

Planning and Zoning Commission Regular Meeting

August 21, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, August 21, 2024, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - August 21, 2024

Call to Order/Roll Call

Pledge of Allegiance

Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **June 5, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 5, 2024, and Regular Meeting of June 5, 2024.
2. **July 23, 2024, Design Review Committee Meeting Minutes**
Move Planning and Zoning Commission approve Design Review Committee meeting minutes of the Regular Meeting of July 23, 2024.
3. **Entertainment Use Permit, PLH22-0056 Topsy Egg & The Uncommon, 1 E Boston Street, generally located ¼ mile south of the southeast corner of Arizona Avenue and Chandler Boulevard**
Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH22-0056 Topsy Egg & The Uncommon, to continue to allow for live indoor and outdoor entertainment, subject to the conditions as recommended by Planning staff.
4. **Preliminary Development Plan, PLH23-0065 Magnolia, located ¼ mile east of the northeast corner of Cooper Road and Riggs Road**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0065 for single-family housing product to be constructed in a new subdivision, subject to the conditions as recommended by Planning staff.
5. **Use Permit, PLH24-0006 Ponderosa - Dispensary, 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road**

Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0006 Ponderosa Dispensary, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

6. **Entertainment Use Permit, PLH24-0007 Sawtooth Bar and Grill, 4929 W Ray Road, generally located at the southeast corner of Ray and Rural roads**

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0007 Sawtooth Bar and Grill, to continue to allow for live indoor entertainment, speakers and tv screens, subject to the conditions as recommended by Planning staff.

7. **Use Permit, PLH24-0008 Fun Fusion Learning Center, 4640 E Peach Tree Drive, generally located 1/4 mile north and west of Hunt Highway and Val Vista Drive**

Move Planning and Zoning Commission withdraw PLH24-0008 Fun Fusion Learning Center, Use Permit to allow residential childcare for up to 10 children in an existing single family home as requested by the applicant. **(APPLICANT REQUESTS WITHDRAWAL)**

8. **Entertainment Use Permit PLH24-0013 Showcase Legends Bar & Grill, 2386 N Alma School Road, generally located north of the northwest corner of Alma School and Warner Roads**

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0013 Legends Showcase Bar & Grill, to allow for live indoor entertainment, speakers and tv screens, subject to the conditions as recommended by Planning staff.

9. **Entertainment Use Permit, PLH24-0014 Celoni Hospitality, LLC DbA Recreo Cantina, 28 S San Marcos Place, generally located 1/4 mile south of the southwest corner of Arizona Avenue and Chandler Boulevard**

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0014 Celoni Hospitality, LLC DbA Recreo Cantina, to continue to allow for live indoor and outdoor entertainment, subject to the conditions as recommended by Planning staff.

10. **Notice of Cancellation of September 4, 2024, Planning and Zoning Commission Hearing**

Move Planning and Zoning cancel the September 4, 2024, Planning and Zoning Commission Hearing.

Action Agenda

11. **Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A, located at the northwest corner of Cooper Road and Chandler Boulevard**

Move Planning and Zoning Commission recommend denial of Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A for a new drive-through building.

Alternative Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A for a new drive-through building, subject to the conditions as recommended by Planning staff.

Discussion

Member Comments/Announcements

Calendar

12. The next Regular Meeting will be held on Wednesday, September 18, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
24-044**

Development Services Memo No. PZ

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: June 5, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of June 5, 2024, and Regular Meeting of June 5, 2024.

Attachments

June 5, 2024 Study Session Minutes
June 5, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

June 5, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:04 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Rene Lopez
Commissioner Charlotte Golla (Telephonic Appearance)

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Michelle Reeder, Clerk

Absent

Commissioner Kyle Barichello - Excused

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. May 15, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 15, 2024, and Regular Meeting of May 15, 2024.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

2. PLH23-0063 CBREIM Frye

ALISA PETTERSON, SENIOR PLANNER presented details regarding request Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center uses with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

CHAIRMAN HEUMANN sought clarification on the landscaping stipulation. He requested staff present the image from Fry Road and asked if the Applicant planned to remove the entire basin.

ALISA PETTERSON, SENIOR PLANNER stated an earlier version of the design called for existing landscape materials within the basin to be maintained; however, during the review process, the design was revised so that the existing landscape materials along Frye Road would be removed and replaced with new landscaping. She further stated staff recommends a stipulation that all new landscaping be 36-inch boxes and trees twelve-feet high upon planting, considering the height of the proposed extension.

COMMISSIONER KOSHIOL asked about the potential for salvaging the existing trees, noting that across the valley, there are some builders who will nursery trees while under construction and replant. She asked if this was considered and discussed with the Applicant.

ALISA PETTERSON, SENIOR PLANNER confirmed that discussions were held regarding the idea of salvaging the existing trees as much as possible and this could be an option. She stated a stipulation would need to be added to allow staff to understand which trees were viable for salvaging. She further stated the Applicant was potentially open to the idea, however it would take on-site surveying to understand the condition of the existing landscape materials.

COMMISSIONER KOSHIOL expressed that it would be beneficial for staff to work with the Applicant to evaluate the best options. She stated if the Applicant could work with staff on this, it could be advantageous as it is difficult to find high-quality trees in nurseries, depending on the time of year.

CHAIRMAN HEUMANN suggested a compromise, proposing that 75% of the trees should either be salvageable or twelve-foot trees upon planting because that would help buffer the building, which was quite large. He noted that the architecture and design were acceptable, but the building's size warranted additional buffering.

COMMISSIONER KOSHIOL suggested the placement of taller trees closer to the roadway could provide more immediate buffering. He suggested this could be discussed with the applicant.

ALISA PETTERSON, SENIOR PLANNER stated this is a good idea and confirmed staff would discuss this with the Applicant.

CHAIRMAN HEUMANN confirmed there were no further questions or comments from the Commission Members.

3. PLH24-0003 EL OASIS

BEN CERECERES, CITY PLANNER presented details regarding request Use Permit time extension for a one-story community center and community gardens on approximately 1.9 acres on a property zoned Multiple-Family Residential District (MF-2). The subject property is located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street.

CHAIRMAN HEUMANN asked if this proposal is for a Use Permit time extension.

BENJAMIN CERECERES, CITY PLANNER clarified the previous approval included a time limitation and stated this request does not include a time limitation due to the stipulations in place. He further stated noise should not be an issue, but should a problem arise, the Applicant has contact information available for neighbors to contact the organization.

CHAIRMAN HEUMANN pointed out the number of parking spaces and asked if parking was a concern.

BENJAMIN CERECERES, CITY PLANNER stated there is a stipulation that requires all parking be on-site and parking is not allowed to overflow into the surrounding community.

CHAIRMAN HEUMANN asked if the City will have recourse if the property is sold. He mentioned this is a great use, but wanted to ensure the stipulations protect against a different user coming in.

BENJAMIN CERECERES, CITY PLANNER stated if a new user comes in, staff will review their request and determine how to accommodate parking needs.

CHAIRMAN HEUMANN confirmed there were no further questions or comments from the Commission Members.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, July 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:25 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

June 5, 2024 | 5:30 p.m.

Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Rene Lopez
Commissioner Charlotte Golla (Telephonic Appearance)

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Michelle Reeder, Clerk

Absent

Commissioner Kyle Barichello - Excused

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Heumann.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. May 15, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 15, 2024, and Regular Meeting of May 15, 2024.

2. PLH23-0063 CBREIM Frye

Request Rezoning from Planned Industrial (I-1) District to Planned Area Development (PAD) for a data center uses with Mid-Rise Overlay to allow building heights up to 95 feet and Preliminary Development Plan approval to expand an existing data center facility. The subject site is located at 2500 W. Frye Road, generally located ½ mile south and east of Chandler Boulevard and Price Road.

CHAIRMAN HEUMANN asked staff to present the modified stipulation to the Commission and audience.

ALISA PETTERSON, SENIOR PLANNER read aloud modified Preliminary Development Plan stipulation No 8.

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial District (I-1) to PAD for data center uses with Mid-Rise Overlay for building heights up to 95 feet, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0063 CBREIM Frye for site layout and building architecture for the expansion of an existing data center on approximately 14.5 acres, subject to conditions as recommended by Planning staff.

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from I-1 Light Industrial District to PAD for data center uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CBRE Data Center Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0063 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Allowed uses include data centers and all uses permitted in I-1 Planned Industrial District provided that parking requirements are met pursuant to Article XVIII Parking and Loading Regulations of the Chandler City Code.
3. The Midrise Overlay applies only to the new building addition and shall be limited to a maximum height of ninety-five (95) feet. All other buildings shall be subject to a maximum height of forty-five (45) feet.
4. All water-based cooling systems operating on the property to cool electrical equipment must be removed before the City will issue a certificate of occupancy (including temporary certificate of occupancy) for the proposed data center expansion area south of the existing data center and such water-based cooling systems may not be used on the property at any time following the issuance of such certificate of occupancy. For purposes of this ordinance, "water-based cooling systems" means cooling systems that rejects heat from the refrigeration process to the atmosphere by means of water evaporation or other water-based methods that use and discard water as part of the process of transferring heat away from equipment that generates heat on the property.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
7. 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.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The landscaping in all open-spaces shall be maintained by the adjacent property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
10. Development standards shall comply with I-1 Planned Industrial District standards, except as modified by conditions here within.

11. Minimum building setbacks shall be as provided below and further detailed in the development booklet.

Property Line	Building Setback
North	25 feet
South	50 feet
West	30 feet
East	30 feet

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CBRE Data Center Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0063 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
2. All signage shall be reviewed under a separate permit.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
5. Raceway signage shall be prohibited within 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.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.

Note: Stipulation No. 8 was modified as a result of the Planning and Zoning's discussion during the Study Session:

8. 75% of all trees along Frye Road and Ellis Street shall be either salvaged from the site, a minimum of 36 inch box and a min of 12 feet in height at the time of planting, or an existing mature tree.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

3. PLH24-0003 EL OASIS

Request Use Permit time extension for a one-story community center and community gardens on approximately 1.9 acres on a property zoned Multiple-Family Residential District (MF-2). The subject property is located at 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street.

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0003 El Oasis for the time extension of a one-story community center and community gardens, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "The Oasis/El Oasis" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0057 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Use permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The site shall be maintained in a clean and orderly manner.
5. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed building.

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.
7. The Use Permit is non-transferable to other locations.
8. Parking for any event held on the subject property shall be limited to on-site parking only,
9. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured from the subject sites' property line.
10. The organization /operator shall provide a contact number of a responsible person to interested neighbors to resolve parking and/or noise complaints.

Consent Agenda Motion and Vote

COMMISSIONER LOPEZ moved to approve the Consent Agenda of the June 6, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff and modified stipulation No. 8 on Item No. 2; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (5-0).

Member Comments/Announcements

COMMISSIONER QUINN advised he will not be present at the next Planning and Zoning Hearing on July 17, 2024.

CHAIRMAN HEUMANN wished all a happy and safe upcoming Father's Day.

Calendar

The next regular meeting will be held on Wednesday, July 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:34 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission
24-049

Development Services Memo No. PZ

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Minutes of July 23, 2024, Design Review Committee

Proposed Motion:

Move Planning and Zoning Commission approve Design Review Committee meeting minutes of the Regular Meeting of July 23, 2024.

Attachments

July 23, 2024 Design Review Committee Regular Meeting Minutes

Meeting Minutes

Design Review Committee

Regular Meeting

July 23, 2024 | 4:00 p.m.

Public Works and Development Services

South Atrium Conference Room

215 E. Buffalo Street, Chandler, AZ



Call to Order

The meeting was called to order by Chair Heumann at 4:00 p.m.

Roll Call

Committee Attendance

Chair Rick Heumann

Vice Chair Sherri Koshiol

Committee Member Kyle Barichello

Committee Member Rene Lopez

Committee Member Charlotte Golla

Committee Member Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator

David de la Torre, Planning Manager

Lauren Schumann, Principal Planner

Alisa Petterson, Senior Planner

Darsy Omer, Associate Planner

Taylor Manemann, Associate Planner

Thomas Allen, Assistant City Attorney

Julie San Miguel, Clerk

Absent

Committee Member Mike Quinn - Excused

Discussion

1. PLH23-0065 MAGNOLIA

Request Preliminary Development Plan (PDP) for housing product for a 93-lot subdivision, located ¼ mile east of Cooper Road and Riggs Road.

DARSY OMER, ASSOCIATE PLANNER introduced the project and explained that it was approved in March 2022 for a PAD subdivision layout of 93 lots ranging from 10,000 to 16,000 square feet. She further explained that a PDP for housing type is required, and the purpose of the meeting was to discuss the architecture. She presented the Residential Development Standards created in 2002, stating that the purpose of the guidelines is to assist with the design and diversity of residential

homes within Chandler. She stated the objective of the document is to induce design, diversity, amenity, and innovation into production homes and subdivisions. She further stated the Residential Development Standards are split into two sections: subdivision, which establishes subdivision elements; and production home, which establishes architectural diversity elements. She presented the architectural diversity element chart as a guideline for the committee to understand the requirements of a fully developed housing product. She pointed out the sections staff wished to focus; four-sided architecture for each portion of the building visible from arterial street, deemphasized garage fronts, front doors to courtyard entries visible from the street, and the use of a variety of roofing, colors, textures, and shapes. She stated staff's recommendations for focusing on the sections are to elevate the design. She explained staff would like to see significant architectural style differences, distinctive architectural details on all elevations, the addition of features such as covered front porches, covered entries, door/window details, and roof features. She presented the three architectural styles proposed and stated staff received updated renderings the prior week and presented them to the Committee Members. She pointed out how the architectural style is lacking push and pull, variations in height, and detail. She presented examples of modern homes in the valley to illustrate the quality and variety expected, pointing out how the examples demonstrate diversity in height, emphasis of vertical elements, garages that were not the main feature of the architecture, and the use of multiple colors and materials on each home. She stated staff found that the proposal did not match the city's requirement for the high quality or diversity in design and were missing necessary elements.

CHAIR HEUMANN sought clarification on the images presented and asked if these were examples or suggestions.

DARBY OMER, ASSOCIATE PLANNER explained the split image presented are examples of homes found around the Phoenix Metro area for modern inspiration. She emphasized that these examples illustrate higher quality materials and diversity of materials. She pointed out how the proposed style is mainly stucco and missing diversity in color, material, and height. She explained staff pulled recommendations from the Residential Development Standards and presented three images to illustrate design that is fully developed. She stated staff recommends the materials be placed in a different way to make the elevations look finished. She presented images from a Shea Homes subdivision in Arcadia and explained it is staff's recommendation to deemphasize the garage as it is used as a main feature of every home in the proposed subdivision. She presented staff's next recommendation for the front door courtyard entry to be visible from street and pointed out how the proposed front entryway is hidden. She explained staff's recommendation for four-sided architecture, especially for portions of the building visible from arterial Street and throughout the subdivision. She presented an image of proposed elevations and pointed out how the architecture was lacking continuity of materials on all sides and how stone features are only seen on the front elevation. She further stated staff's recommends for the Applicant use a variety of colors, textures, and different roof pitches to add interest to the elevations. She stated staff's last recommendation is to provide distinctive architectural details on all elevations, such as, covered front porches, doors/window details, different roof pitches, the use of interesting

materials, to comply with residential diversity standards. Staff finds the proposed product does not appear finished planning to implement these recommendations.

CHAIR HEUMANN asked if staff's recommendations were to build specifically what shown in the presentation or some of the elements.

DARSY OMER, ASSOCIATE PLANNER stated the purpose of the images presented were to give ideas of elements to add based on the recommendations of staff.

COMMITTEE MEMBER BARICHELLO sought clarification on the point system that was presented, he asked if it was still applied or if this was only done in 2002.

DARSY OMER, ASSOCIATE PLANNER stated in this specific instance staff was using the criteria to ensure that the proposal met the intent behind the Residential Diversity Development Standards.

DAVID DE LA TORRE, PLANNING MANAGER pointed out the Residential Development Standards includes an exception for subdivisions with lots that are 10,000 square feet or larger. He explained since this subdivision has 10,000 square foot lots and larger, the point system is not applied rather, its intent is applied.

CHAIR HEUMANN stated when the standards were created in 2002, the idea was that larger lots would have more features and these concepts were more applicable to the smaller lots who needed more support.

COMMITTEE MEMBER SCHWARZER asked if the intent of the stars on the slide were to show the standards currently being met.

DARSY OMER, ASSOCIATE PLANNER clarified the stars on the slide indicate areas where the proposed was lacking.

CHAIR HEUMANN confirmed there were no further questions or comments from the Committee Members for staff and asked the Applicant to address the issues brought up by staff.

BRENNAN RAY, APPLICANT thanked the Committee Members for their time and stated he has a brief presentation before getting into the design. He presented details of the site stating that it is one of the last residential development subdivisions in the city and that it had first come through in 2002, making it unique. He presented the site plan of 93 lots stating that the layout will impact the discussion this date as there is focus on appearance from arterial streets. He advised that historically cases have stipulations concerning visibility from arterial streets, even stipulations within the development itself that the same elevations cannot be built side by side. He stated the Residential Development Standards mentioned in staff's presentation were adopted in 2002 and were never intended to be a point system or scorecard, even for smaller lots, and the standards

were meant to guide the direction of development. He referred to the section on architectural diversity, emphasizing that the last sentence of the first paragraph stated that these standards did not apply to lots 10,000 square feet or greater. He pointed out when discussing larger lots, the standard is more of a spirit than guidelines and the interpretation of good design varies based on individual perspective. He presented a split image of Leonardo da Vinci's Mona Lisa and Michelangelo's The Last Judgement. He explained that an endless debate can be held to determine which is better, but it is subjective and up to individual interpretation. He explained the slides in the Committee's packet were meant to convey the design intent, despite differences in modern architecture interpretation. He noted the intent is to incorporate elements from higher-end custom homes into more affordable homes, still portraying elements of quality. He mentioned instead of picking at the design, his focus is to show the importance theme and where it originated. He stated that the purpose of the softer drawings in the Committee's packet was to convey depth, texture, and the overall feel of the design, which might be lost in the renderings. He acknowledged the push and pull occurring on the site, might not be in the format that staff is used to seeing with traditional architectural styles like Spanish farmhouse or prairie. He presented slides to show real-world photos of what the proposed would look like, he pointed out features like floor-to-ceiling glass entries and the use of different materials. He presented physical boards to show the materials that will be used and stressed the importance of being able to touch and feel the materials to provide a better understanding of the design. He concluded by respectfully disagreeing with staff's regarding the quality of the proposed homes, stating the Applicants believe the homes meet the spirit and intent of the guidelines. He acknowledged that when the guidelines were written in 2002, Chandler was experiencing significant growth. He stated the quality of the proposed homes is evident, and Shea Homes has a reputation as one of the top builders in the country because of their high-quality developments.

CHAIR HEUMANN recalled being shown materials during a meeting with the Applicant and asked about the optional elements in the designs. He asked which elements would be standard and which are optional with an upcharge. He presented concern that the housing product will end up with a bunch of basic features instead of high-quality elements shown in the presentation.

BRENNAN RAY, APPLICANT clarified that "optional" referred to features that were optional for the interior, not the exterior. He presented floorplan 6001 and explained the optional stone is meant for the interior that would be visible through the glass, but it was not an exterior feature.

COMMITTEE MEMBER LOPEZ asked if the wall on the inside of the window is where the stone will be used.

ADAM TRACY, APPLICANT clarified the optional stone is an architectural feature within the livable space and would only be visible through the window. He stated in this particular elevation, the open entry features floor-to-ceiling 10-foot glazing with the door set into it. He stated the optional stone is an interior feature that is visible through the glass and wherever the stone is not marked as optional, it is a standard exterior element that Shea Homes will implement.

BRENNAN RAY, APPLICANT presented floorplan 6002 and explained the stone veneer was a standard feature and the enhanced garage doors are also standard elements. He added the siding doors and other features were standard on all floorplans, thus emphasizing the variety of materials and diversity between the respective elevations.

CHAIR HEUMANN asked if everyone understood the information and pointed out large blank spaces in the design. He stated that it seemed rather flat and unexciting and inquired about how they could add more visual interest, as the front of the building had many features.

SCOTT CARSON, APPLICANT introduced himself as an architect with 25 years of experience. He highlighted the importance of shape and shadow on a building and mentioned that even a blank wall can change throughout the day as the sun moved across it, creating dynamic visual effects. He stated if a video could be shown to demonstrate how the sun interacts with the building, with shadow lines throughout the day, it would help others understand the impact of these design elements. He further stated the recessed garage doors and insets in the gables contribute to a powerful overall visual effect, which would vary throughout the day and year.

CHAIR HEUMANN acknowledged the points raised and noted that on the south side, where the sun is more prevalent, there might be some issues.

SCOTT CARSON, APPLICANT clarified even on the north side, there would be sunlight in the summertime. He stated that sun studies would prove that each elevation of the buildings would receive some sunlight at different times of the year. He emphasized that natural elements would create the desired diversity in the street scene without adding unnecessary elements that could detract from the building's simplicity.

