

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	Agenda # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, Planner  
**MEETING DATE:** February 5, 2015

<b>REQUEST</b>
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**Request by Holly James of D.R. Horton Inc.,** for the following land use approval within Mission Valley Planned Area Development (PAD) (Units 1 and 2):

- 1. DSA-14-00216: Housing Product** to add 10 new floor-plans for single-family homes to apply to 113 lots proposing three elevations per floor-plan with various color schemes.

<b>APPLICANT/OWNER</b>
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<b>HISTORY</b>
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- March 1, 1999: The site was annexed into the city limits of Casa Grande through Ordinance number 1899.
- January 18, 2000: Zone Change from General Rural to Planned Area Development approved by City Council through Ordinance Number 1178.137.
- February 3, 2005: CGPZ-47-05: Housing product for Phase 5 was approved
- April 2, 2009: DSA-09-00010: Housing product was approved for Mission Valley phases 5 and 6 by the Planning Commission.



different elevations offered per plan otherwise labeled as 'A', 'B', and 'C' on the plans. The following models numbers are included for consideration (Exhibit B):

3524 3543 4010 4015 4030  
3256 3575 4012 4020 4090

The home plans range between 35 ft. and 40 ft. in width provided on lots shown to be compatible with the setbacks and development standards found within the Mission Valley PAD, stated as follows:

Front setback: 15 ft. for livable space, or side entry garage, 20 ft. for garages, every third or fourth garage to be staggered to 23 ft.

Corner setback: 15 ft.

Side setbacks: 5 ft. on both sides for single-story homes, 5 ft. /10 ft. for two story homes (This housing product submittal shows a 5 ft. /10 ft. or a 10 ft. /10 ft. on all its plans)

Rear setbacks: 20 ft.

Height: 35 ft.

**Residential Design Standards:**

When reviewing this housing product, the criteria below must be met to be in compliance with the 1999-version of the Residential Design Standards for Planned Area Developments:

**1. Elevations and roofs**

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

Ten floor plans have been submitted with three distinct elevations, exceeding this requirement (Exhibit B).

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

20 exterior color combinations have been provided, to be applied among the bodies of the houses, their shutters, trims and garage doors, and front doors.

- **There shall not be any more than two consecutive similar front home elevations**

The Mission Valley PAD has a more restrictive requirement which is that no identical elevation is allowed adjacent to or across the street from one another. Also, the Mission Valley Unit II PAD requires that all side elevations facing a public right of way in Phase 5 shall have at least one large window. D.R. Horton has verified that this will be provided.

- **There shall not be any more than three consecutive similar rear home elevations for homes back on an arterial or collector roadway.**

This standard is met.

- **A variety of home roofing materials, colors, shapes, and/or textures is required per project. All roofing shall be of durable, long-lasting materials.**

Varied concrete roofing styles and colors have been proposed.

## **2. Additional Requirements for PAD Residential Architecture**

The design standards also list six additional architecture requirements, which the applicant is required to comply with at least four of the six. These requirements are listed below. Those that are bolded are the standards that the applicant is meeting.

- 1. Incorporate a variety of durable exterior materials and finishes such as shingles, brick, stone and masonry.** *The three elevations provided with each floor plan all provide durable exterior materials. The Craftsman/ranch elevation provides ledge stone as a standard. The Mission and Mediterranean elevations provide for wrought iron accents. All covered patios have stucco columns and there are standard stucco eaves on all elevations.*
- 2. Provide significant architectural features such as covered front entries, front porches, and bay windows on at least fifty percent of the homes.** *The Mission style elevation features gable and hip roofs with wrought iron enhancements and louvered shutters. The Mediterranean style elevation consists of dominant hip roofs with mixed gables providing multiple roof lines. Also provided with this elevation are prominent towered front entries, unique pop outs, stylized wrought iron details and arched windows. The Craftsman/ranch elevation features clipped gable roofs tapered columns and paneled shutters.*
- 3. Reduce the number of front-loaded garages by using side-loaded and/or rear yard detached garages on thirty percent or more of the homes.** *The applicant is required to meet four of the six requirements, and therefore has chosen not to apply this criterion to their housing product submittal.*

4. **De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage and/or other effective methods.** *On eight of the ten models, the garage is either recessed from the home or at the same plane. On the two-story models, the 2<sup>nd</sup> story is recessed over the garage on one plan; on the other plan, a decorative ledge is provided giving a visual separation of space.*
5. **Exceed the mandatory requirements for the number of required distinct elevations and home color schemes.** There are 20 color schemes provided where only three are required.
6. **Applicant's choice to provide extra creativity and design innovation.** *Rear covered patios are standard on many of the plans, color blocking is provided on all front elevations, window pop-outs are included on all windows, including the side and rear elevations painted with an accent color. Also provided is with each home are premium-finished driveways, adding more visual interest and uniqueness to the properties (Exhibit C).*

### 3. Other items

Within the Mission Valley PAD, individual-lot landscaping is reviewed as part of the housing product submittal. It is required to be installed within 30 days of occupancy. The landscaping provided is acceptable, providing one tree and twelve shrubs per lot (Exhibit C).

