly presents a housing product line for Mission Royale to serve a diverse range of families for the growing community. The line up is comprised of seven (7) home plans that each offer three (3) elevation treatments that offer visual variety while offering a community continuity. The 45 foot wide home plans are proposed for Parcel 4 within the Mission Royale PAD located at the Southeast corner of Early and Hacienda Roads. Housing product dimensions will comply with the standards outlined in the Mission Royale PAD that was amended by Meritage Homes in 2014.

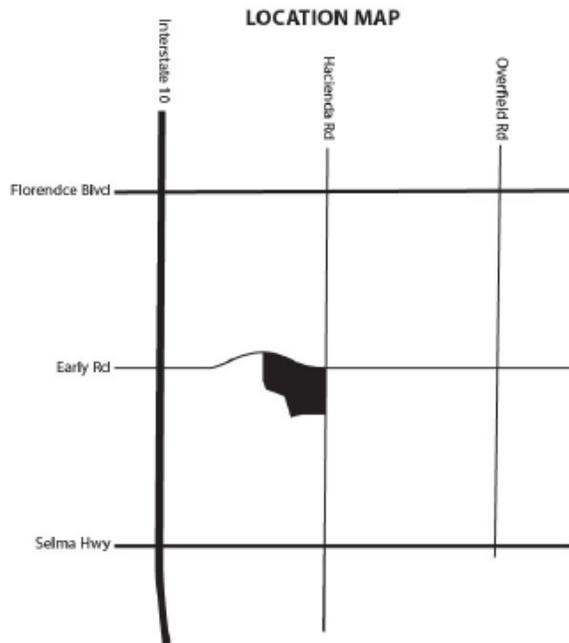
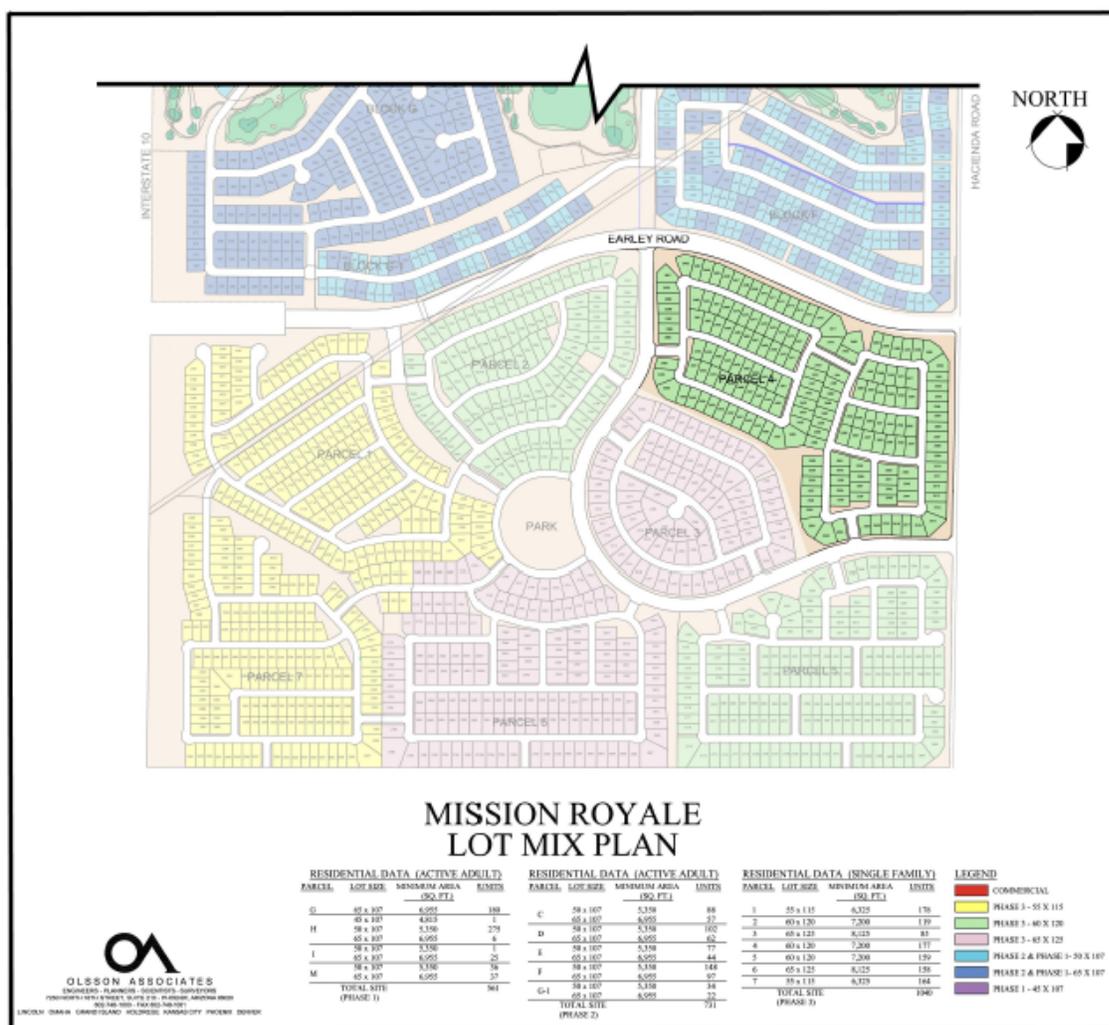