COMMITTEE MEMBER LOPEZ mentioned the importance of simple landscaping, such as adding a palm tree to frame the building's profile.

CHAIR HEUMANN clarified they are discussing individual landscaping, not community landscaping.

TRACY FINLEY, APPLICANT confirmed the landscaping will be controlled by Shea Homes, with specific packages installed to complement both the architecture and the overall community aesthetic.

CHAIR HEUMANN asked if these landscaping options would be included in the packet for review by the Commission.

BRENNAN RAY, APPLICANT confirmed that examples could be provided; however, landscaping is typically not a factor in housing approval processes based on his experience.

CHAIR HEUMANN acknowledged that it is not typical and presented statement of the importance of landscape elements in changing the overall appearance of the front end of a property as stated by the Applicant.

TRACY FINLEY, APPLICANT agreed and stated they would compile examples and optional packages to present to the Planning and Zoning Commission.

COMMITTEE MEMBER BARICHELLO pointed out the garage doors on the project and stated that the garage door quality plays a significant role in the overall look of the building. He stated if there is a commitment to high-quality garage doors specific to the home's design, he felt that the concerns about too much garage would be addressed.

CHAIR HEUMANN agreed with Committee Member Barichello and pointed out that the high-quality garage doors must be a standard and not a costly option.

TRACY FINLEY, APPLICANT clarified the standard garage doors were featured in the packet, with options including both solid and glass designs, which had a frosted look.

CHAIR HEUMANN confirmed these garage options were standard and did not cost extra.

COMMITTEE MEMBER LOPEZ pointed out that garage doors have evolved significantly since 2002, contributing positively to design and stated that a well-designed garage door could be an artistic enhancement rather than a detractor. He further pointed out how the hidden front door could give an experience as one is walking into the home and presented statements regarding different heights.

KEVIN MAYO, PLANNING ADMINISTRATOR pointed out that the guidelines were not meant to be prescriptive but were intended to ensure a certain level of quality and diversity in design. He explained the intent of the recommendation regarding the front door is to ensure visibility and security, particularly to make them more intuitive and accessible from the street. He further pointed out that the city will not regulate landscaping in a PDP to ensure trees enhance building design by breaking up stucco wall.

CHAIR HEUMANN noted that while the guidelines were essential, they were not set in stone and were meant to adapt as things changed over time as they were originally written in 1995 and rewritten in 2002. He emphasized the design elements evolve over time and that evolution has ultimately brought quality to the city.

COMMITTEE MEMBER LOPEZ asked about the pitch of the roof and whether it could be varied to add more interest to the designs.

BRENNAN RAY, APPLICANT stated that changes could be made but it would require careful consideration to maintain the overall design integrity and asked if they could revisit the roof pitch as part of a broader discussion on elevation styles.

CHAIR HEUMANN pointed out that they have been viewing the same elevation for quite some time and asked the Applicant to present more images of the different housing product.

KEVIN MAYO, PLANNING ADMINISTRATOR sought clarification asking if the current image presented adhered to the direction from the Planning and Zoning Commission. He pointed out in the current elevation being reviewed, the right element was predominantly stucco with zero articulation and asked if the Committee Members were satisfied with this design and if it met the intent of the Residential Development Standards.

CHAIR HEUMANN stated he believed it aligned with the general guidelines. He suggested the meeting proceed by take a closer look at each product and give feedback. He pointed out that ultimately it comes down to quality and the established standards.

BRENNAN RAY, APPLICANT presented 6004 elevation and stated that the left side appears similar while the right side was markedly different, including the addition of a roof pitch at the back.

CHAIR HEUMANN pointed out that this plan has more diversification in character compared to the previous image presented.

TRACY FINLEY, APPLICANT stated that is the beauty of this plan, it is the diversity, particularly in the modern elements. He acknowledged the feedback about increasing verticality and the Applicants will consider this as they reviewed the design.

CHAIR HEUMANN stated that a typical stipulation is that the same elevation not be next to or adjacent from each other.

BRENNAN RAY, APPLICANT stated this is a stipulation that is expected and presented more images of different floor plans. He pointed out the differences, articulation, and variety in roof pitches between the valley and transitional. He presented several images of different elevations and asked if there were any details the Committee would like to discuss in depth.

VICE CHAIR KOSHIOL asked a question if Shea Homes would self-regulate in terms of elevations or color schemes.

TRACY FINLEY, APPLICANT confirmed Shea Homes self-regulates in all their communities, to ensure the same house and elevation were never built next door or directly across the street. He stated that this has always been their standard and is a common requirement in many

municipalities with design review processes and Shea Homes believes this is the right approach for the community.

VICE CHAIR KOSHIOL asked whether Shea Homes had implemented these three styles in other communities.

TRACY FINLEY, APPLICANT confirmed the use of the modern and transitional design in other municipalities. He mentioned while they had versions of the valley, this exact elevation and floor plan was unique. He stated that these styles have been successful in high-end communities like Paradise Valley and Scottsdale. He expressed pride in the quality of architecture and stated this will be another successful community as the focus is on quality materials rather than quantity.

VICE CHAIR KOSHIOL mentioned from a buyer's perspective, she felt that the styles offered appears to be high quality and aligned with Chandler's design standard. She stated that she could see these styles being popular with buyers, given the trends in other communities. She asked the Applicant if they were confident in buyers gravitating towards the home products they are providing.

TRACY FINLEY, APPLICANT stated Shea Homes is confident in the proposed styles and design as they have had extensive focus groups and feedback across the Valley. He stated that people want something different, fresh, and something they could be proud of. He mentioned that homes starting at a million dollars have buyers who value distinctive architecture, and this is as evidenced by the success Shea Homes has had in similar high-end communities.

ADAM KOSTIS, APPLICANT explained Shea Homes uses a collaborative process particularly with architects from other high-end communities. He stated while focus groups provide useful insights, the real proof of what people prefer comes when they commit financially. He stated this latest evolution was shaped by feedback from new residents moving into the state who are seeking a particular architectural style. He pointed out how verticality plays an important role in creating a sense of hierarchy at the entrance, which guides people to where they should go. He further explained that over time with modern architecture that it's less about verticality and more about horizontal elements. He pointed out how the horizontal surfaces extend outward and how the entry features a canopy or overhang that is at least six feet long, with a ceiling treatment that moves from outdoor to indoor. He stated this design element, where the ceiling treatment transitions from the outdoor to the indoor space, is provocative and appealing to clients when they walk into the homes.

CHAIR HEUMANN questioned the sustainability of these designs and mentioned that trends come and go. He asked whether the high-end homes in other areas, such as Phoenician, maintained their value.

BRENNAN RAY, APPLICANT stated these features and styles have timeless characteristics and pointed out how the design reminded him of classic elements seen in older neighborhoods in Phoenix. He presented statements regarding Mona Lisa and Last Judgment and further stated that simplicity can be beautiful. He explained in the area where this property is located, he believed the design is sustainable, fitting, and appropriate. He pointed out how the design integrates with the broader landscape and is well-suited for both the property and the community.

CHAIR HEUMANN pointed out how all the homes in the community are single story.

TRACY FINLEY, APPLICANT explained that Shea Homes chose to build single-story homes, despite the option to build two-story, as they felt it was the most attractive and appealing choice for the community and its neighbors. He pointed out across the street from this community is an older Shea Homes community and that the Applicant has developed several communities in Chandler over the years and the resale values are higher than competitors. He explained the higher resale is due to their commitment to using high-quality materials that have longevity and their sustainable design.

COMMITTEE MEMBER LOPEZ pointed out that the designs offer variety by introducing a different portfolio and for buyers who prefer traditional Spanish ranch-style homes, there are plenty of options already available.

COMMITTEE MEMBER GOLLA commented on how she was initially drawn to the designs and that it reflects current market preferences. She acknowledged the importance of design review standards especially for communities on arterial streets and pointed out the proposed community is gated. She stated that she is excited to see this come to Chandler as these are types of design that are seen in Arcadia and Central Phoenix, and this will attract buyers who might otherwise look elsewhere.

COMMITTEE MEMBER SCHWARZER pointed out from the street perspective when the homes are viewed together, they display good diversity. He further pointed out that some have a seemingly plain stucco wall, but they gained character when placed alongside others. He suggested the use of landscaping to further enhanced the overall appearance.

CHAIR HEUMANN stated the key take away is that the Commission Members feel that the quality is evident. He thanked and praised the efforts of the staff and Shea Homes in addressing concerns. He pointed out standard features like the enhanced garage doors are a significant aspect to the design's appeal. He further pointed out that seeing the elevations drawn the old-fashioned way, showed more of a contrast and definition to the lines. He suggested when the Applicant comes before Planning and Zoning Commission that they consider the feedback received this date and collaborate with staff and any other relevant parties.

Member Comments/Announcements

None.

Calendar

The next meeting of the Design Review Committee will be scheduled as needed.

Adjourn

The meeting was adjourned at 4:56 p.m.

A handwritten signature in blue ink, appearing to read "Kevin Mayo" followed by the initials "KM".

Kevin Mayo, Secretary

Rick Heumann, Chair



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-039

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH22-0056 Topsy Egg & The Uncommon
Request: Entertainment Use Permit time extension to continue to allow live indoor and outdoor entertainment
Location: 1 E Boston Street, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.
Applicant: Niels Kreipke

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH22-0056 Topsy Egg & The Uncommon, to continue to allow for live indoor and outdoor entertainment, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned City Center District (CCD)
- Zoning Code requires Entertainment Use Permit approval for live indoor entertainment within 600 feet of the nearest residentially zoned property and for live outdoor entertainment and speakers within 1,320 feet of a residentially zoned property.
- The initial Entertainment Use Permit (PLH19-0045 Topsy Egg/The Uncommon) approval was issued in 2019 with a one (1) year time condition.

Surrounding Land Use Data:

North	Office	South	Commercial (Currently vacant)
East	Commercial	West	Commercial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Square Footage	9,000 Sq.ft.
Number of Employees	35 Full-time 20 Part-time
Tipsy Egg	
Hours of Operation	7:00am to 2:30pm daily
Patio	425 Sq.ft
The Uncommon	
Hours of Operation	11:00am to 2:00am daily
Patio	1,000 Sq.ft
Hours of entertainment (Both restaurants)	Sunday-Thursday 11:00am to 11:00pm Fridays and Saturdays 9:00am to 12:00am

Review and Recommendation:

The dual restaurant concept of Tipsy Egg and The Uncommon offers a variety of entertainment activities, which include background music as well as indoor and outdoor live performances. An Entertainment Use Permit (EUP) in the City Center District (CCD) is required for entertainment activities provided outdoors with the property being located within 1,320 feet of a residentially zoned property and if there is entertainment provided indoors with the property being located 600 feet or less from a residentially zoned property. The nearest residentially zoned property is approximately 715 feet from Tipsy Egg and The Uncommon.

The initial Entertainment Use Permit approval included a one (1) year time condition to evaluate the compatibility of live entertainment with the surrounding residential and business developments. There have been no reports of disturbances.

Planning staff has reviewed the request and finds consistency with the General Plan and CCD zoning and recommends approval with no additional time condition.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on May 28, 2024. No one attended other than the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan, Site Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. All roof mounted equipment shall be screened.
5. The hours of live entertainment shall be limited to the following days and times:

Sunday-Thursday	11:00am to 11:00pm
Friday and Saturday	9:00am to 12:00am

6. Entertainment uses shall be controlled so as to not unreasonably disturb area residents.
7. The establishment shall provide a contact phone number for a responsible person (i.e bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

Attachments

- Vicinity Maps
- Narrative
- Site Plan
- Floor Plan



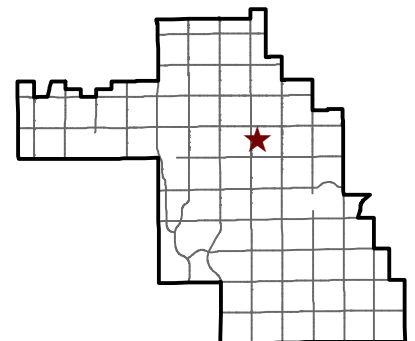
Proposed Project Details

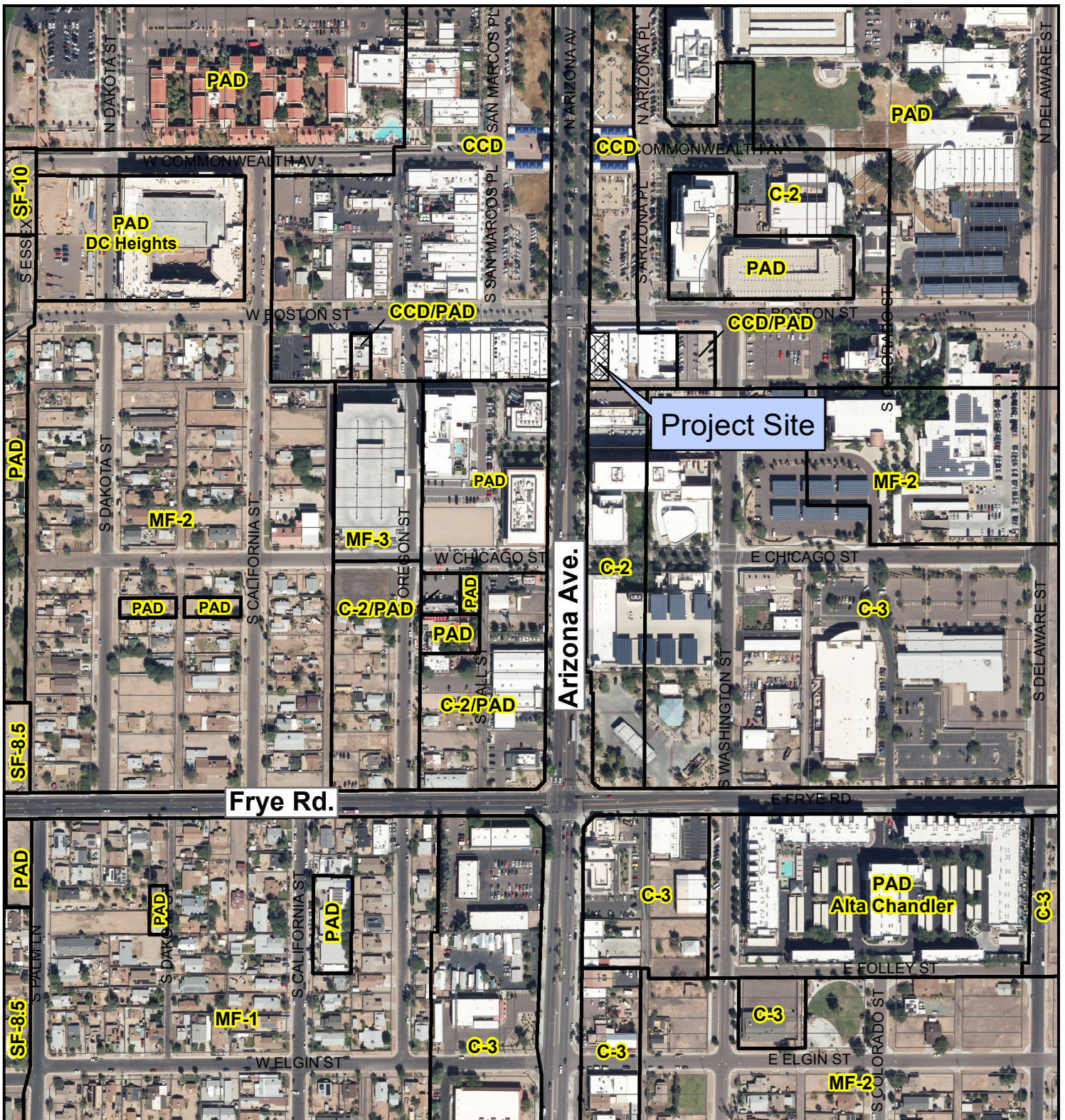
1 E. Boston St.

Entertainment Use Permit time extension to continue
to allow live indoor and outdoor entertainment



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





PLH22-0056 Topsy Egg & The Uncommon



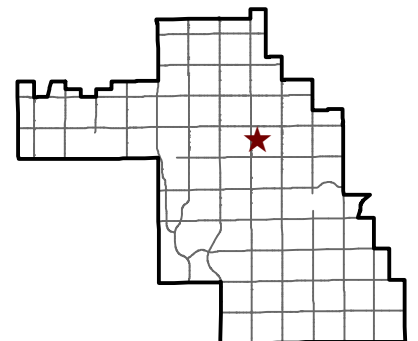
Proposed Project Details

1 E. Boston St.

Entertainment Use Permit time extension to continue
to allow live indoor and outdoor entertainment



City of Chandler Planning Division
chandleraz.gov/planning
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PLH22-0056 Topsy Egg & The Uncommon Narrative

The Topsy Egg and The Uncommon are located at 1 East Boston Street, at the corner of Arizona Avenue and Boston Street in Downtown Chandler, AZ 85225. This request is for an Entertainment use permit to allow live entertainment including live musical performances.

Both concepts will be serving craft beer, wines, spirits, coffee drinks, mimosas, and Bloody Mary's to pair with our menus. We currently hold a series 12 liquor license with the State of Arizona to serve such drinks as stated along with other house specialty drinks. Alcoholic substances will be served during operating hours at both concepts including on their patios. We have approximately 55 staff members with 35 employees being full-time and 20 being part-time. Topsy Egg will have approximately 124 indoor and 30 outdoor seats outside. Topsy Egg's Patio is approximately 425 square feet. The Uncommon's patio is approximately 1,000 square feet.

Topsy Egg is currently open Daily from 7:00 am till 2:30 pm. The Uncommon is currently on a different schedule, closed on Tuesdays and open the remainder of the week at variable hours. However, we anticipate being open 11:00 am to 2 am seven days a week. The Uncommon pairs a sports bar with TV screens with a nostalgic experience with our retro arcade games such as Pinball, Pacman, Gallaga etc. We diversify our games by rotating them periodically to elevate our guest's experience. The Uncommon also offers table games for different preferences such as skeeball, Shuffleboards, pool table, etc. Topsy Egg offers a unique boozy brunch experience by providing a diversified menu to our guests. We anticipate having live music and amplified deejay music scheduled daily within the hours of 11 am to 11 pm (Sunday through Thursday) and 9 am to midnight (Friday and Saturdays), both indoors and outdoors on our patios. However, business demands change then our operations team will take the necessary precautions to notify City of Chandler. We have a house speaker system that will play background music throughout the building and patios when live music isn't available.

Both patios are fenced and accessed from the inside, through garage doors and/or sliding glass doors, with outward swinging gates for emergencies only, we have 4 Outdoor speakers playing background music on each concept's patio. Smoking is NOT permitted on either patio, inside or anywhere on the premises. Behind The Uncommon outdoor stage, we have a built pivot privacy screen that closes off the patio during live music performances and opens when not in use.

Both restaurants are open and operating. Music programming is a key component to the concepts and will help them grow into the thriving businesses that we have envisioned. The music programming will complement the vibrant downtown music entertainment scene and we anticipate helping downtown Chandler grow into an even busier destination. If there are any questions or concerns, please contact me at 480-999-4935.