### **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 January 20, 2015 at least fifteen (15) days before the February 5, 2015 Planning Commission public hearing.
- Notice was mailed by the City on January 20, 2015, at least 15 days before the Planning Commission public hearing, to each owner of property situated within 200 feet of the subject lots. An affidavit confirming this mailing has been placed in the folder.
- Signs were posted by the applicant prior to fifteen days within the Mission Valley neighborhood announcing the Planning Commission meeting. An affidavit confirming the posting of these signs has been provided by the applicant.

**Inquiries/Comments**

At the time of this writing, two inquiries have been received, and were generally encouraged that building appears to be slated to resume in this subdivision. The primary concern is the desire to not have two-story homes constructed; although the PAD does not prohibit the construction of two-story homes on lots larger than 6,000 sq. ft..

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission approve the **Housing Product DSA-14-00216** for the Mission Valley Housing Product.

**Exhibits**

- Exhibit A – Narrative
- Exhibit B – Housing Product excerpt submittal
- Exhibit C – Landscape and driveways

## Exhibit A – Narrative



# *Mission Valley*

## Housing Product Review Submittal

***Mission Valley*** is located at Korsten & County Road in the City of Casa Grande. D.R. Horton will be building on a portion of the remaining lots within Mission Valley Phase 1A, 5 and 6.

This Design Review Booklet is being submitted in order to gain approval of product as illustrated in this document. This document will illustrate the design, diversity, and quality D.R. Horton intends to build within this community.

### **About D.R. Horton**

D.R. Horton is the largest homebuilder in the Phoenix metropolitan area and the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

### **Diversity**

Our goal is to “provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community.” The designs of the homes as well as the design of the subdivision itself are critical to the success of a “visually diverse” community. Following is a description of how we have incorporated diversity elements into the subdivision and housing designs at Mission Valley.

### **Subdivision Design**

D.R. Horton owns 113 finished lots within the Mission Valley community. Our homes will blend seamlessly with the current homes. There are large areas of open space areas, enhancing the community and providing homes with open space behind them. Plat maps with the 113 lots highlighted has been included in this submittal.

### **Architectural Diversity and Housing Design**

D.R. Horton's proposed homes have architectural diversity while still maintaining a cohesive architectural theme and character. The home product that is proposed at Mission Valley incorporates many architectural elements that will help create a diverse and aesthetically pleasing street scene. We will not allow two identical home elevations to be located on adjacent lots within the community. As illustrated on the enclosed product elevations and floor plans, and other miscellaneous feature exhibits, the homes include design elements that create diversity within the development. A variety of architectural design features will be incorporated to promote diversity from home to home including:

- a variety of home sizes ranging from 1,566 square feet to 3,207 square feet;
- a mixture of one and two-story homes;
- 10 different floor plans with 3 elevations per plan;
- 20 exterior building color combinations;
- no identical elevations will be allowed adjacent to or across the street from each other;
- no more than three homes in a row are to have the same rear elevation when backing to an arterial or collector roadway;
- within Phase 5, all side elevations facing a public right of way will have at least one large window per the Mission Valley Unit 2 PAD;
- elevations with varied roof lines;
- building footprint offsets with living areas and front porches which project beyond the face of the garages;
- architectural projections and detailing on all elevations;
- varied concrete roofing styles and colors;
- ground mounted mechanical equipment;
- accent materials such as stone veneers and special stucco finishes at accent color locations per plan
- varied raised panel garage door styles per elevation, and optional glass-top sections and carriage style doors

The following items will be **standard** at *Mission Valley*:

- rear covered patios are standard;
- all covered patios will have stucco columns standard;
- window pop-outs are included on all windows including side and rear elevations and will be painted accent color;
- standard ledgestone on Elevation C of all plans offered
- standard color blocking on all front elevations
- standard stucco eaves on all elevations (current CDR layouts do not reflect this structural element)

D.R. Horton is proposing a total of 10 floor plans with three elevations containing specific design considerations. Our Mission style, Elevation A, features gable and hip roofs with wrought iron enhancements and louvered shutters. Our Mediterranean style, Elevation B, features dominant hip roof planes with mixed gables to provide multiple roof lines for character. Prominent towered front entries, unique rounded pop outs, decorative wrought iron details and large arched windows provide architectural elements specific to this elevation. Our Craftsman/Ranch style, Elevation C, features clipped gable roofs with mixed gables, wrought iron railing details at covered porches, tapered columns and windows with paneled shutters provide architectural detail. Ledgestone will also be standard on this elevation. We have included within this document a streetscape of various elevations of the

submitted plans, typical plot plans, floor plans and elevations for the ten proposed plans. Also included are the 20 exterior color schemes, roof tile colors, garage door styles, driveway surfaces, landscaping packages, and window and exterior lighting cut sheets.