TABLE: Single-Family Home Minimum Setbacks for Phase 3 Family Community

Typ. Lot Size	Staggered Front Setback	Min. Rear Setback	Side Setback (Corner)	Accessory Building Setback	Perimeter Wall
60' x 120'	15' – 18' & 20' – 23'	20'	5' & 10' (5' & 10' Tract)	5'	15'

Parcel 4 is made up of 177 lots with a standard lot measuring 60 feet by 120 feet (minimum 7,200 square feet) as part of the PAD. These lots are in the middle of the size offering in the Single Family lots offered in Mission Royale, with others sized at 55 feet by 115 feet, and others at 65 feet by 125 feet. Parcel 4 is among the Single Family parcels found south of Early Road, unlike the Active Adult parcels located north of Early Road.



Housing Product

The housing product Meritage is putting forward offers a range of lifestyle choices. The seven (7) plans offered include four (4) single-story homes and three (3) two-story homes. The sizes of the home range from 2,308 square feet to 4,147 square feet. All the plans offer a minimum of 3 bedrooms and as many as 5 bedrooms. Garage sizes range from 2 cars to 4 cars with no more than a 2-car garage door facing the street to deemphasize the presence of garages to the streetscape.

TABLE: Housing Product

Plan	Square Footage	Stories	Garage stalls	Elevations
145.2300	2308	1	2 Front Entry	E, F, G
145.2340	2342	1	2 F/E + 1 Tandem	E, F, G
145.2350	2356	1	2 F/E + 1 S/Entry	E, F, G
145.2400	2407	1	2 F/E + 1 Tandem	E, F, G
245.3580	3582	2	2 F/E + 1 Tandem	E, F, G
245.3740	3744	2	2 F/E + 1 S/Entry	E, F, G
245.4190	4147	2	2 F/E + 1 T + 1 S/E	E, F, G

The streetscape is enhanced by the offering of three (3) elevations per plan. Each plan offers elevation styles of Spanish Colonial (E), Ranch Territorial (F), and Craftsman (G). These styles offer a mix of durable and contemporary facade treatments to offer variety while complementing the community character. Other details that change with each elevation is significant massing, roof lines and accent features. Accent features reenforce the theme with quality doors, windows, detailing and light fixtures.

Exhibit C- Accent features

Exhibit C – Accents

<p>5687 Brown Gray Range Brown, Gray Range Ref Emi SRI A.Ref A.Emi A.SRI CRRC: .15 .91 13 .16 .92 15 0918-0028</p>	<p>5689 Brown Range Brown Range</p>
<p>5690 Pewter Bronze Blend Pewter Gray, Gold Blend Ref Emi SRI A.Ref A.SRI CRRC: .17 .91 16 .19 18 0918-0060</p>	<p>3687 Brown Gray Range Brown, Gray Range Ref Emi SRI A.Ref A.Emi A.SRI CRRC: .15 .91 13 .16 .92 15 0918-0028</p>
<p>3689 Brown Range Brown Range Ref Emi SRI A.Ref A.Emi A.SRI CRRC: .15 .92 14 .17 .93 17 0918-0026</p>	<p>Profile: Capistrano Product No: 3690 Name: Pewter Bronze Blend Description: Pewter Gray, Gold Blend</p>

<p>CORONADO ITALIAN VILLA DAKOTA BROWN 1/2" mortar joints</p>
<p>CORONADO FRENCH COUNTRY VILLA VERONA 1" full smooth brushed</p>
<p>CORONADO CANYON LEDGE DAKOTA BROWN Dry stacked</p>



Exhibit C – Accents

Spanish Colonial



55044BZ
Upgraded Exterior 3 Light
Dim: 9.5"W x 25"H x 10"E
Bulbs: 3 cand - 60 watt
Glass: seeded
Finish: bronze
FRONT



Spanish Colonial



34534BZ
Upgraded Exterior 2 Light
Dim: 8"W x 14"H x 6"E
Bulbs: 2 cand - 60 watt
Glass: seeded
Finish: bronze
FRONT



Ranch Territorial

Ranch Territorial



4830BZ
Wall Lantern 2 Light
Dim: 8.5"W x 13"H x 10.5"E
Bulbs: 2 cand - 60 watt
Glass: seeded
Finish: bronze
FRONT



Craftsman

Craftsman