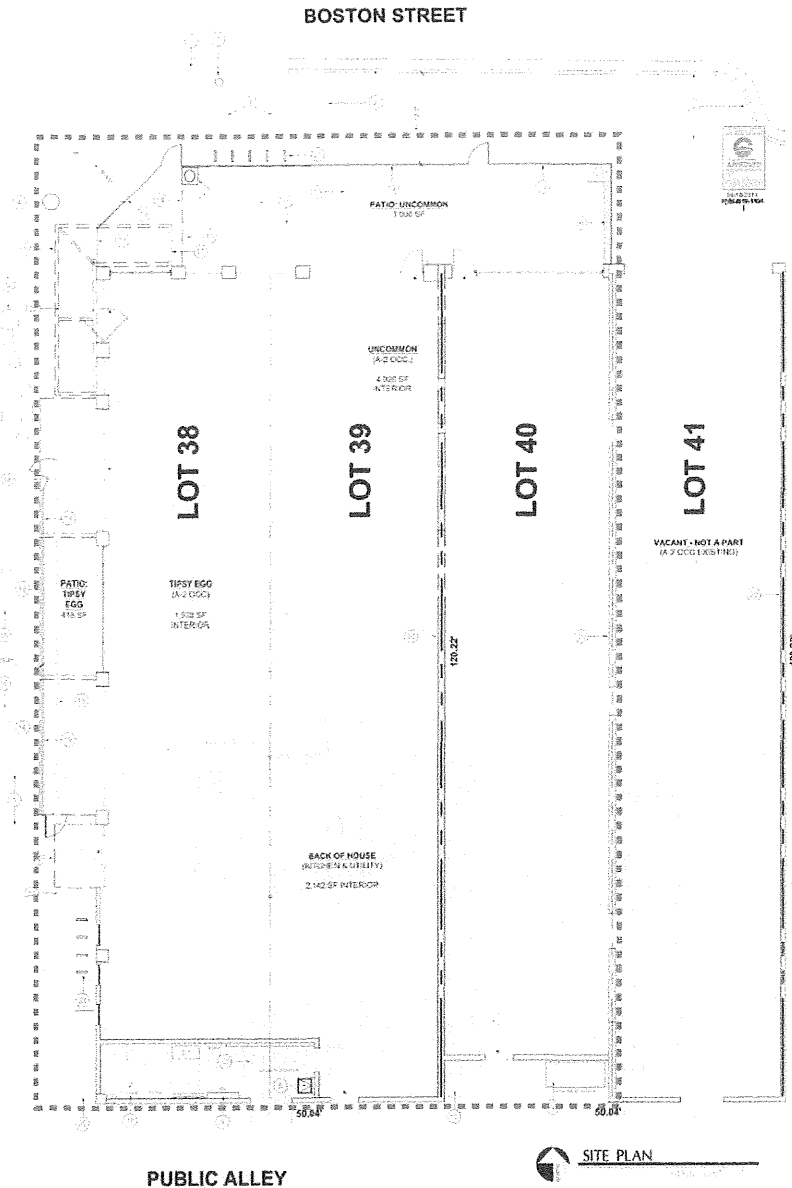


Niels Kreipke
Manager,
Topsy Egg and The Uncommon

SITE PLAN

SITE PLAN KEYNOTES

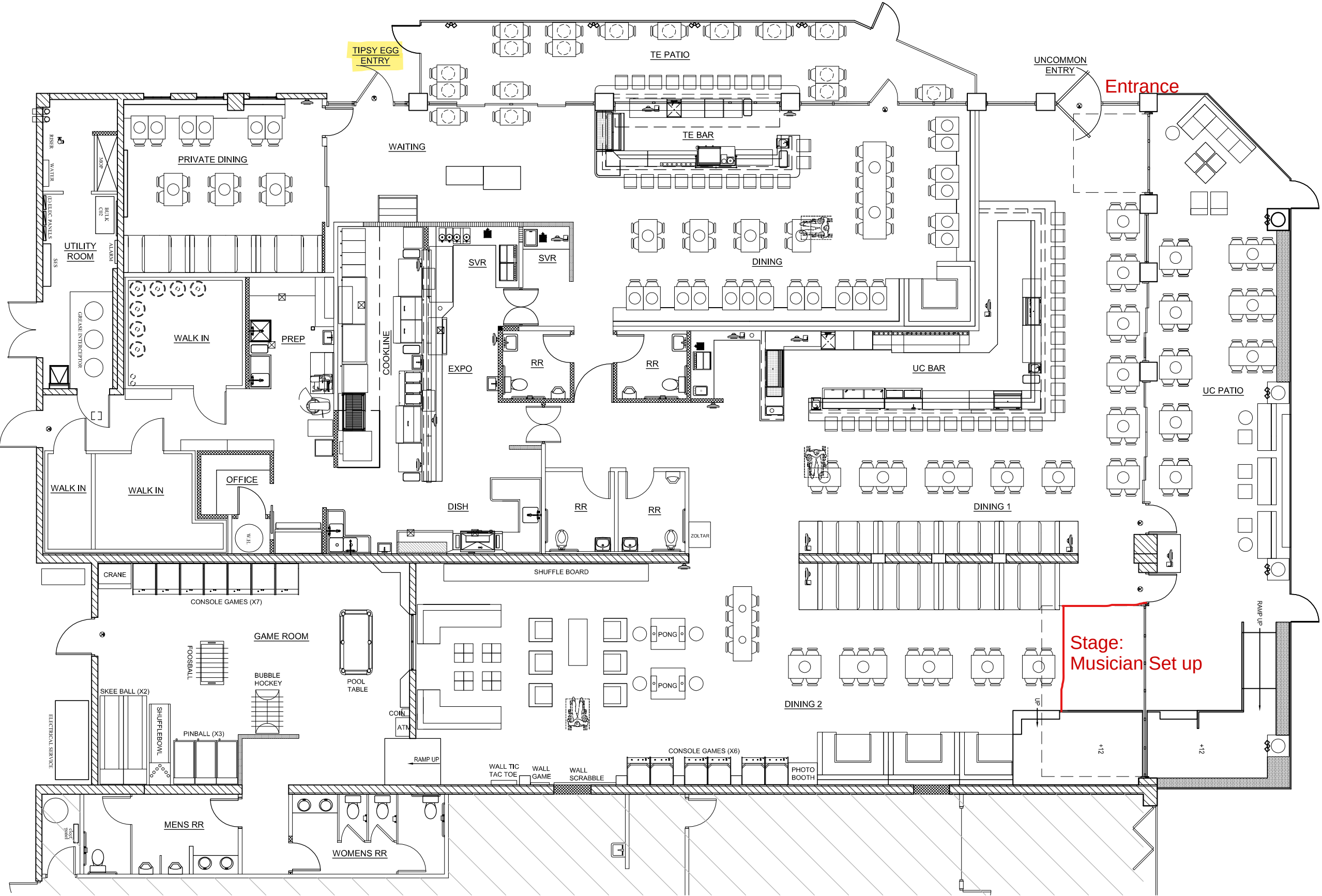
1. EXISTING CONCRETE CURB AND SIDEWALK TO REMAIN
2. DRIVE PAVED WITH ASPHALT TO EXISTING LOT 38 AND PRIVATE DRIVE TO LOT 39 AND LOT 40 AND REMAIN IN EXISTING CONDITION
3. EXISTING DRIVE AND DRIVE OUT ARE SHOWN FOR REFERENCE ONLY
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SITE PLAN

PLH22-0056 Topsy Egg & The Uncommon

PLH22-0056 Topsy Egg & The Uncommon



PROJECT ADDRESS:
1 EAST BOSTON STREET
CHANDLER, ARIZONA 85225

PROJECT NAMES:
TIPSY EGG
UNCOMMON

GROSS AREA:
INTERIOR = 9,000sf TOTAL
5,983sf (PREVIOUS RESTAURANT) EXISTING
3,017sf (PREVIOUS RESTAURANT DINING AREA)

EXTERIOR = 1,418sf TOTAL
1,000sf NORTH PATIO
418sf WEST PATIO

OCCUPANCY LOAD:
INTERIOR:
TIPSY EGG (TE) = (124 OCC)
MAIN DINING 71 SEATS
PRIVATE DINING 32 SEATS
BAR 12 SEATS
UNCOMMON (UC): (254 OCC)
MAIN DINING 1 58 SEATS
MAIN DINING 2 101 SEATS
BAR 25 SEATS
GAME ROOM 692sf / 15 = 46 OCC
WAITING 166sf / 15 = 11 OCC
STAGE 198sf / 15 = 13 OCC
SERVICE: (12 OCC)
KITCHEN (SERVICE) (1,626 SF / 200) = 7
BAR (TE) (227 SF / 200) = 1
BAR + SERVICE (UC) (478 SF / 200) = 3
UTILITY (250 SF / 300) = 1

TOTAL OCCUPANT LOAD = 390 INTERIOR

EXTERIOR: (79 OCC)
TE PATIO (WEST) 30 SEATS
UC PATIO (NORTH) 49 SEATS
TOTAL OCCUPANT LOAD = 79 EXTERIOR



FLOOR PLAN

SCALE: 3/32" = 1'-0"



Planning & Zoning Commission Memorandum
Memo No. 24-047

Development Services

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH23-0065 Magnolia
Request: Preliminary Development Plan approval for single-family housing product to be constructed in a new subdivision
Location: Located 1/4 mile east of the northeast corner of Cooper Road and Riggs Road
Applicant: Martin Reill, Shea Homes

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0065 for single-family housing product to be constructed in a new subdivision, subject to the conditions as recommended by Planning staff.

Background Data:

- Rezoning for single-family residence and PDP for subdivision layout approved March 2022
- Preliminary Development Plan (PDP) approval is required for housing product
- Only one-story homes are proposed
- Design Review Committee was held on July 23rd, 2024, during which the Commission expressed support for the proposed housing product designs

Surrounding Land Use Data:

North	Single-family subdivision zoned SF-33, minimum lot size 33,000 square feet	South	Riggs Road then single-family subdivision, minimum lot size 8,574 square feet
East	Single-family subdivision zoned SF-33, minimum lot size 33,000 square feet and a vacant lot zoned AG-1 owned by a church	West	Single-family subdivision, minimum lot size 10,000 square feet

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Approved Development

	Gated Single-Family Subdivision
Number of Lots	93 lots
Proposed Density	2.53 du/ac
Building Setbacks (min.)	Front- 14ft. To livable or side entry garage, 20ft. To forward facing garage Sides- 5ft and 10ft Rear- 20ft., Accessory Building 10ft
Lot Sizes	75' x 134'- 10,050 sq. ft. 114' x 145'- 16,530 sq. ft.
Total Lot Coverage	60%
Building Height (max.)	Two stories, maximum 30 feet **All lots along west and east perimeter shall be limited to single-story as depicted on site plan
Guest Parking Spaces	The private streets allow for parking on both sides of the street
Amenities	• Community Ramada with seating, tables, & BBQ grills • Shaded tot lot, basketball court, bocce court, and cornhole • Pet wash stations • Enhances entrance with agrarian sculpture, decorative stamped paving, and 6-foot wide shaded walking path through subdivision

Review and Recommendation:

A rezoning took place for single-family residences and PDP for subdivision layout was approved in March 2022. Shea Homes submitted a fully one-story housing product for the Magnolia subdivision.

A design review committee was held on July 23rd, 2024 to further discuss the architecture, and the Planning and Zoning Commission expressed support for the proposed housing products. The PDP includes four floor plans with three different architectural styles; modern, transitional, and valley. There are a total of 12 elevations that could be constructed.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on June 20, 2024. Other than planning staff and the applicant, 10 people were in attendance to the neighborhood meeting with general questions about the homes.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

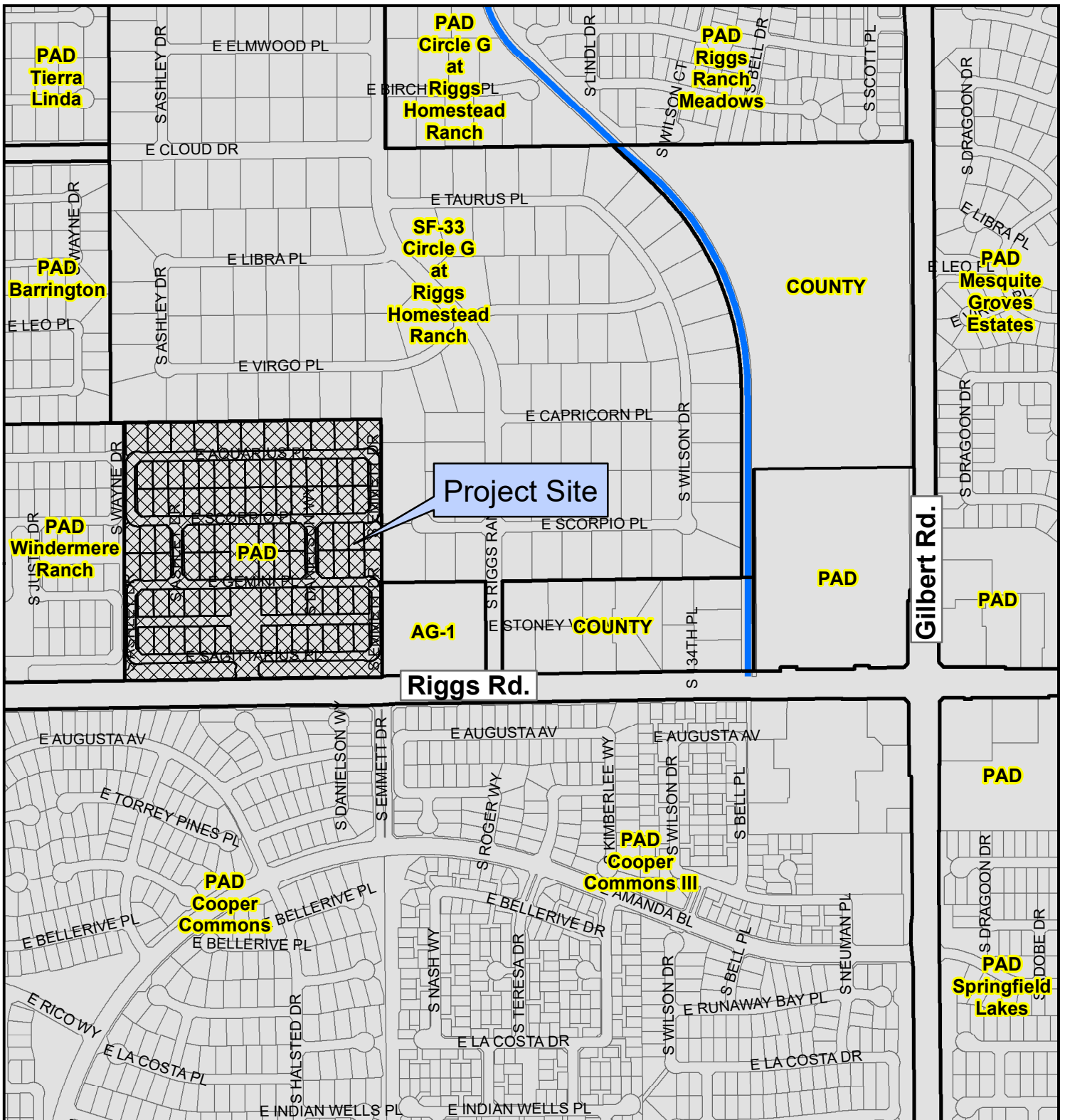
1. Development shall be in substantial conformance with the Development Booklet, entitled "PLH23-0065 Magnolia Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0065 Magnolia, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 5006 in case PLH21-0050 Magnolia, except as modified by condition herein.
3. All lots shall be single story, including any accessory dwelling units.
4. The site shall be maintained in a clean and orderly manner.
5. The same elevation shall not be built side-by-side or directly across the street from one another.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all

applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

Attachments

Vicinity Maps

Development Booklet

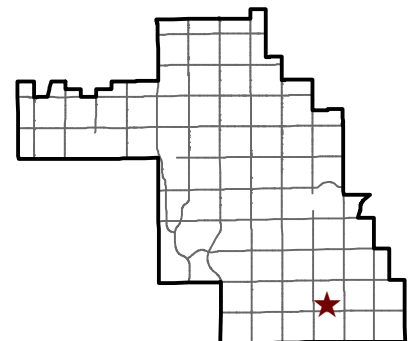


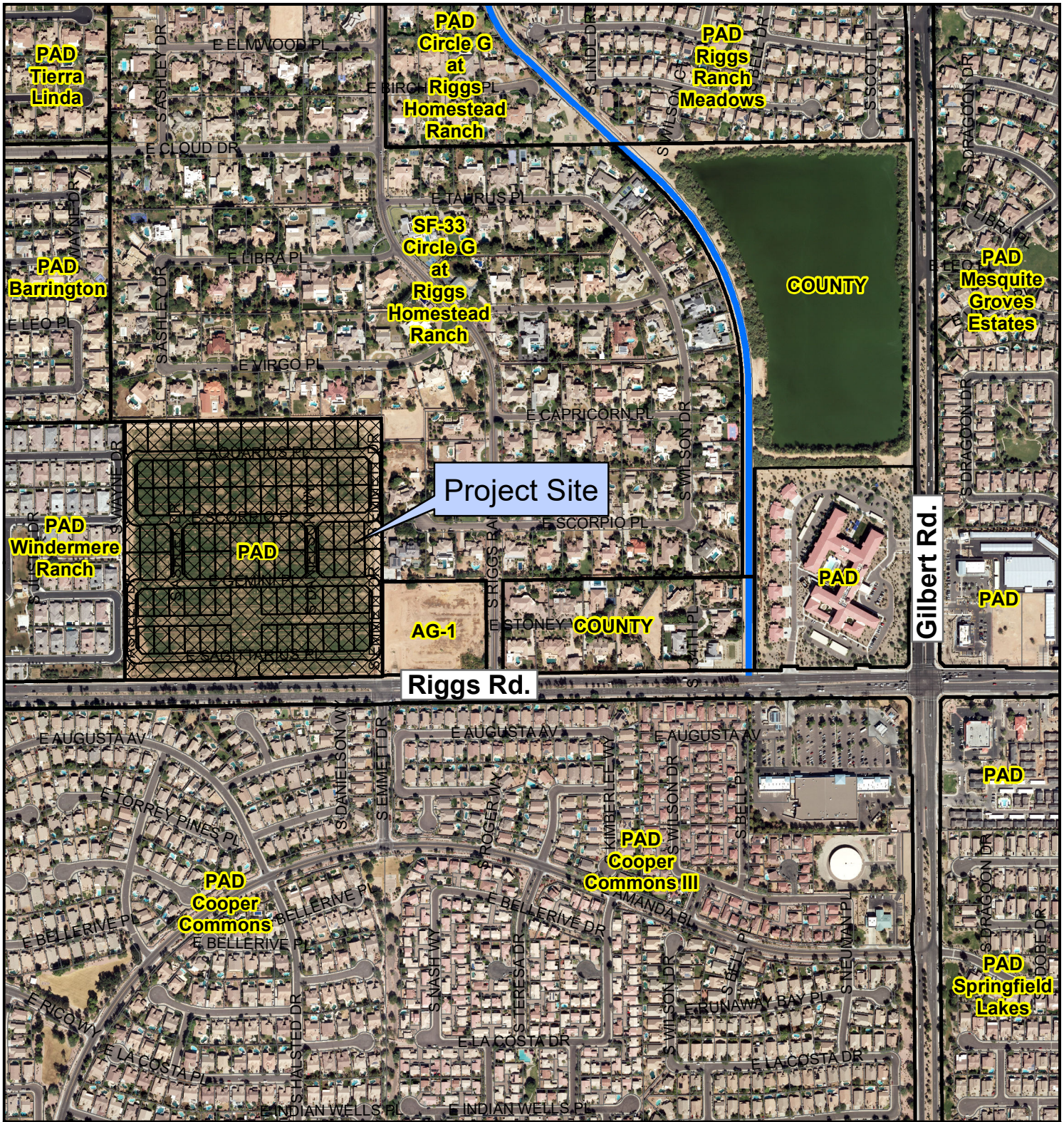
PLH23-0065 Magnolia

Proposed Project Details
Request Preliminary Development Plan
(PDP) for single-family product for 93 lots



City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>



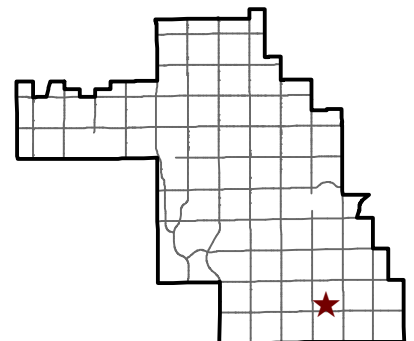


PLH23-0065 Magnolia

Proposed Project Details
 Request Preliminary Development Plan
 (PDP) for single-family product for 93 lots



