

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: October 2, 2014

REQUEST

Request by Nak Song for the following land use approval on Lot 14 of the Los Portales Subdivision, otherwise known as 2088 N Saint Andrews Dr:

- 1. DSA-14-00151 Housing Product** to add a new single-family model-type to the approved housing product within the Los Portales Planned Area Development, modifying approved Plan No. 155.2860 by expanding its square footage by 658 sq. ft. and proposing a new but comparable color palate to apply to one house on one lot.

APPLICANT/OWNER

Nak Song
 3943 N Creosote Ct
 Casa Grande, AZ 85122
 Phone: 520-374-2576
 Email: sung_nak@yahoo.com

HISTORY

- April 21, 2003: The City Council approved Ordinance No. 1178,188 rezoning the site from R-1 (Single-Family Residential) to PAD (Planned Area Development).
- August 4, 2005: CGPZ-174-005: The Planning & Zoning Commission approved Housing Product for Brown Family Communities for the Los Portales PAD
- August 1, 2013: The Planning & Zoning Commission approved a custom home on Lot 6 within the Los Portales PAD (2130 N St Andrews Dr).

approved.

The Los Portales subdivision has 19 different single family housing product plans that have been approved by the Planning & Zoning Commission. Approved housing product helps ensure quality development, offering a variety of styles while staying within character of the overall architectural theme. With the approval of this proposal, there will be 20 different single-family housing product plans for this subdivision, offering variety while staying within the established appearance of the development.

The City expects to see more custom housing product design review applications as individual properties are being purchased from production home builders.

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 distinct home color schemes is required per project and within each definitive housing price range or product type.**

Twenty-seven color schemes have been previously approved for the PAD. The applicant proposes a twenty-eighth scheme, proposing brown and cream colors for the house. These colors are similar to other approved schemes, but vary slightly to match the owner’s preference and paint availability.

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

The new home product proposes stone veneer on the front elevation with a wood-grain garage door and steel gate offering further diversity and uniqueness within the PAD.

- **Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.**

There is presently an empty lot to the south of the proposed home site. The home to the north, and the home across the street from this lot are both different plans and color schemes. This criterion is further met as this house proposes a color scheme not previously provided.

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

There is a covered front entry, recessed windows, and stone veneer along the base of the front elevation. The front door faces the street. As this plan is a modification of a previously approved plan, this elevation has already been assured to be compliant with this standard.

- **Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission**

There is a recessed window in the front of the home, and all the other windows have stucco pop-outs. Since this plan is a modification from a previously approved plan, this criterion has already been addressed.

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**

A terracotta red concrete tile roof type is chosen for this house. It is a muted hue and is compatible to other roof colors in the neighborhood.

- **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**

The roof tile color was chosen to complement the color group for the exterior paint colors of the home. It is unique without clashing with other approved roof colors.

- **No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment.**

The proposed home will have 2 ground-mounted HVAC units.

3. Garages

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

There is a livable portion of the home that extends forward of the front-loaded garage.

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

There is livable area forward of the garage.

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

The front-loaded garage makes up less than 50% of the frontage of the house.

4. Patio covers

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

The home's rear patio is covered, as it's architecturally a part of the home.

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

The patio is 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.**

N/A

5. Additions and modifications

N/A

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 September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

A couple of phone calls were received asking for clarification; but the callers expressed no concerns.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Housing Product DSA-14-00051** for lot 14 of the Los Portales Subdivision, 2088 N St Andrews Dr.