Of the ten plans presented, three were previously approved for Mission Valley Phase 1A, 5 and 6 but under different plan numbers: 3575\* (2748), 4030\* (4013), 4090\* (4019) (previously approved DSA-09-00010 and DSA-10-00018 enclosed). The typical plot plans, floor plans and elevations have been provided with updated plan numbers in this submittal.

\*New Plan Numbers due to internal restructuring but plans remained the same.

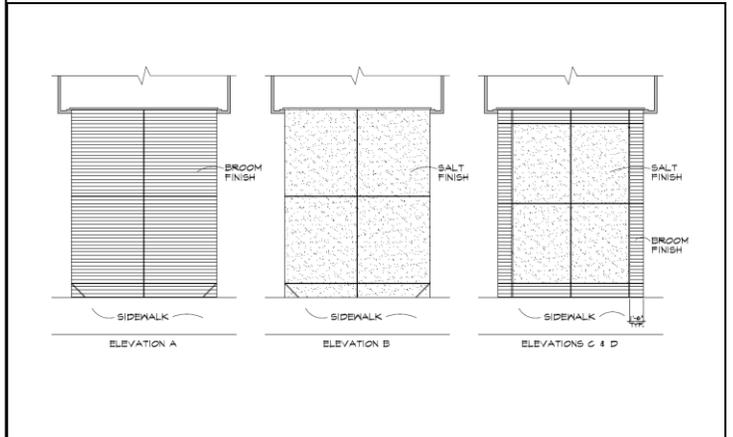
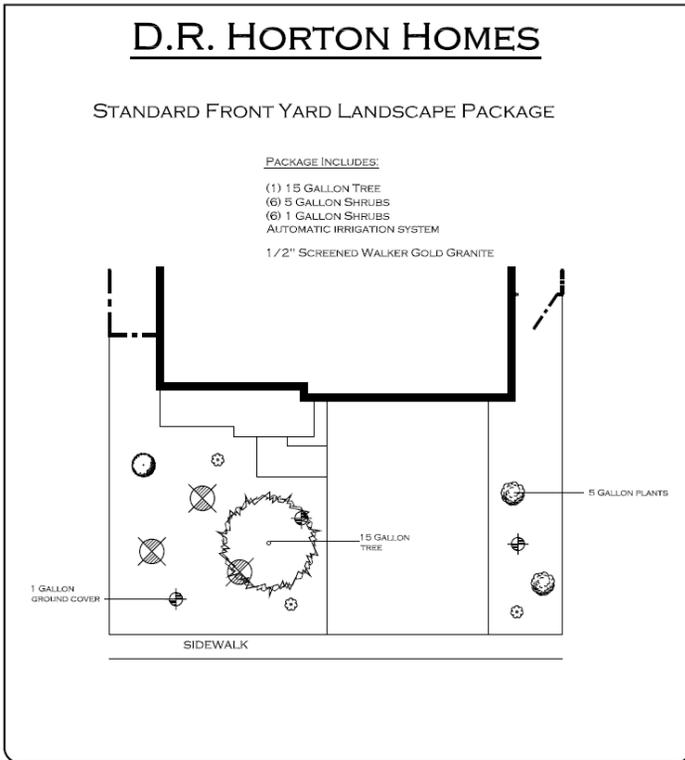
#### **Garage Treatment**

Many of our homes give special attention to the juxtaposition of the livable portion of the houses to the garages. Most of the floor plans and elevations submitted for Mission Valley have been designed to de-emphasize the garages by recessing them behind the front faces of livable areas and/or front porches. All garage doors on all of the plans are recessed, enhancing shadow detail and lessening the garage doors impact. Front porches, dramatic entries, and interesting front elevations are also incorporated into the design of the homes.

In order to minimize the impact of garages, D.R. Horton offers garage doors with raised panels and offer glass top sections as an option. We offer three choices of glass top sections. In addition, we offer optional "carriage-style" garage doors, each with three choices of glass top sections.

**Exhibit B-Housing Product Excerpt**  
Provided as a separate document

## Exhibit C – Landscaping and Driveways



520 W. WARNER RD.  
TEMPE, AZ 85284

PLANT PLACEMENT  
WILL VARY.  
PLANT SELECTION CHOSEN  
BY CONTRACTOR WILL VARY  
DUE TO AVAILABILITY AND  
SEASONALITY.

D.R. HORTON HOMES

STANDARD LANDSCAPE