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



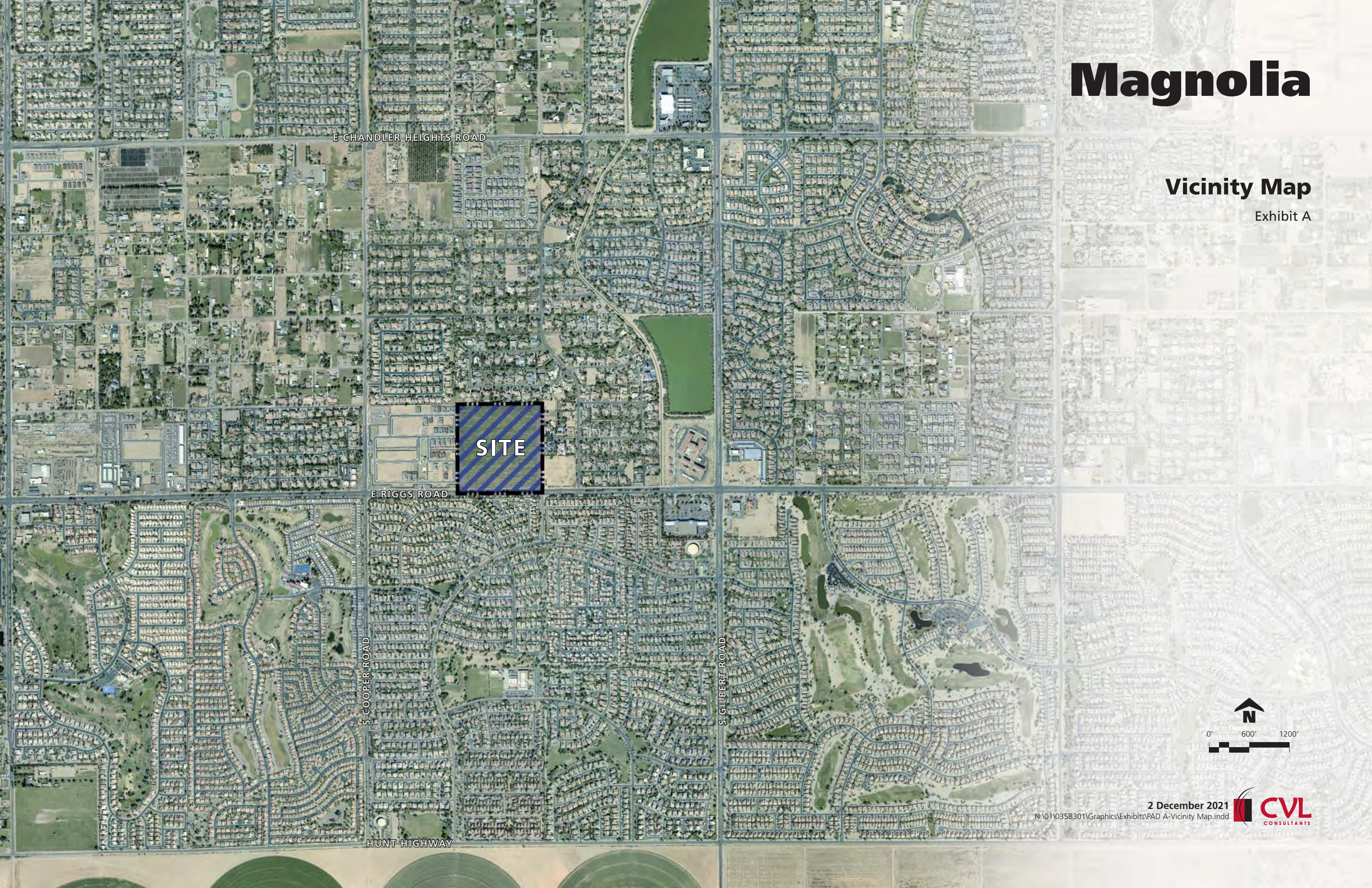
Magnolia
PDP Submittal
July 23, 2024



Magnolia

Vicinity Map

Exhibit A



E CHANDLER HEIGHTS ROAD

E RIGGS ROAD

S COOPER ROAD

HUNT HIGHWAY

SITE

S GILBERT ROAD



2 December 2021

N:\01\0358301\Graphics\Exhibits\PAD A-Vicinity Map.indd



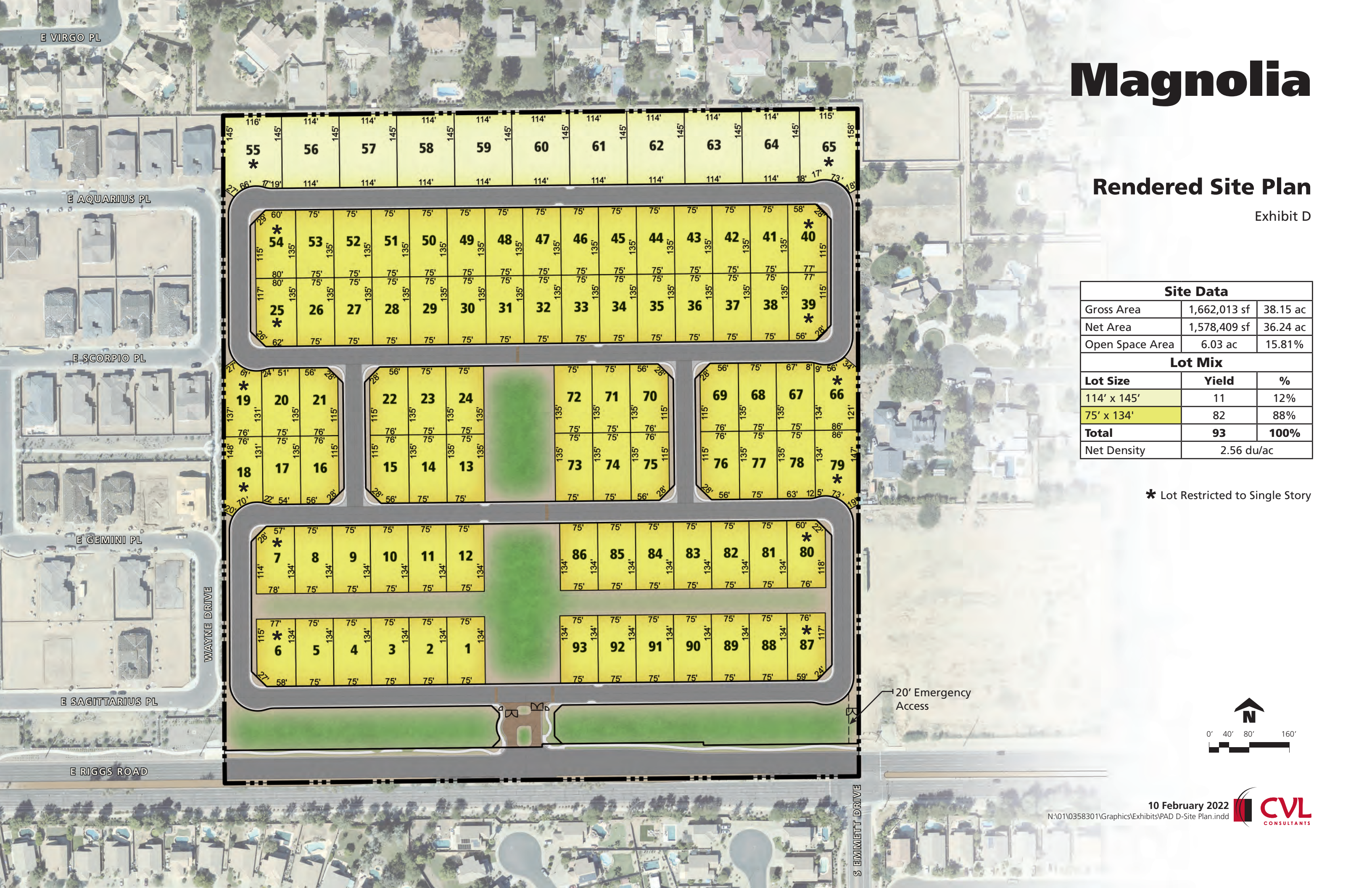
Magnolia

Rendered Site Plan

Exhibit D

Site Data		
Gross Area	1,662,013 sf	38.15 ac
Net Area	1,578,409 sf	36.24 ac
Open Space Area	6.03 ac	15.81%
Lot Mix		
Lot Size	Yield	%
114' x 145'	11	12%
75' x 134'	82	88%
Total	93	100%
Net Density	2.56 du/ac	

* Lot Restricted to Single Story



• Magnolia Single Family Design Review Narrative

Project Information:

Shea Homes, as authorized agent approved by the existing Property Owner, is submitting this Design Review Exhibit in accordance with the City of Chandler's Design Criteria. The subject property, known as "Magnolia," is located just east of S. Cooper Road, north of E. Riggs Road, in a portion of the Southwest Quarter of Section 25, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Project Characteristics:

Final Plat: PLT22-0032 Approved 08/17/2023

Zoning: PAD

Lot sizes: typical sizes are 75' x 135' with lots 1 – 12, and 80 – 93 being 133.5' deep & lots 55 – 65 being minimum 114' x 145'.

Lot count: 93

Setbacks:

Rear: 20'

*Front: 20' to face of garage door of front-facing garages

*note: side-loaded garages, front porches, and livable spaces may be 14'.

**Sides: 5'/10'

****note:** architectural elements/projections are allowed to encroach up to 12 inches into front and side yard setbacks. Lots 66 & 79 shall be 5' on west side of property and 21' on east side of property.

Maximum Lot Coverage: 60%

Housing Product:

There are four standard plans, with three elevation styles each being proposed for this community, which are all single level homes. Each elevation style will draw from Modern, Transitional, and Valley architectural forms, using more modern detail and application techniques to create a more interesting "transitional" style street scene than the typical production home environment. All homes will have oversized 2-car or 3-car garages with a variety of orientations (front-loaded/tandem 3-car that appears as 2-car, front-loaded 2-car mixed with side-entry single car, or 3-car front-facing w/ 2-foot jog at single bay). The remaining massing forms will take advantage of the shallower setbacks for side-entry garages, porches, and livable spaces by projecting up to the minimum 14' setback line on most plans. All homes are 60 feet in width and fit appropriately with 5' and 10' setbacks on each lot within the community. (Greater east side setbacks for lots 66 & 79 as noted above).

• Magnolia Single Family Design Review Narrative

General Plan Information:

Plan 6001: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, home office, 3103/3157 livable sq. ft., 4183 sq. ft. under roof

Plan 6002: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, home office (or retreat), 3314 livable sq. ft., 4406 sq. ft. under roof

Plan 6003: Single level, 3-car garage, 4 bedroom, 3-1/2 bath, private home office/retreat, lounge, 3659 livable sq. ft., 4672 sq. ft. under roof

Plan 6004: Single level, 3-car garage 4 bedroom, 4-1/2 bath, dedicated lounge, flex room, 4006 livable sq. ft., 4940 sq. ft. under roof

Architectural Elevation Characteristics:

Modern:

- predominantly parapet roof forms
- natural stone veneer accent masses on select plans – optional on others
- architectural plastered lintel over front facing garage door and some front windows
- 12" recessed garage door and 2" recessed front windows
- occasional horizontal accent siding

Transitional:

- mix of pitched, gable roofs and occasional parapet masses
- "zero" overhang detail for more modern aesthetic
- natural stone veneer accent masses on select plans – optional on others
- occasional horizontal accent siding
- architectural plastered lintel over some front windows
- flat "shake" style concrete color-thru roof tile
- 12" recessed garage door and 2" recessed front windows

Valley:

- pitched roofs consisting predominantly of gable roofs
- 12" overhang detail
- accent siding with vertical installation on select masses
- 2x8 thickened front fascia
- flat "slate" style concrete color-thru roof tile
- 12" recessed garage door and 2" recessed front windows

Rear covered outdoor rooms are provided for all plans. Each architectural style provides variation in roof lines, massing, and pitch. Concrete roof tiles, decorative gable recesses, varying window forms with trim or recessed details, exterior veneer applications, or other materials and/or details that are authentic to each stylistic aesthetic help provide diversity while creating a pleasing and cohesive street scene throughout the community.

Magnolia Design Theme



NARRATIVE: MODERN ELEVATION STYLE

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

ELEMENT: OVERALL MASSING & CANTILEVERED OVERHANGS

MODERN ARCHITECTURE CAN BE CHARACTERIZED BY AN ANALYTICAL, AND FUNCTIONAL, APPROACH TO BUILDING DESIGN. THEY ARE TYPICALLY DEFINED BY FLAT ROOFS, OPEN FLOOR PLANS, AND MINIMAL ORNAMENTATION. TWO WELL-KNOWN ARCHITECTS WHO IMPLEMENTED HISTORIC, MODERN ARCHITECTURE IN THE VALLEY ARE FRANK LLOYD WRIGHT, AND AL BEADLE. BOTH ARCHITECTS ACHIEVED AWARD WINNING DESIGN THROUGH THE USE OF SIMPLE, CLEAN ARCHITECTURAL FORMS, THAT HAVE MINIMAL ORNAMENTATION. THE EXPRESSION OF BEAUTY IN A MODERN DESIGN IS NOT HOW MUCH ORNAMENTATION ONE CAN ADD TO A BUILDING. RATHER, IT IS THE METHODICAL APPROACH TO THE DESIGN VIA THE ARCHITECTURAL CHARACTERISTICS LISTED ABOVE.

ELEMENT: HARDIE BOARD SIDING

JAMES HARDIE'S ARTISAN SIDING CREATES ADDED DIMENSIONALITY, AND SOPHISTICATION, TO ALL THREE ELEVATION STYLES. THE PANELING WOULD HAVE A HORIZONTAL ORIENTATION IN THE MODERN/TRANSITIONAL STYLES, AND A VERTICAL INSTALL ON THE VALLEY ELEVATION. THIS DISTINCTIVE DESIGN ELEMENT CAN BE PAINTED TO ACHIEVE A DIFFERENT LOOK BASED ON THE ELEVATION STYLE THAT IT CORRESPONDS WITH. IT OFFERS SUPERIOR PERFORMANCE IN ANY CLIMATE/REGION, AND WORKS VERY WELL TO REPEL HEAT HERE IN THE DESERT. THE PRODUCT IS LOW-MAINTENANCE, AND COMES WITH A 30 YEAR WARRANTY, WHICH SPEAKS TO THE QUALITY OF THE PROJECT.

DATE: MAY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JR
CHECKED BY: DM

SHEET #
MODERN VIGNETTE

NARRATIVE: MODERN ELEVATION STYLE

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.



ELEMENT: CANTILEVERED PATIOS & COVERED OVERHANGS

THE BEAUTY OF MODERN ARCHITECTURE ARISES NOT FROM FENESTRATION. RATHER, IT COMES FROM THOUGHTFUL DESIGN RESPONSE. FOR INSTANCE, IN THE DESERT WE HAVE HARSH SUN ANGLES/CONDITIONS. LONG, COVERED OVERHANGS PASSIVELY SHADE OUR HOMES, AND ULTIMATELY LOWER ENERGY CONSUMPTION OF EACH DWELLING.

ELEMENT: MATERIALITY

ALL OF OUR MODERN ELEVATION STYLES HAVE MULTIPLE MATERIAL PALLETS THAT ALLOW FOR A DIVERSE STREET SCENE WITHIN THE COMMUNITY. THE USE OF REAL STONE, STUCCO, AND HARDIE BOARD SIDING ALLOWS FOR A TIMELESS DESIGN THAT WILL DIFFERENTIATE OUR COMMUNITY FROM OTHERS. THE NATURAL STONE TYPES ARE SOURCED FROM A LOCAL SUPPLIER, SOLSTICE STONE, AND ARE A TOP-OF-THE-LINE SERIES OF STONE THAT ARE USED ON HIGH END CUSTOM RESIDENTIAL JOBS THROUGHOUT THE VALLEY.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: MAY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JR
CHECKED BY: DM

SHEET #
MODERN VIGNETTE 2

NARRATIVE: TRANSITIONAL
The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

ELEMENT: MASSING CONCEPT
THE TRANSITIONAL ELEVATION STYLE IS DEFINED BY THE COMBINATION OF BOTH FLAT, AND GABLE END ROOF FORMS. THIS ELEVATION TIES TOGETHER THE MODERN AND TRADITIONAL ELEMENTS FOUND ON THE OTHER TWO STYLES. THIS 'MIDDLE-GROUND' AESTHETIC IS CRITICAL WHEN DESIGNING A COHESIVE COMMUNITY THAT BLENDS THREE DISTINCT ARCHITECTURAL STYLES.

ELEMENT: MATERIALITY & SHADE AWNINGS
THE TRANSITIONAL ELEVATION STYLE HAS MULTIPLE MATERIAL PALETTES THAT ALLOW FOR A DIVERSE STREET SCENE WITHIN THE COMMUNITY. THE USE OF SHADE AWNINGS ALSO ADDS DEPTH, AND SHADOW. ACROSS EACH ELEVATION, THIS ELEVATION STYLE HAS BECOME A HALLMARK FOR COMMUNITIES LIKE THE AZURE RESIDENCES AT THE RITZ IN PARADISE VALLEY (DESIGNED AND BUILT BY SHEA HOMES.)

NARRATIVE: VALLEY
The "Valley" architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the "Valley" elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



ELEMENT: MASSING CONCEPT
THE VALLEY ELEVATION STYLE REFERENCES WESTERN FARMHOUSE ARCHITECTURE. THIS DESIGN AESTHETIC TENDS TO BE THE MOST SYNONYMOUS WITH THE CHANDLER AREA, AS THIS REGION OF THE VALLEY IS WELL-KNOWN FOR ITS AGRICULTURAL ROOTS. THE TRADITIONAL ARCHITECTURAL ELEMENTS FOUND IN THIS AESTHETIC JUXTAPOSE THE MODERN ELEVATION WITH ITS DETAILING, CREATING A DIVERSE STREET SCENE WITHIN THE COMMUNITY.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JR
CHECKED BY: DM

SHEET #
VALLEY VIGNETTE

Magnolia Street Scene





SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

STREET VIEW 2

DATE: MAY 3, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: MAY 3, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

STREET VIEW 5

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N/A
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY TE
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE



STREET VIEW 9



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: MAY 3, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

STREET VIEW 11

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N/A
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY JT
CHECKED BY DM

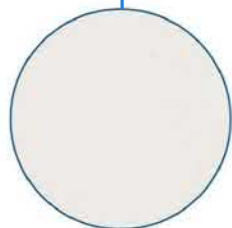
SHEET #
BUILDING PERSPECTIVE



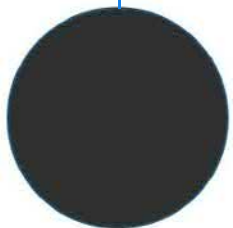
STREET VIEW 13

Magnolia Floor Plans & Elevations





STUCCO
SW7004 - SNOWBOUND



STUCCO
SW6991 - BLACK MAGIC



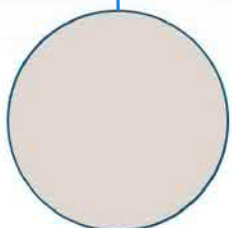
OPT. STONE VENEER
SOLSTICE STONE
CHARCOAL MIST



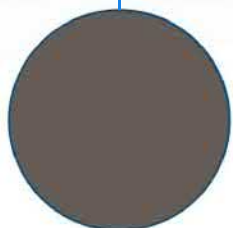
DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW6991 - BLACK MAGIC

6001 - VALLEY

The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



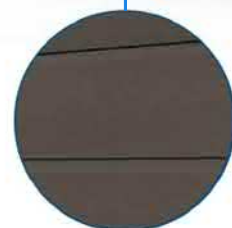
STUCCO
SW7570 - EGRET WHITE



STUCCO
SW7505 - MANOR HOUSE



OPT. STONE VENEER
SOLSTICE STONE
PAMPLONA NOVO



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW7505 MANOR HOUSE

6001 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

Shea
HOMES
Live the difference.

8800 N GAINES CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

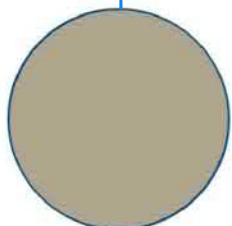
SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

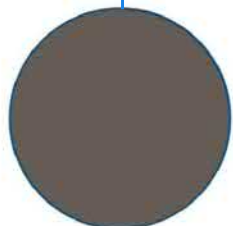
STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

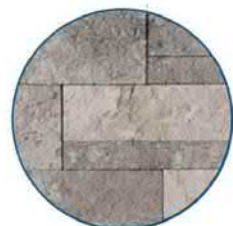
MODERN



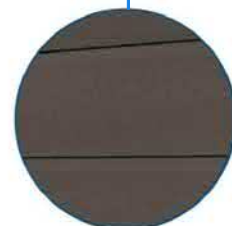
STUCCO
SW7038 - TONY TAUPE



STUCCO
SW7505 - MANOR HOUSE



OPT. STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE
SW7505 MANOR HOUSE

6001 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

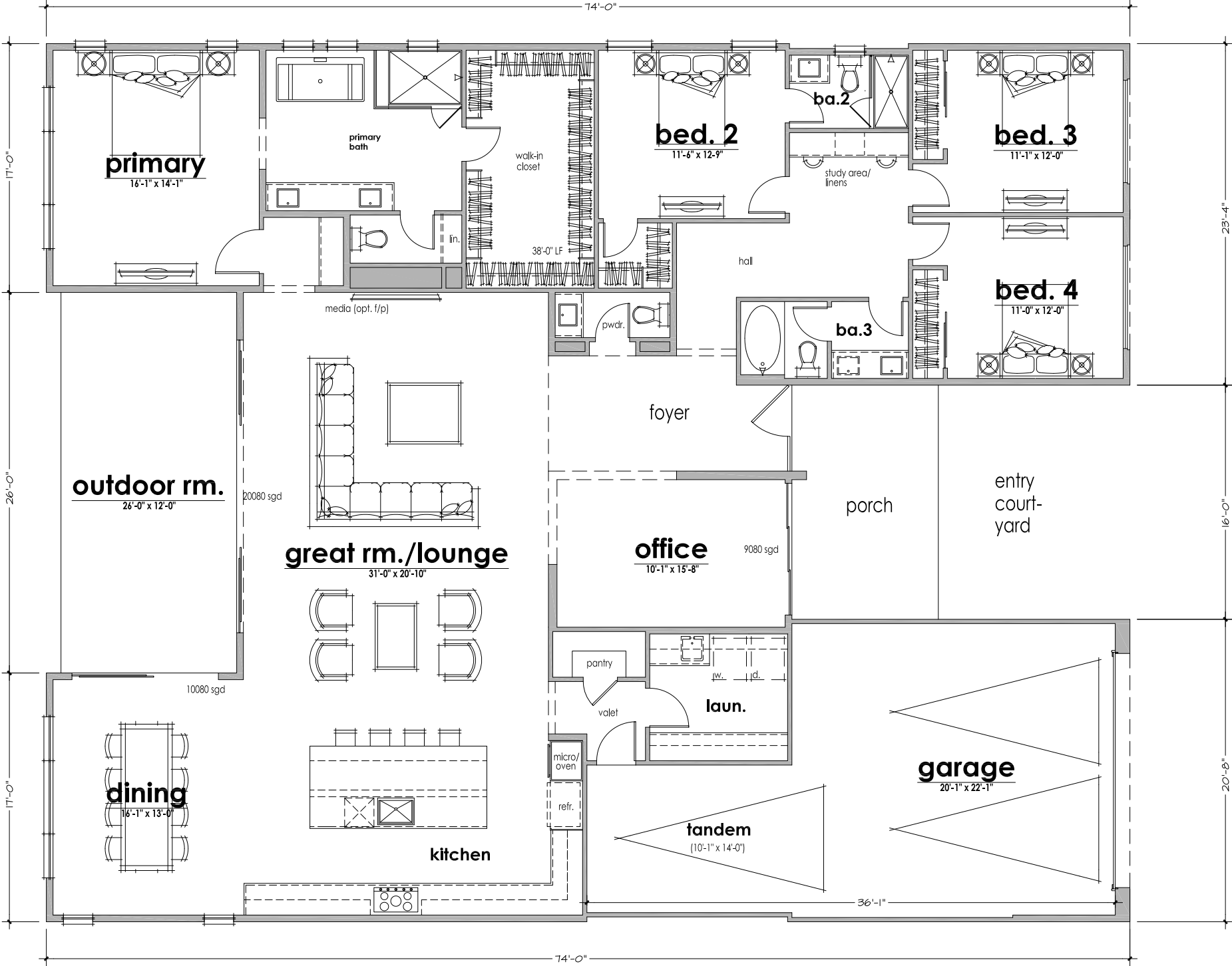
DATE: MAY 6, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
MATERIAL DIAGRAM

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Transitional Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



6001 - TRANSITIONAL
FRONT PERSPECTIVE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N/A
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY TE
CHECKED BY DM

SHEET #
BUILDING PERSPECTIVE

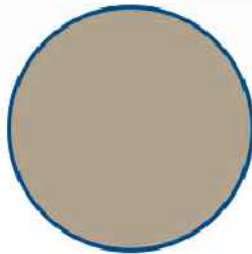


6001 - TRANSITIONAL
FRONT PERSPECTIVE



STUCCO

SW7038 - TONY TAUPE



MATERIALITY & DETAILING

CUSTOM RESIDENCE



STUCCO

SW7505 - MANOR HOUSE



DESIGN & MASSING

AZURE @ THE RITZ P.V.