Exhibits

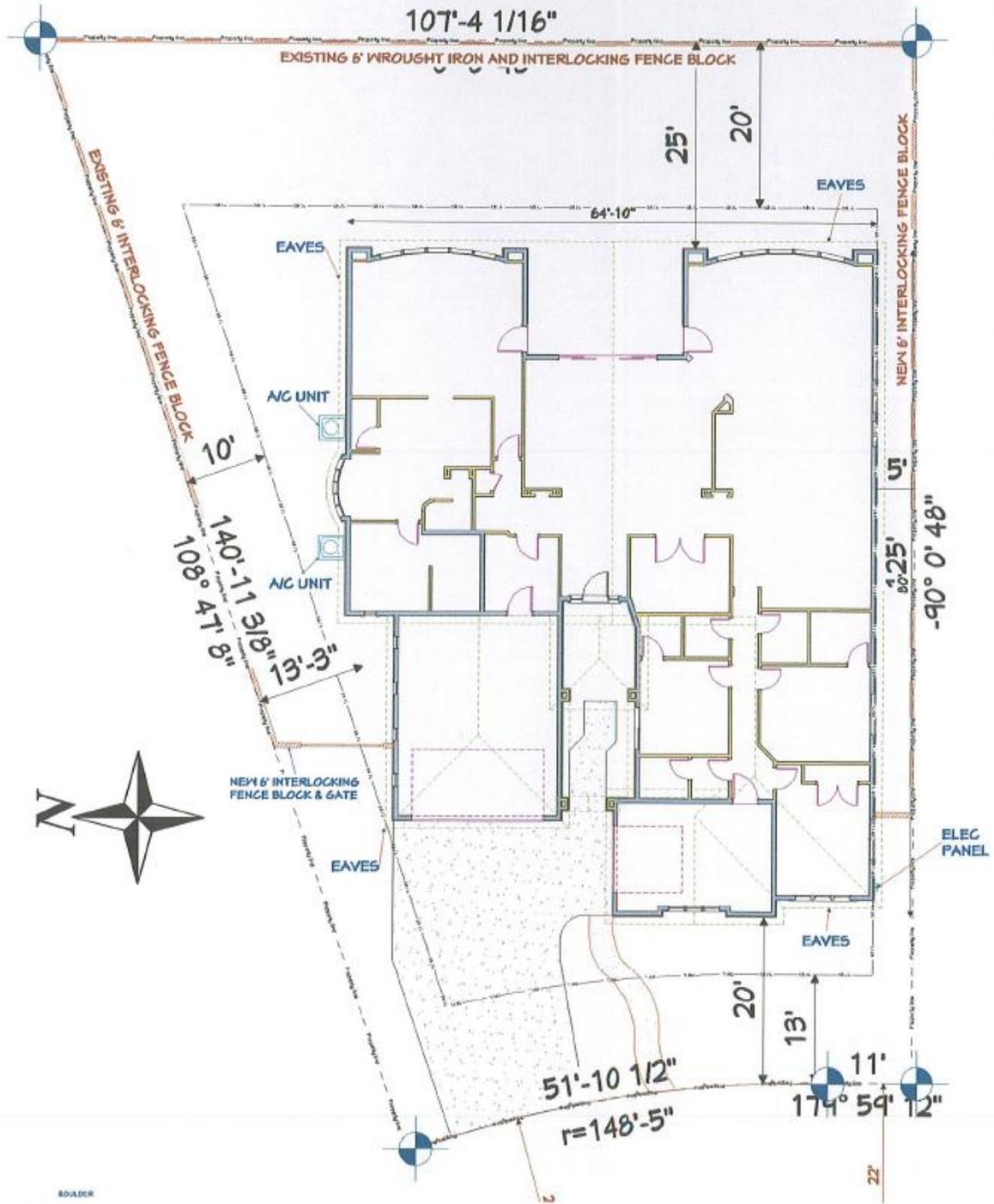
Exhibit A – Housing Product

Exhibit A



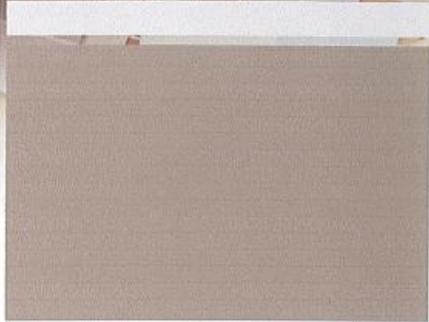
RIDGE HEIGHT 23'6"
MEAN ROOF HEIGHT 18'6"
CEILING LINE 10'0"
FINISH FLOOR 0'0"





SITE PLAN
 SCALE 1/16"=1'