DECORATIVE SIDING

JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING

CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
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CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

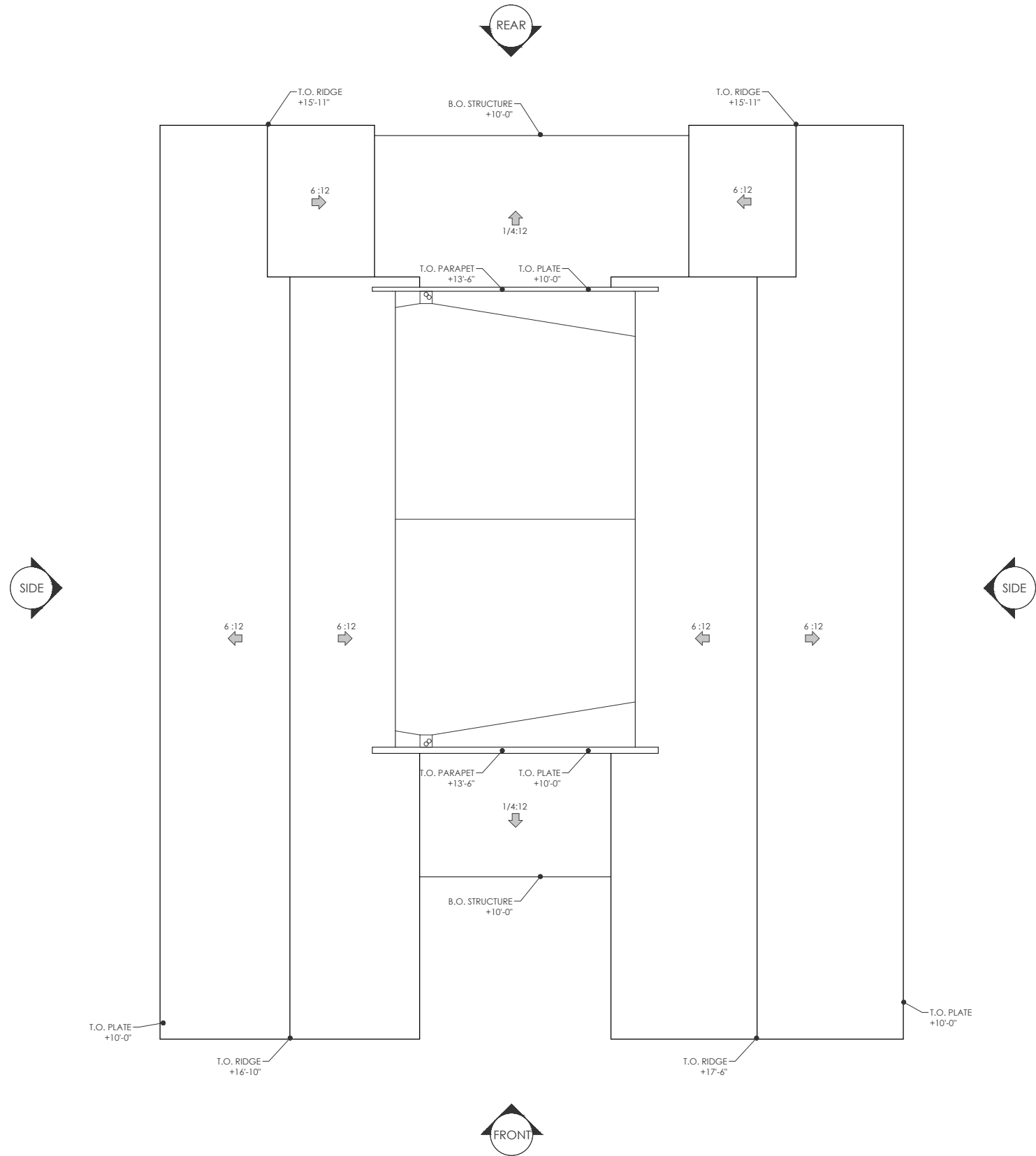
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



8800 N GAINY CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

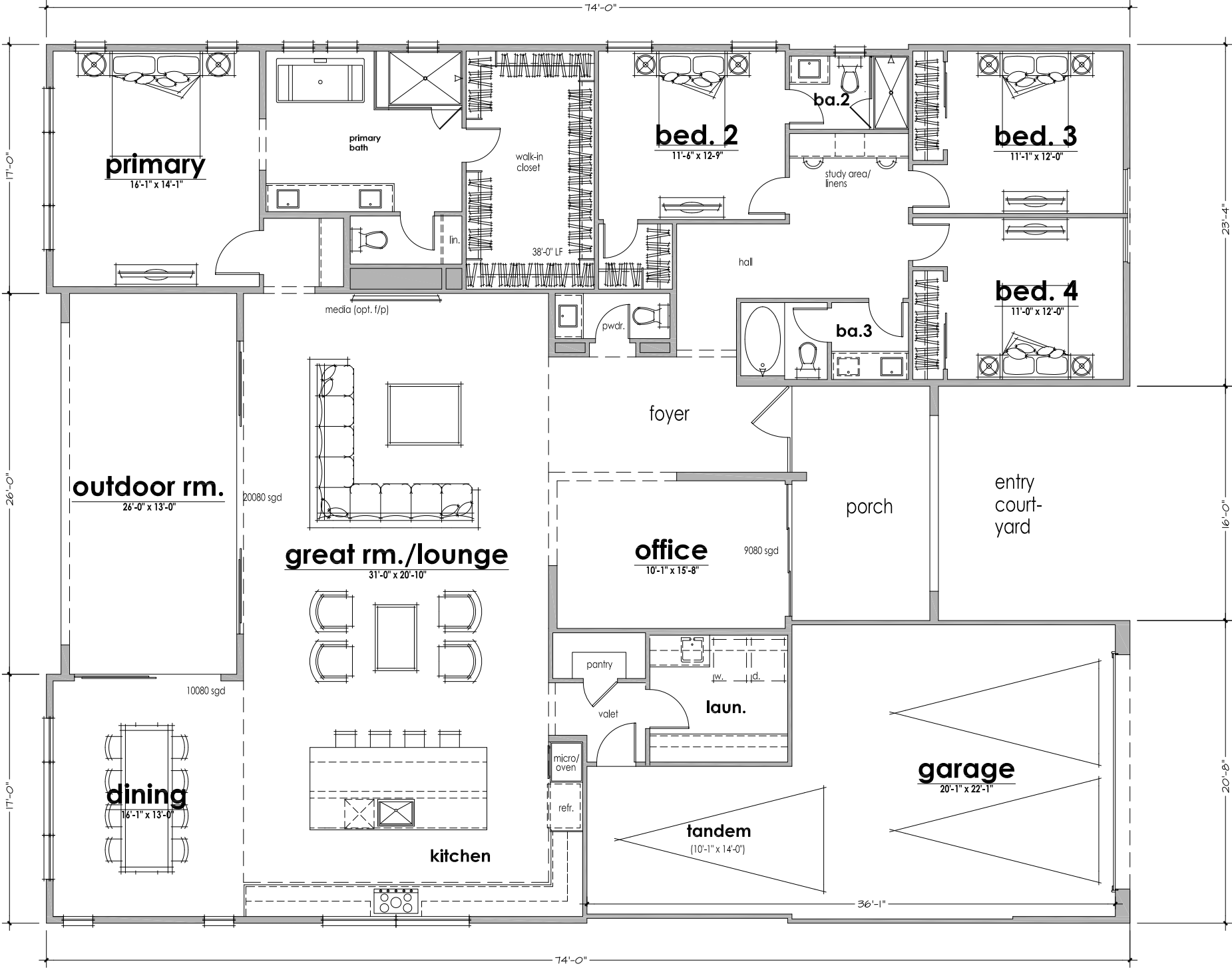
DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Valley Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



6001 - VALLEY
FRONT PERSPECTIVE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 3, 2024
SCALE N/A
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY TE
CHECKED BY DM

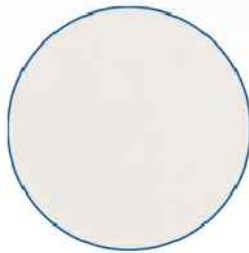
SHEET #
BUILDING PERSPECTIVE



6001 - VALLEY
FRONT PERSPECTIVE



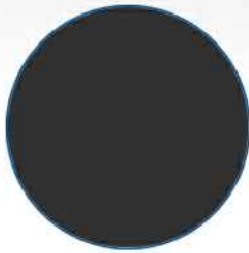
STUCCO
SW7004 - SNOWBOARD



MATERIALITY & DETAILING
CUSTOM RESIDENCE



STUCCO
SW6991 - BLACK MAGIC



DESIGN & MASSING
CUSTOM RESIDENCE



DECORATIVE SIDING
JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

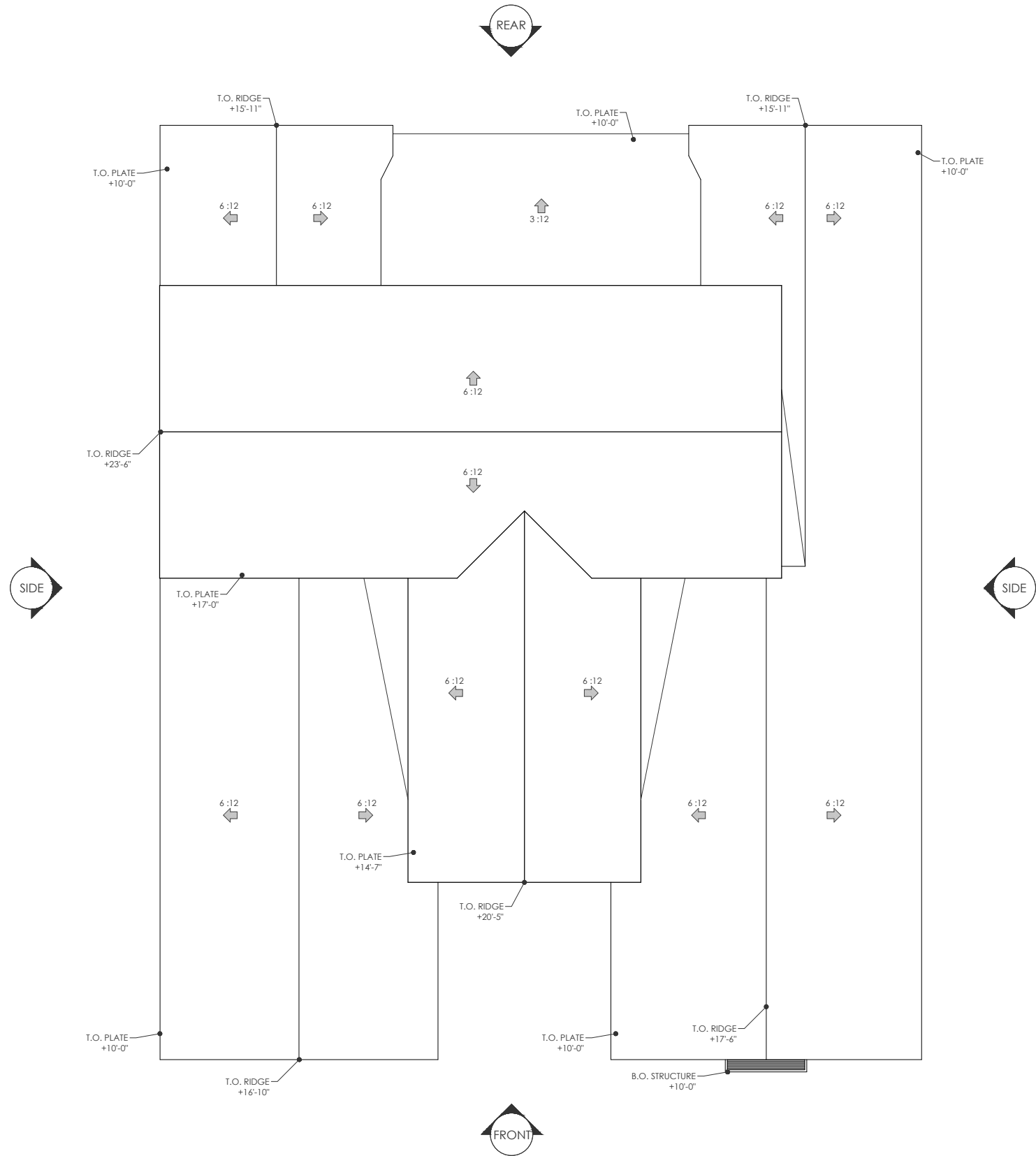
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



8800 N GAINY CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

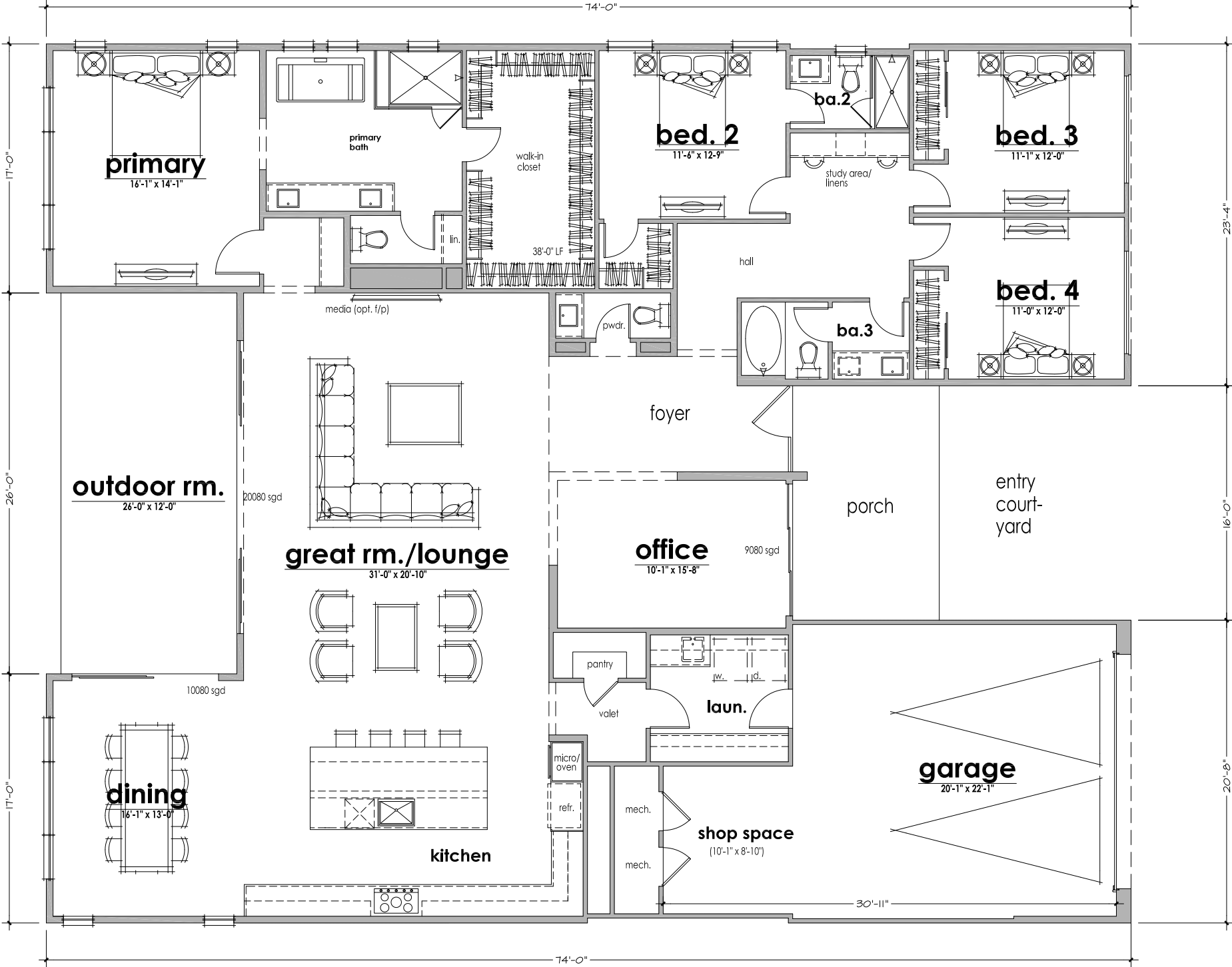
DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6001 - reflects Modern Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



6001 - MODERN
FRONT PERSPECTIVE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE MAY 6, 2024
SCALE N/A
ARCHITECT SHEA HOMES
PROJECT # N/A
DRAWN BY TE
CHECKED BY DM

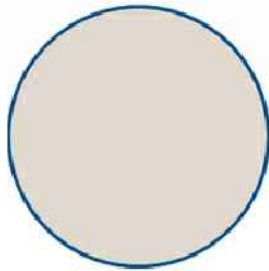
SHEET #
BUILDING PERSPECTIVE



6001 - MODERN
FRONT PERSPECTIVE



STUCCO
SW7570 - EGRET WHITE



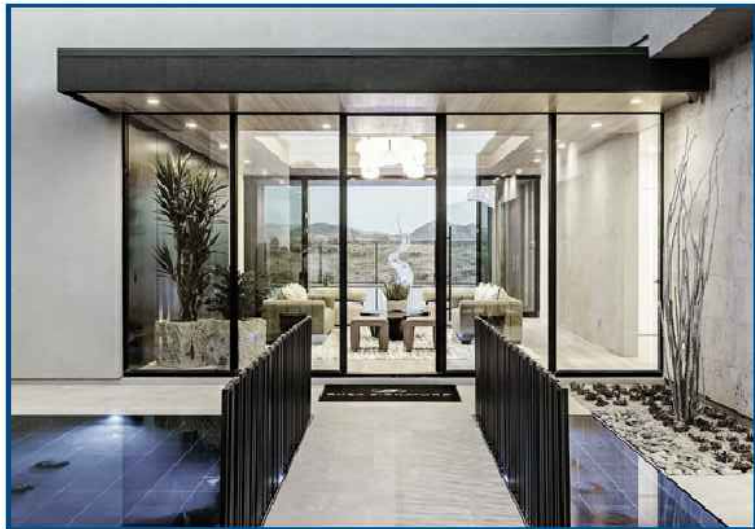
DESIGN & MASSING
SIGNATURE AT STORYROCK



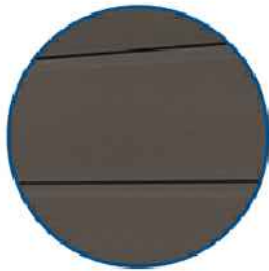
STUCCO
SW7505 - MANOR HOUSE



COVERED ENTRY
SIGNATURE AT STORYROCK



DECORATIVE SIDING
JAMES HARDIE ARTISAN SIDING



DECORATIVE SIDING
AZURE @ THE RITZ P.V.





1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

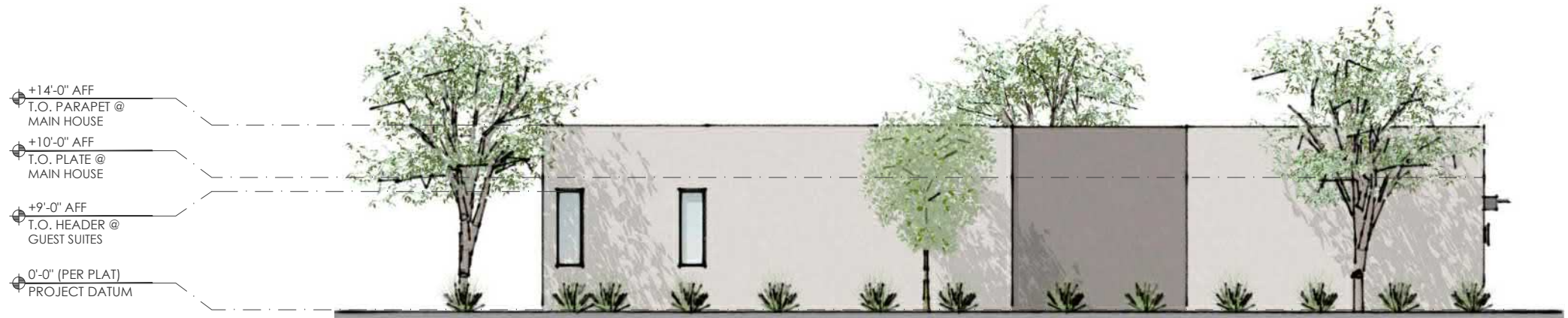
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE	JULY 15, 2024
SCALE	N.T.S.
ARCHITECT	SHEA HOMES
PROJECT #	N/A
DRAWN BY	TF
CHECKED BY	DM

SHEET # _____

ROOF PLAN



6002 - VALLEY

The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



6002 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

Shea
HOMES
Live the difference.

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SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

MODERN



6002 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: MAY 6, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
MATERIAL DIAGRAM

[illegible]

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

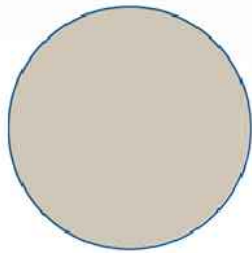
SHEET #
BUILDING PERSPECTIVE



6002 - TRANSITIONAL
FRONT PERSPECTIVE



STUCCO
SW 7036 - ACCESSIBLE BEIGE



MATERIALITY & DETAILING
CUSTOM RESIDENCE



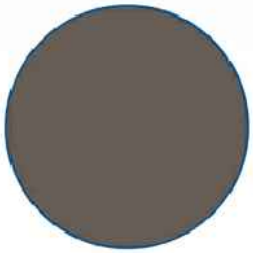
STONE VENEER
SOLSTICE STONE
BEAUMONT OLD WORLD



MATERIALITY & DETAILING
SIGNATURE AT STORYROCK



STUCCO
SW 7505 - MANOR HOUSE



DESIGN & MASSING
SIGNATURE AT STORYROCK





SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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SHEET #
BUILDING ELEVATIONS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

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PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

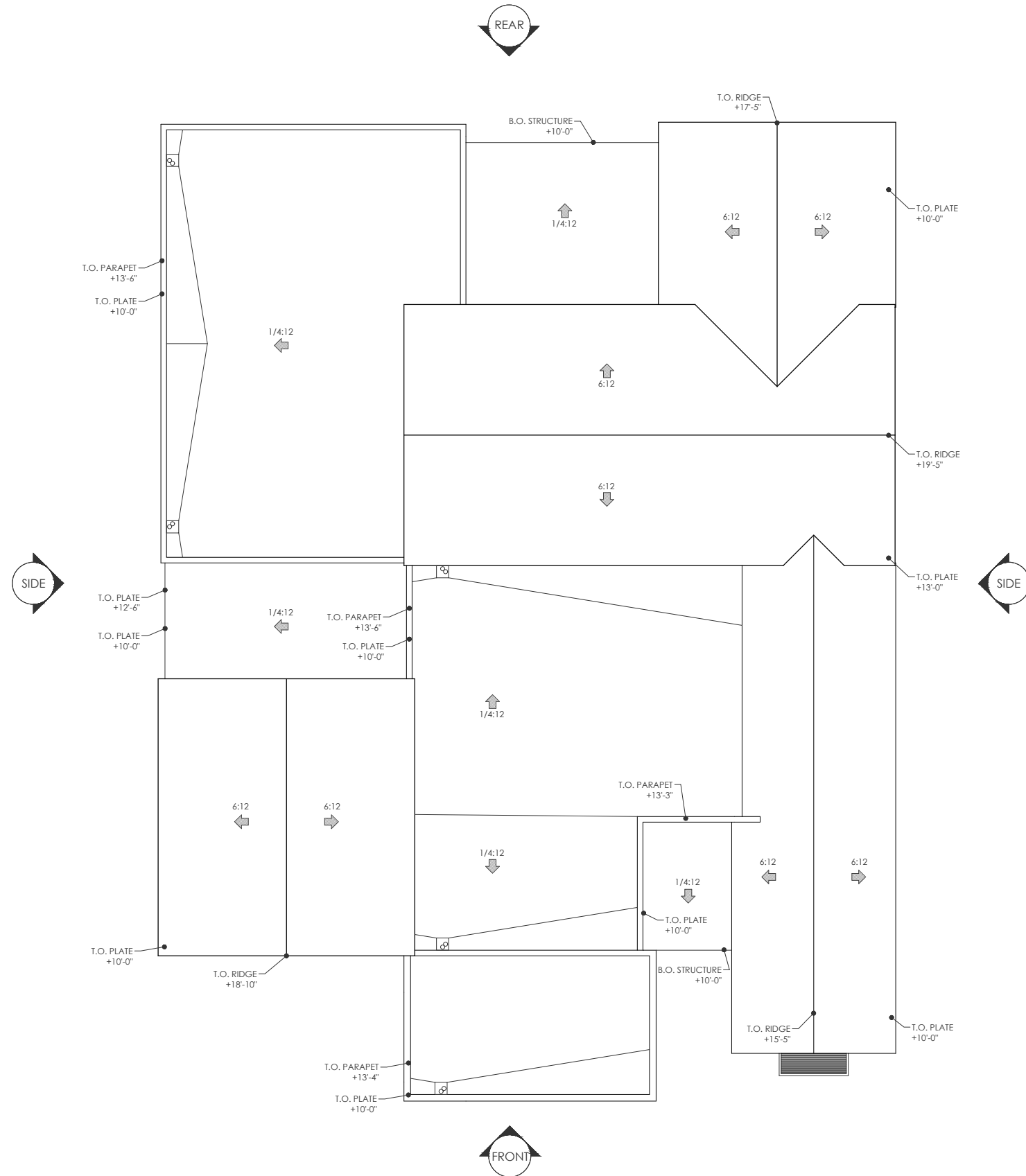
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CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



8800 N GAINY CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

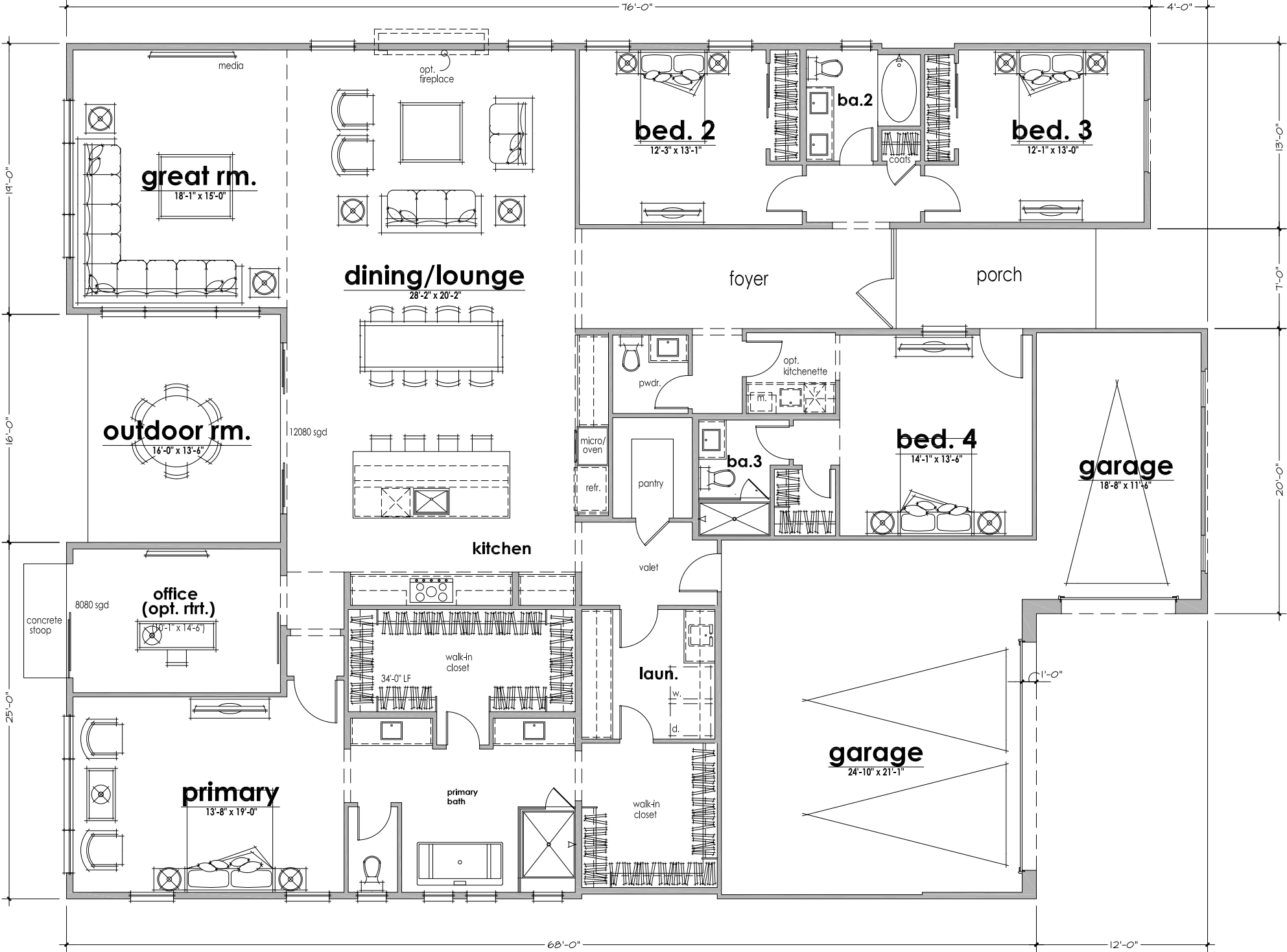
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SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6002 - reflects Valley Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE



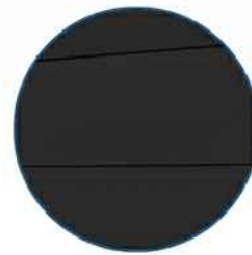
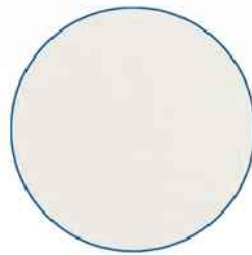
6002 - VALLEY
FRONT PERSPECTIVE



STUCCO
SW 7648 - BIG CHILL

STUCCO
SW 6991 - BLACK MAGIC

DECORATIVE SIDING
JAMES HARDIE - ARTISAN WOOD BOARD



DESIGN & MASSING
CUSTOM RESIDENCE

DESIGN & MASSING
CUSTOM RESIDENCE

DECORATIVE SIDING
CUSTOM RESIDENCE





SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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SHEET #
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PROJECT #: N/A
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SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

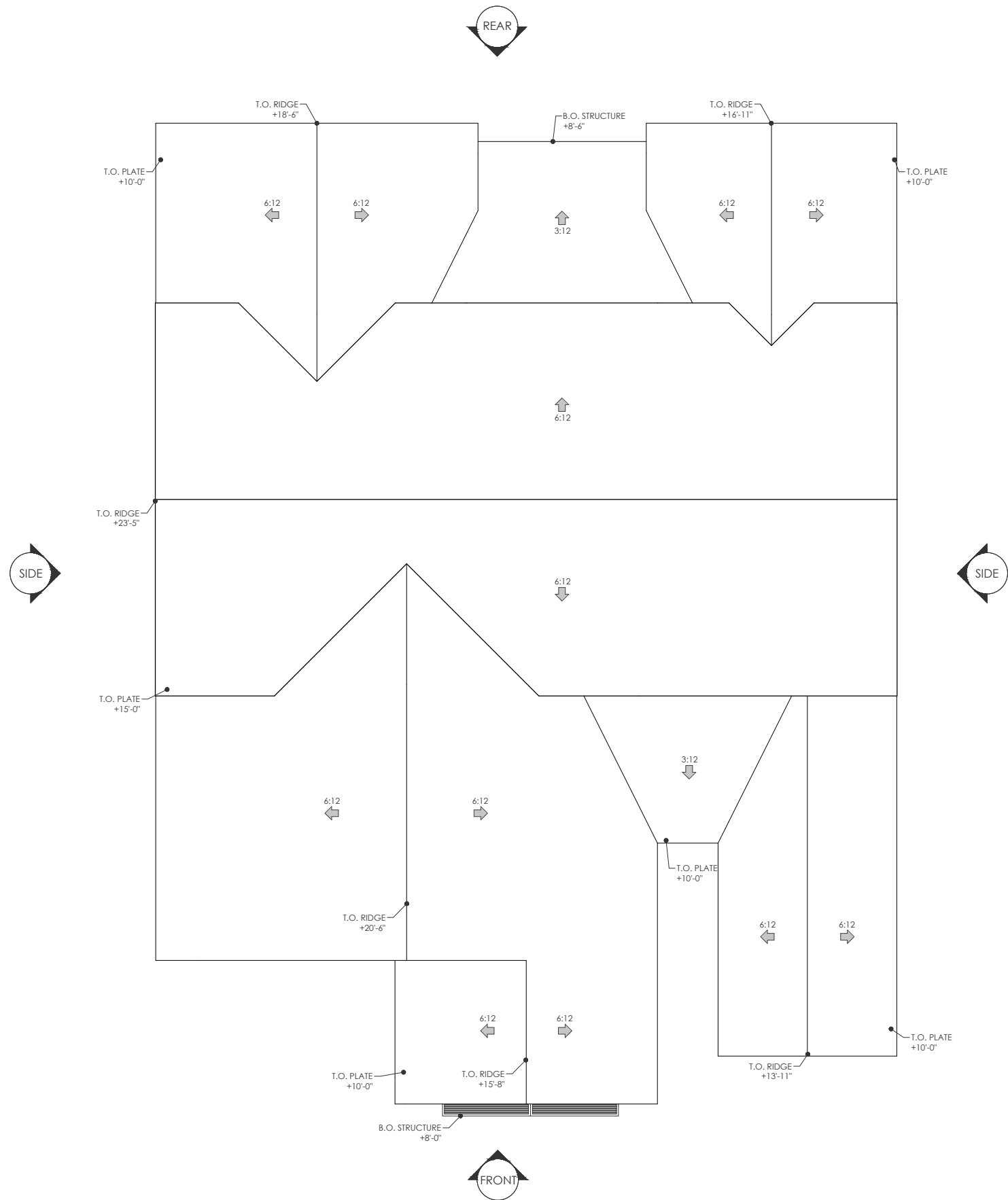
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



8800 N GAINY CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

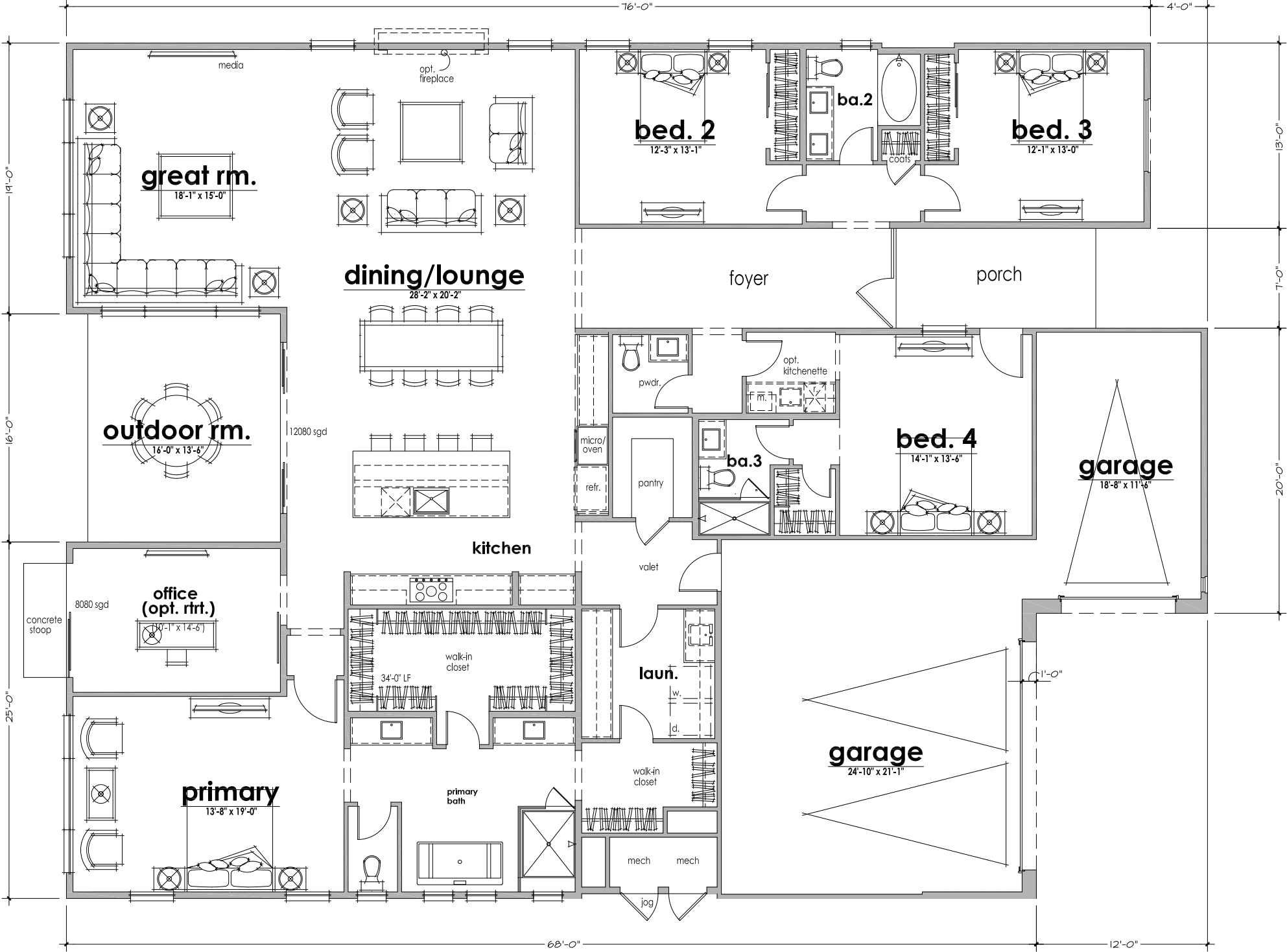
DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6002 - reflects Modern Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

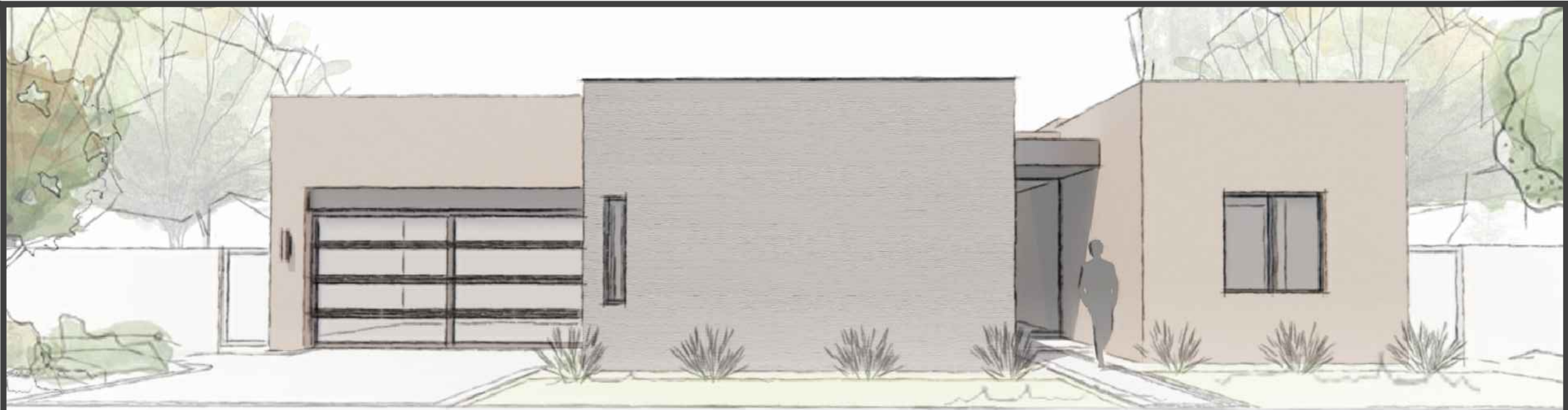
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