Rocky Ridge ECC-25-1



BODY PAINT

Nature Trail ECC-26-2

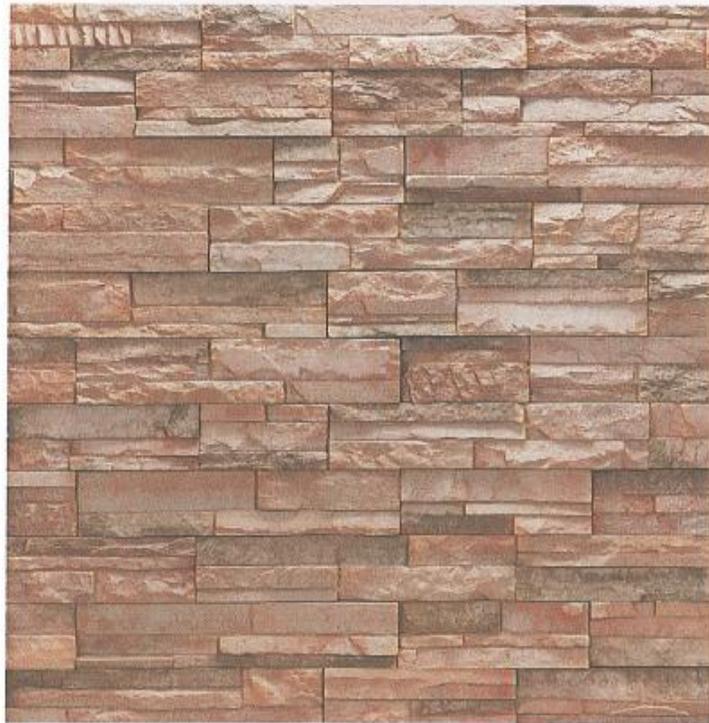


TRIM PAINT





EAGLE ROOF TILE
DEL ORO BLEND



imperial stack stone pizarra



Garage Carriage light
Townhouse Outdoor Sconce ,
Tannery Bronze



CUSTOM STEEL GATE

Paramount Windows®

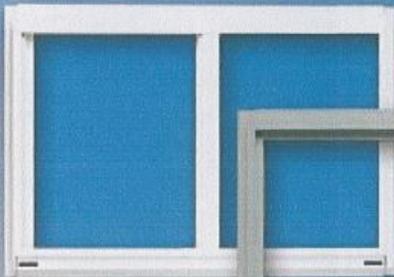
4250 Titan Aluminum Windows
Features and Benefits



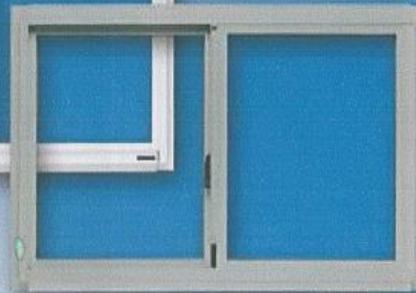
4250 Series Single Hung
(interior)



4250 XO Series Horizontal Slider
(exterior)



4250 XO Series
Horizontal Slider (interior)



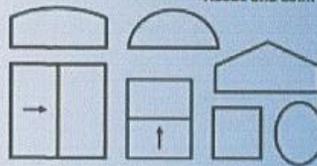
Cam Lock

Luxor Sliding Glass Door (interior)

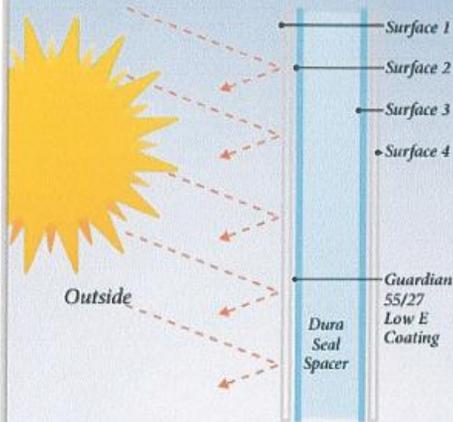


- 2¼" Frame depth
- 1½" Nail fin setbacks
- Gasket seals at sill
- Integral limit latch
- Lifetime warranty
- Easy screen removal and installation
- Extruded Aluminum Glazing Bead (Won't shrink, crack or discolor)
- Tubular sill construction — XO Series (Added strength and rigidity) (Improved sealing characteristics)
- Adjustable dual one-piece brass rollers
- AAMA/NFRC tested and certified.
- ¼" over all "Duraseal" insulated glass units.
- Warm edge technology for enhanced thermal performance

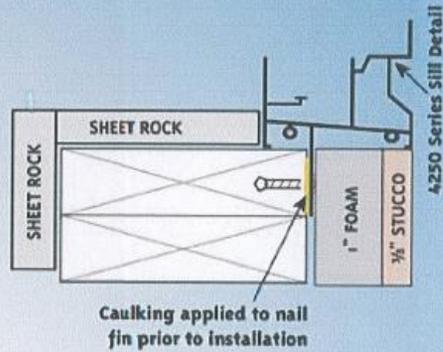
Frame Colors Available in White, Bronze,
Adobe and Satin Finish



Guardian 55/27 Low E Coating



Paramount's 4250 Series Nail On Window Installation



U value and Solar Heat Gain Coefficient Range

	U Value	SHGC
Aluminum frames with Low E Glass (Duraseal spacer)	.50 to .52	.25 to .26
Aluminum frames with clear glass (Duraseal spacer)	.65 to .66	.66 to .69

All Titan Windows Are
Commercially-Rated
LC-25 or Better

4250 Series Dimensions

Net sizes on all Paramount Titan Series products are 1/4" under call-out size. This formula holds true for fixed, stacked, mulled, sliders and single hungs. Net sizes on Luxor doors are 1/2" under call-out on width and 1/4" under call-out on height.



Paramount Windows

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ParamountWindowsAZ.com