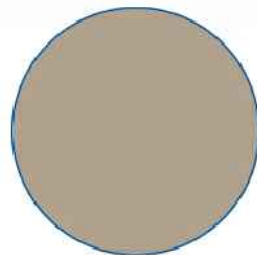
SHEET #
BUILDING PERSPECTIVE



6002 - MODERN
FRONT PERSPECTIVE



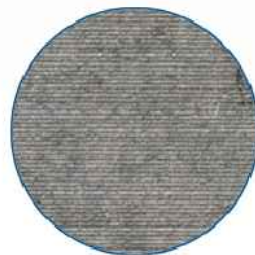
STUCCO
SW7038 - TONY TAUPE



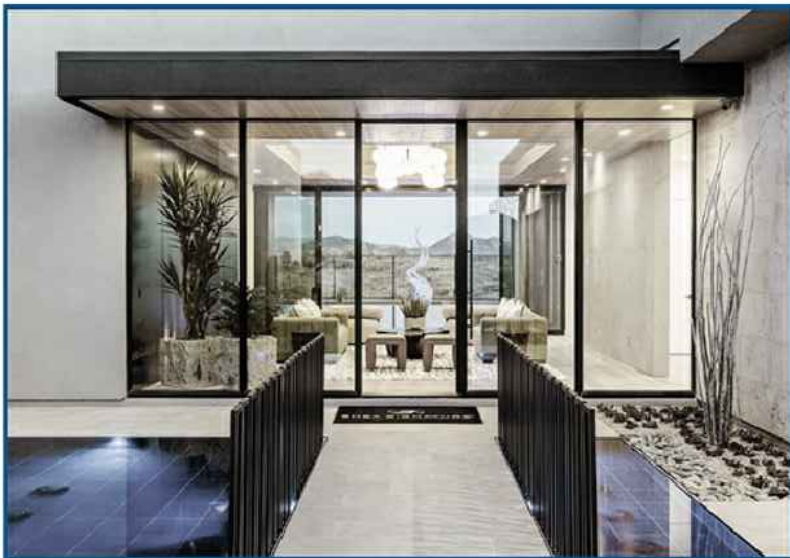
DESIGN & MASSING
SIGNATURE AT STORYROCK



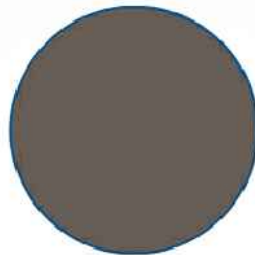
DECORATIVE STONE
PAMPLONA NOVO - FINE COMBED



COVERED ENTRY
SIGNATURE AT STORYROCK



STUCCO
SW7505 - MANOR HOUSE



DECORATIVE SIDING
SIGNATURE AT STORYROCK





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

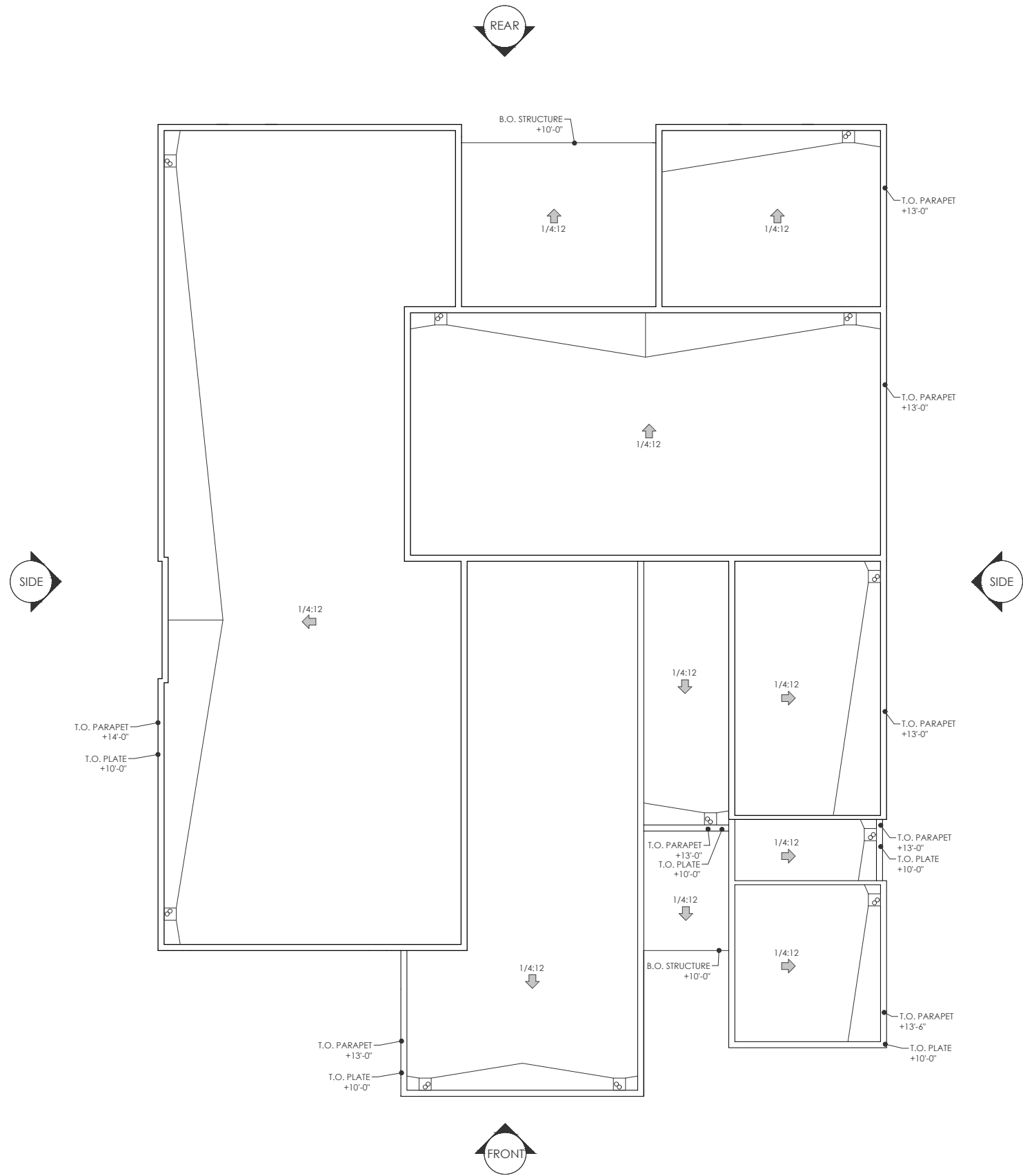
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



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SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



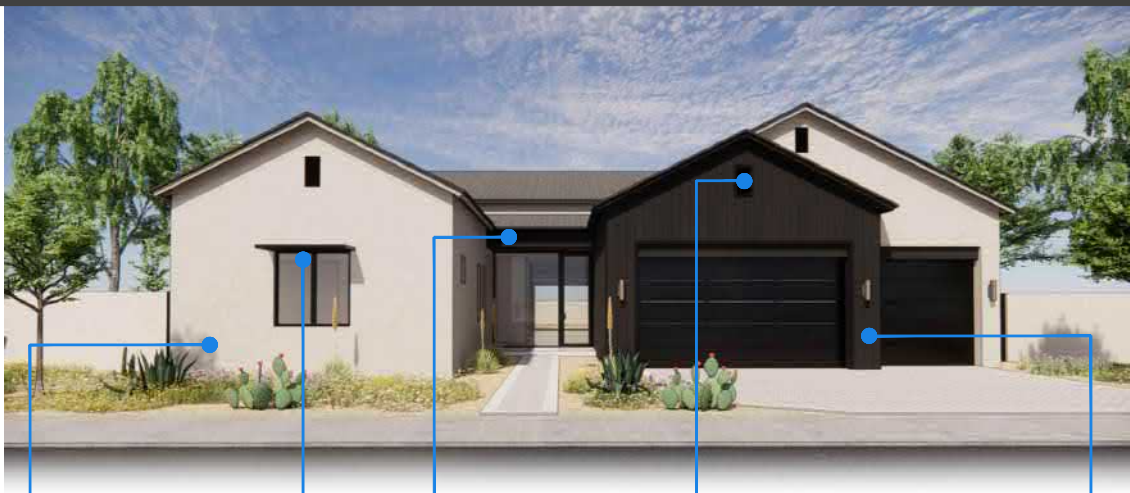
1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
ROOF PLAN



6003 - VALLEY

The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nodes to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



6003 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

MODERN



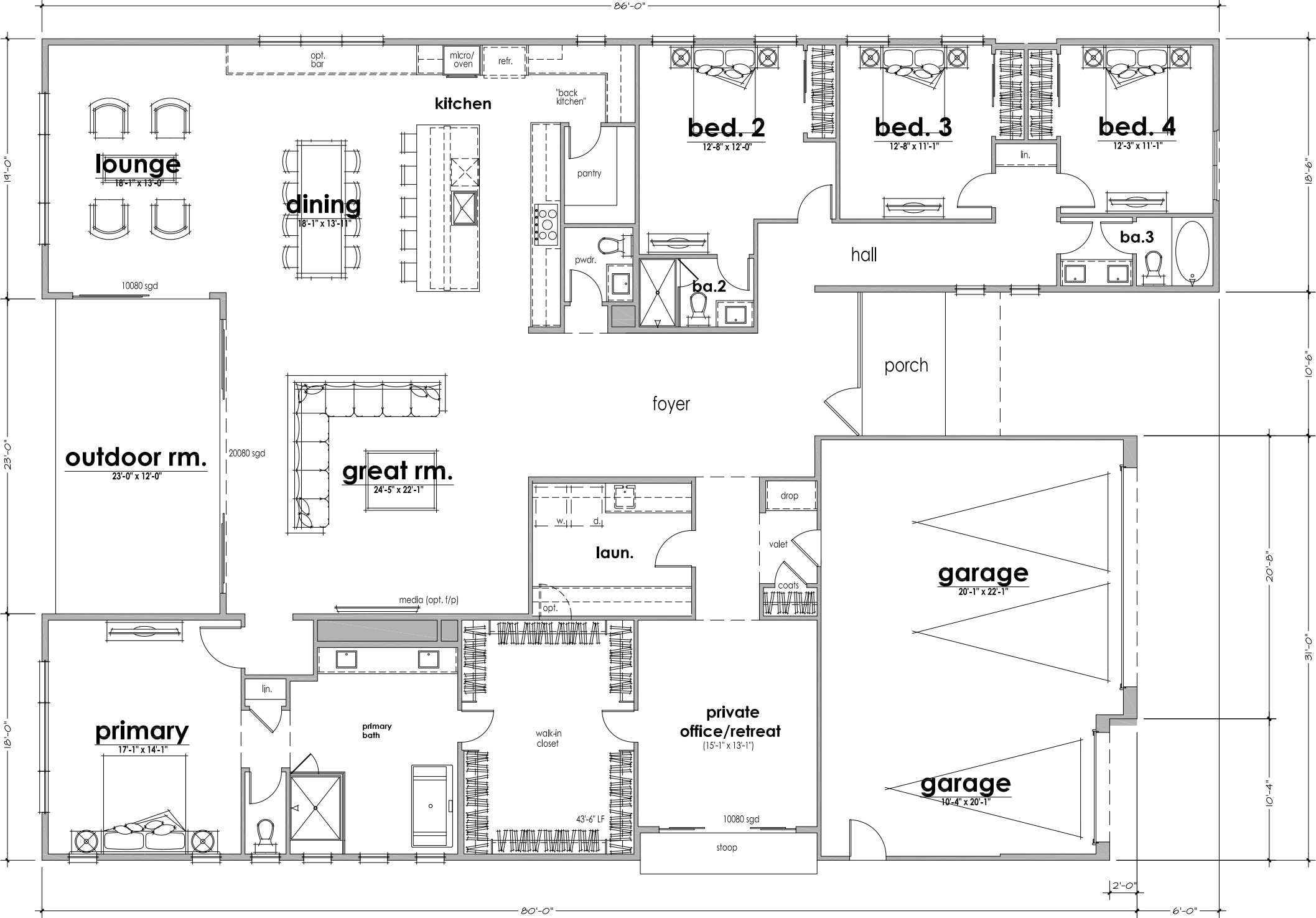
6003 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nodes to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Transitional elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING PERSPECTIVE

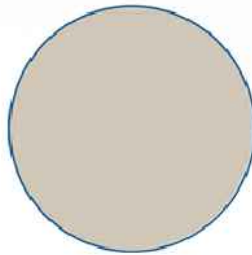


6003 - TRANSITIONAL
FRONT PERSPECTIVE



STUCCO

SW 7038 - TONY TAUPE



DESIGN & MASSING
CUSTOM RESIDENCE



STONE VENEER

SOLSTICE STONE - BEAUMONT OLD WORLD



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



STUCCO

SW7505 - MANOR HOUSE



DESIGN & MASSING
SIGNATURE AT STORYROCK





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

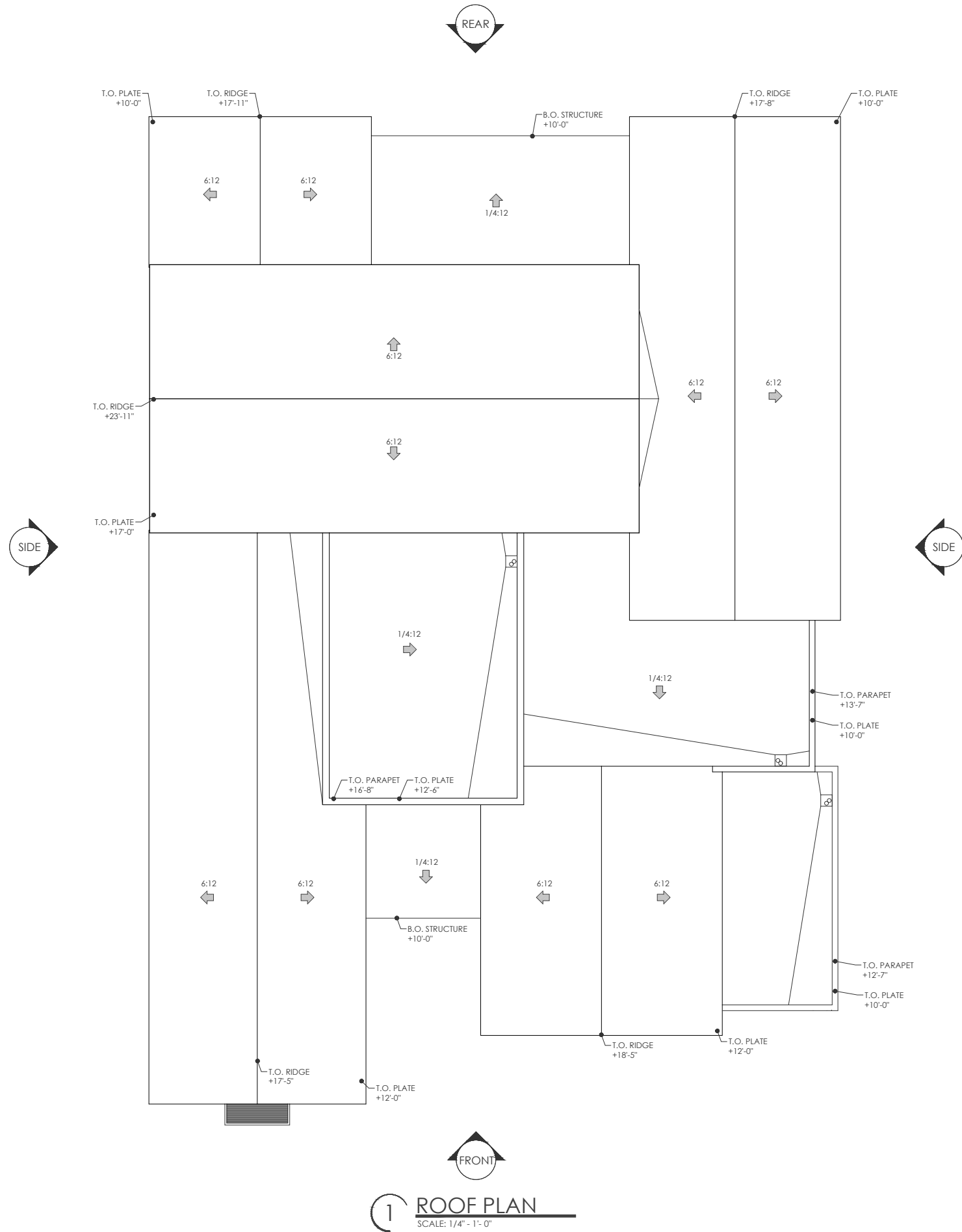
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



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SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

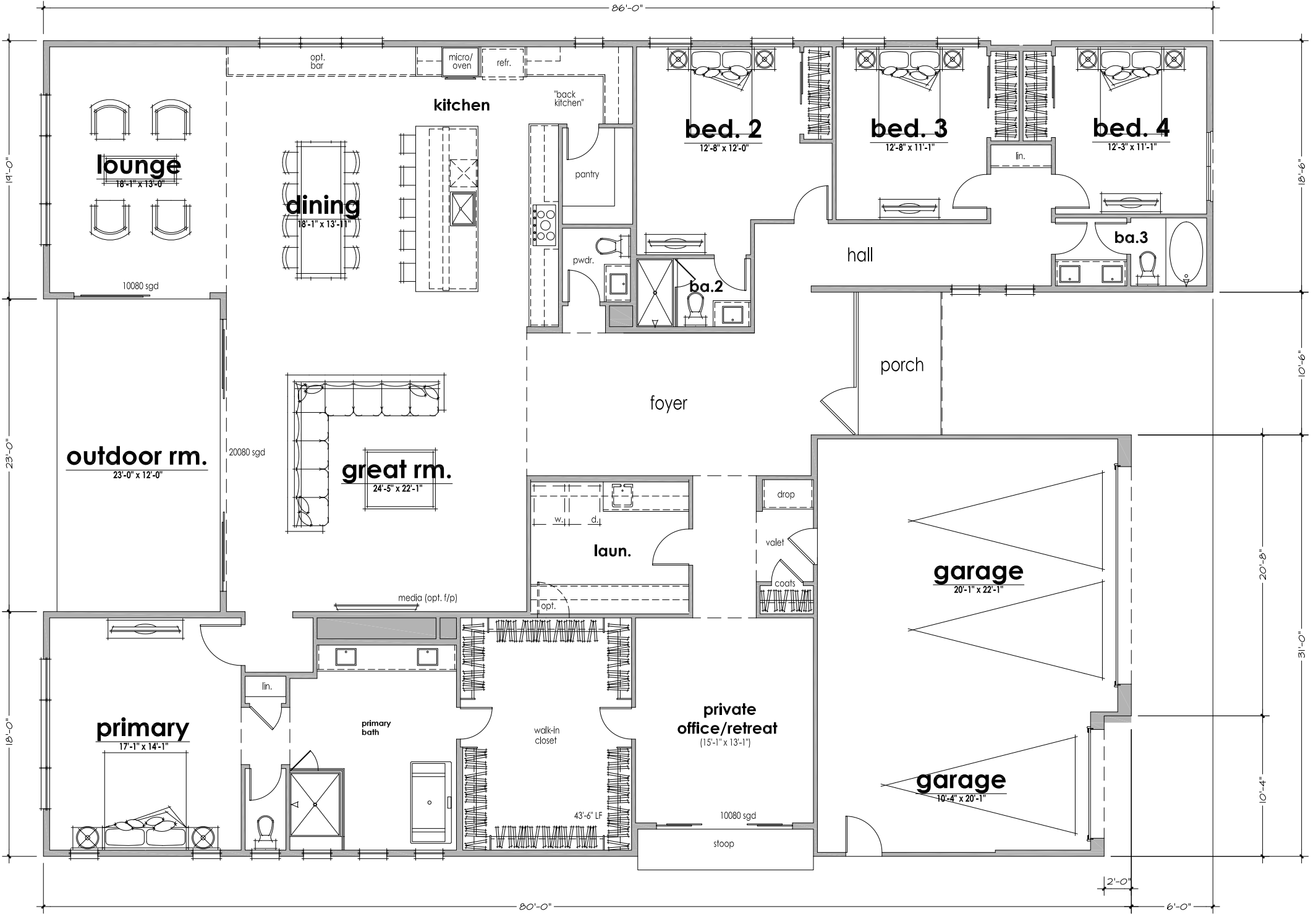
DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Valley elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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PROJECT #: N/A
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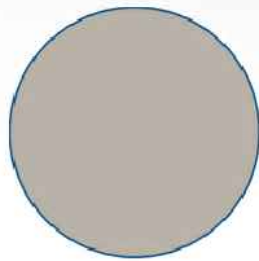
SHEET #
BUILDING PERSPECTIVE



6003 - VALLEY
FRONT PERSPECTIVE



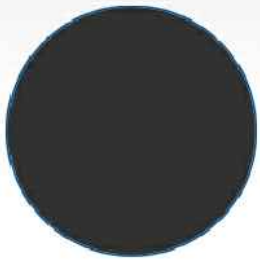
STUCCO
SW7023 - REQUISITE GRAY



DESIGN & MASSING
CUSTOM RESIDENCE



STUCCO
SW6991 - BLACK MAGIC



DESIGN & MASSING
CUSTOM RESIDENCE



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE



DECORATIVE SIDING
CUSTOM RESIDENCE



+23'-6" AFF
T.O. RIDGE

+16'-11" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+23'-6" AFF
T.O. RIDGE

+17'-8" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+9'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

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SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

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SHEET #
BUILDING ELEVATIONS



SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



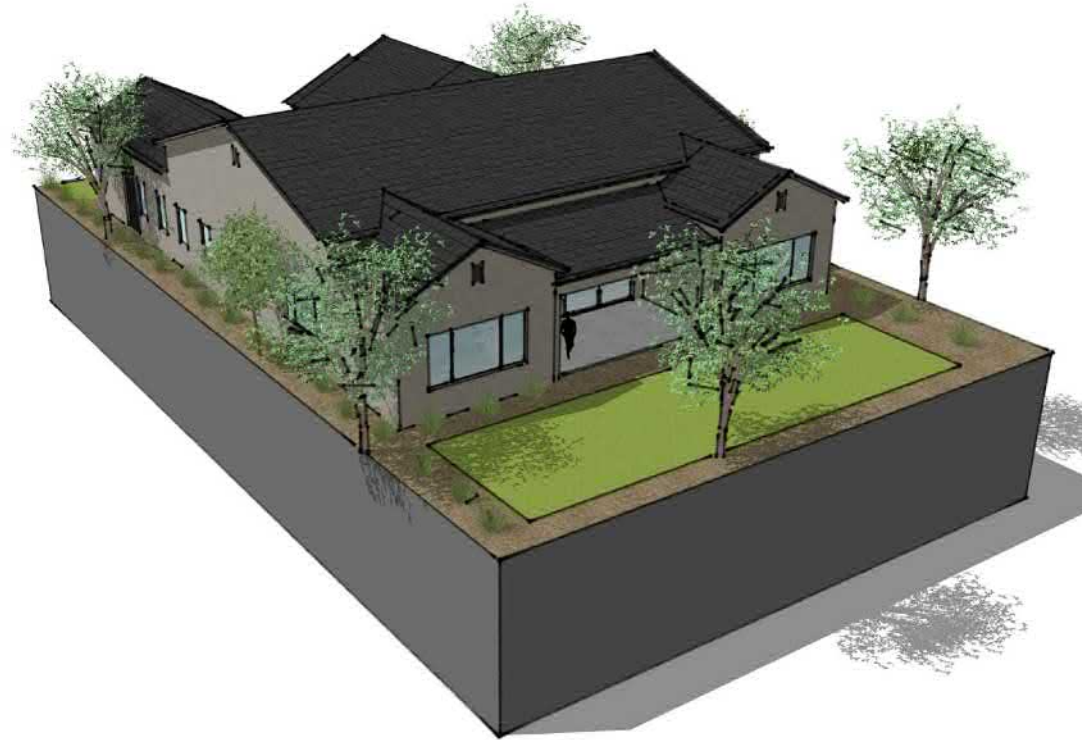
4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

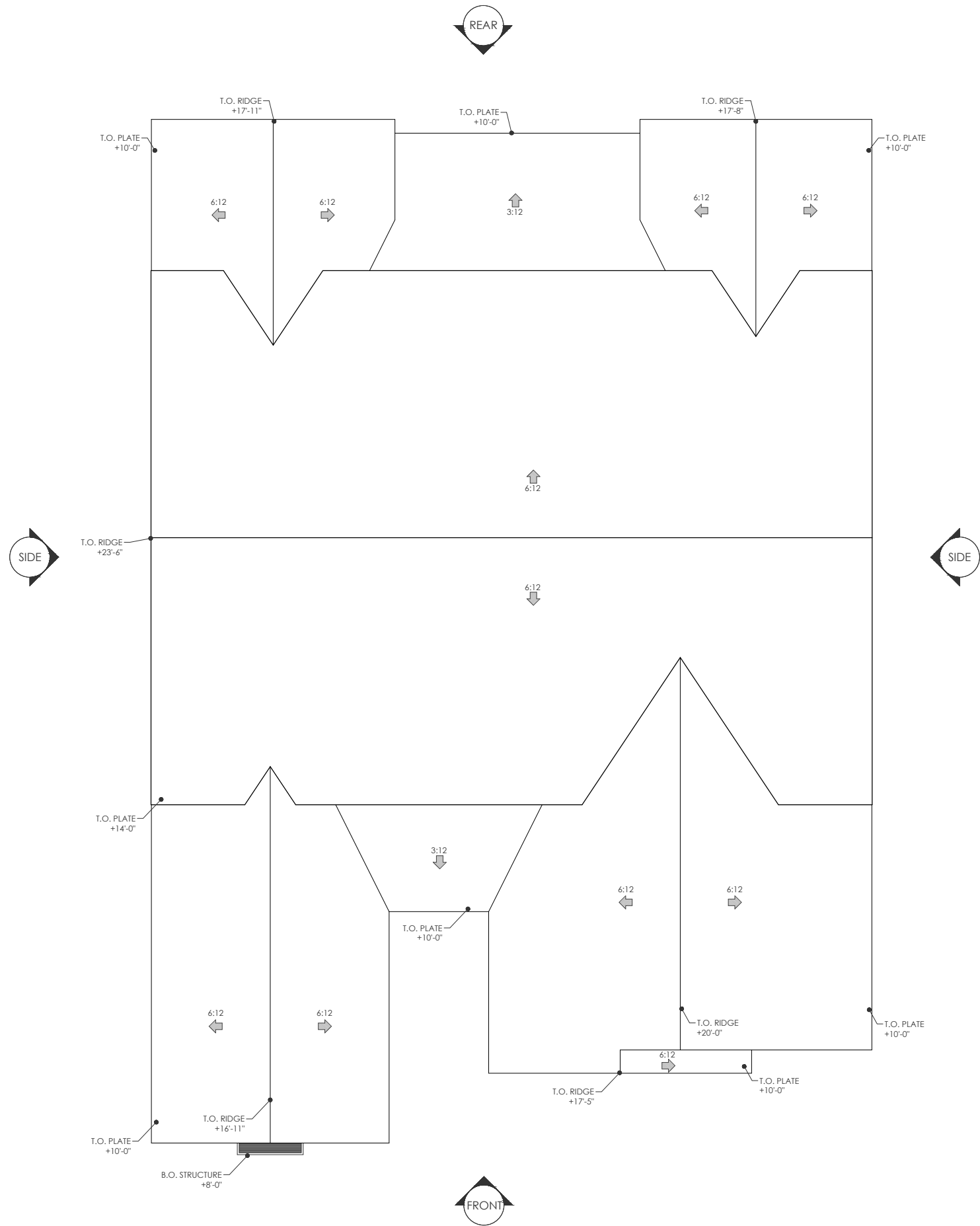
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SHEET #
BUILDING AXONOMETRICS



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SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

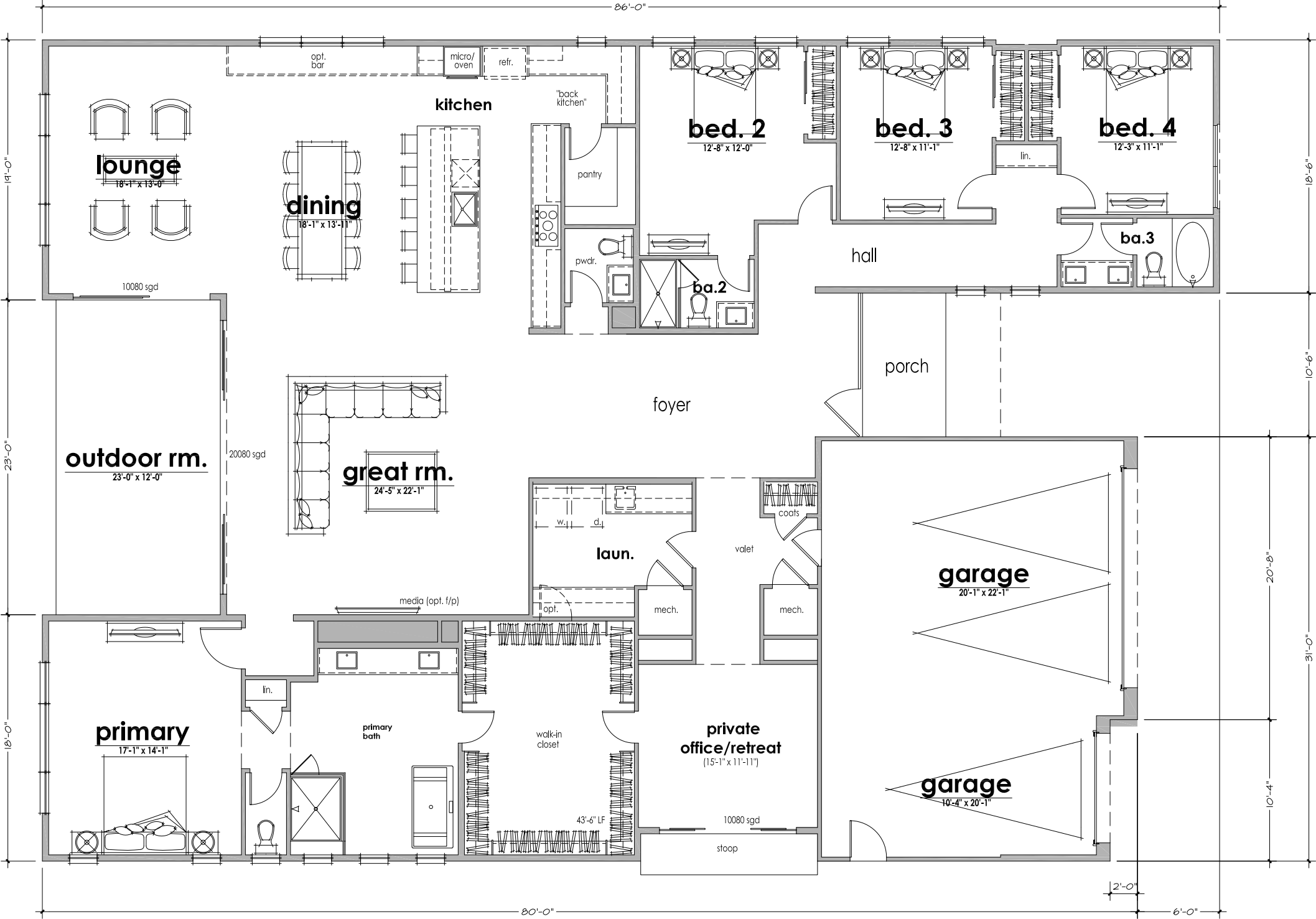
DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JE
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE

REAR

FRONT



magnolia - plan 6003 - reflects Modern elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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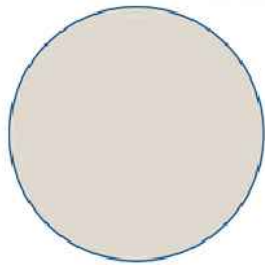
SHEET #
BUILDING PERSPECTIVE



6003 - MODERN
FRONT PERSPECTIVE



STUCCO
SW 7570 - EGRET WHITE



DESIGN & MASSING
SIGNATURE AT STORYROCK



STUCCO
SW 6991 - BLACK MAGIC



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



STONE VENEER
SOLSTICE STONE - BEAUMONT OLD WORLD



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
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ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

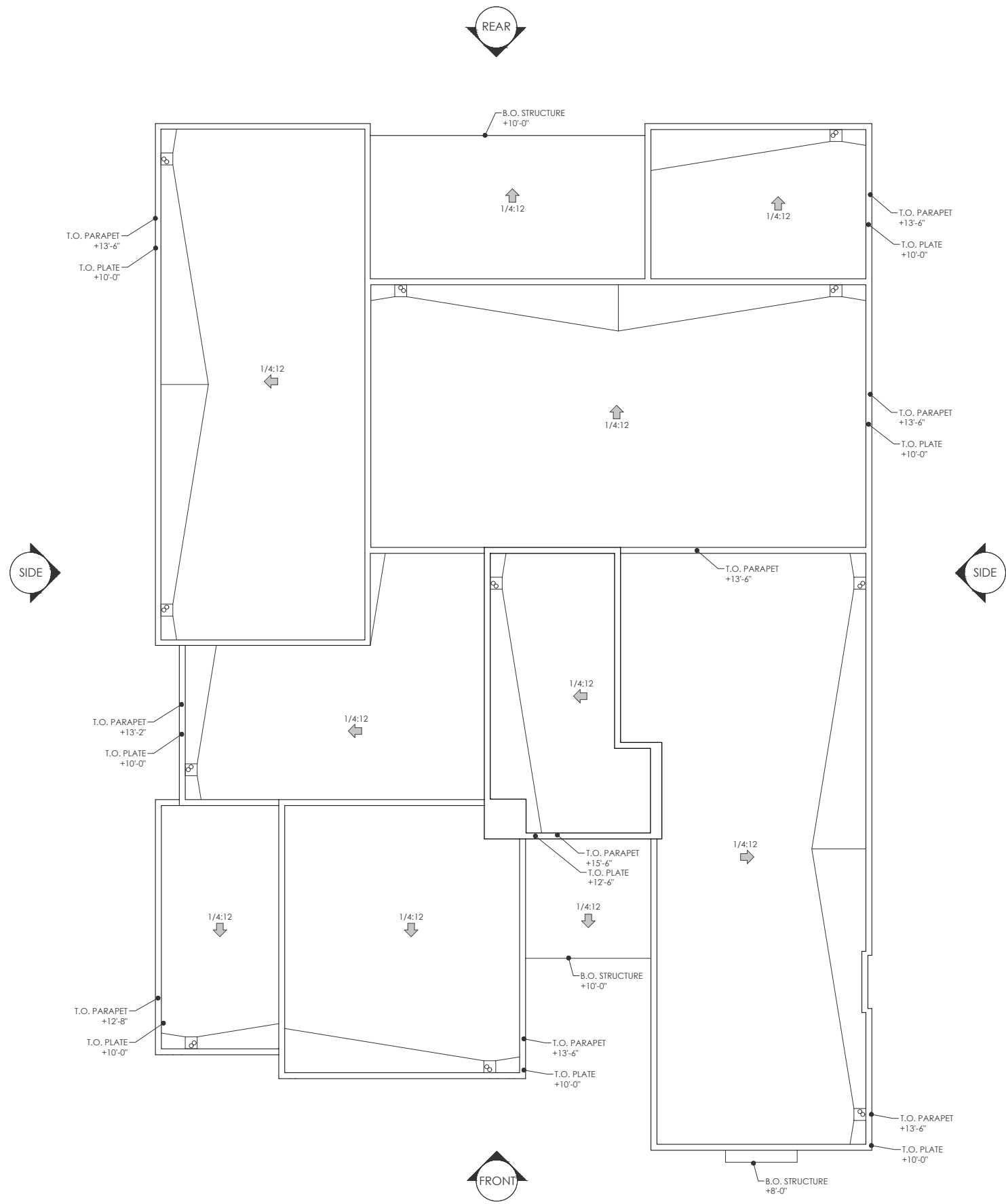
NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
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CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



8800 N GAINY CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
ROOF PLAN



6004 - VALLEY

The 'Valley' architectural elevation closely relates to the Western Farmhouse aesthetic. This style stems from agrarian influences that directly respond to the warm western sun, and agrarian landscape. The vertical wood siding and trim materials represent the fine carpentry detailing found in the farmhouse aesthetic. Furthermore, the roofing strategy defines itself from the other two elevation styles with its rafter tail detailing. This creates a distinctive shadow around the perimeter of the home, and nods to the timeless craftsmanship of a western farmhouse. Lastly, the 'Valley' elevation implements a high, vaulted roof mass in the center of the home, which creates hierarchy, and a strong street presence.



6004 - MODERN

The 'Modern' architectural elevation is identifiable by its refined massing strategy that responds to the Sonoran Desert. The design implements long, horizontal fascia, overhangs, and covered patios that protect the residence from direct sunlight. Visual depth is created by offsetting primary building masses to create shade, and shadow, across each elevation. The front entry is one of the most powerful moments within the design, as it implements a 10' entry door along with floor to ceiling windows. The primary roof form on the 'Modern' elevation utilizes a stucco parapet, while the secondary roof masses, and covered patios, create a 'layering' effect by cantilevering overhangs. The intent for our 'Modern' elevation is to achieve a desert contemporary aesthetic that quietly blends into the community.

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7648 BIG CHILL
ACCENT
- SW6991 BLACK MAGIC
ACCENT #2
- SW7023 REQUISITE GRAY

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- VERTICAL INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7004 SNOWBOUND
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE' VERTICAL
INSTALL
- SW6991 BLACK MAGIC

FLAT CONCRETE ROOF TILE:
SAXONY 900 SLATE - STONE MTN. DARK

VALLEY

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7036 ACCESSIBLE BEIGE
ACCENT
- SW7505 MANOR HOUSE
ACCENT #2
- SW7038 TONY TAUPE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE' HORIZ. INSTALL
- SW7505 MANOR HOUSE

FLAT CONCRETE ROOF TILE:
SAXONY 900 SHAKE - CHARCOAL BLEND

TRANSITIONAL

SCHEME 1

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7023 REQUISITE GRAY
ACCENT
- SW6991 BLACK MAGIC

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- HORIZONTAL INSTALL
- SW6991 BLACK MAGIC

SCHEME 2

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7570 EGRET WHITE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

SCHEME 3

STONE:
SOLSTICE STONE -
- BEAUMONT OLD WORLD
- PAMPLONA NOVO - FINE COMB

STUCCO:
BODY
- SW7038 TONY TAUPE
ACCENT
- SW7505 MANOR HOUSE

EXTERIOR DECORATIVE SIDING:
JAMES HARDIE -
- ARTISAN 'ASPHYRE'
- HORIZONTAL INSTALL
- SW7505 MANOR HOUSE

MODERN



6004 - TRANSITIONAL

The 'Transitional' architectural elevation combines design strategies from both the 'Modern' and 'Valley' styles. Gable end roof masses have been introduced to achieve a massing strategy that nods to the Western Farmhouse aesthetic. While clean, contemporary detailing is found in awning details, flat covered patios, and cantilevered overhangs. The 'Transitional' elevation is a fusion of contemporary and traditional design elements. This home style becomes the catalyst that blends the three architectural styles together, throughout the community.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: MAY 6, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM
SHEET #
MATERIAL DIAGRAM

great rm.
20'-1" x 18'-7"

dining
17'-7" x 13'-10"

kitchen

bed. 2
12'-3" x 12'-5"

flex
17'-3" x 12'-1"

ba.3

bed. 3
12'-3" x 12'-6"

foyer

entry

interior courtyard

outdoor rm.
8'-0" x 11'-0"

lounge
23'-0" x 18'-2"

garage
14'-10" x 19'-1"

primary
20'-1" x 16'-1"

primary bath

laun.

bed. 4
11'-5" x 12'-1"

garage
22'-1" x 21'-1"

FRONT

Dimensions: 96'-0" (top), 21'-0" (left), 18'-0" (left), 11'-0" (right), 34'-6" (right), 22'-8" (right), 6'-0" (bottom), 90'-0" (bottom).

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

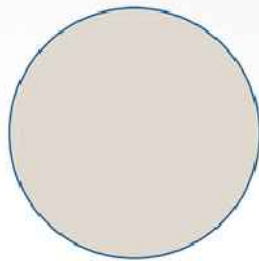
SHEET #
BUILDING PERSPECTIVE

6004 - TRANSITIONAL
FRONT PERSPECTIVE



STUCCO

SW 7036 - ACCESSIBLE BEIGE



DESIGN & MASSING

CUSTOM RESIDENCE



STONE VENEER

SOLSTICE STONE - CHARCOAL MIST



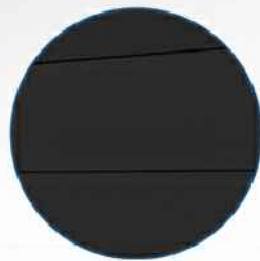
DESIGN & MATERIALITY

SIGNATURE AT STORYROCK



DECORATIVE SIDING

JAMES HARDIE ARTISAN ASPHYRE



DECORATIVE SIDING

CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS

+19'-4" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+9'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"

+19'-4" AFF
T.O. RIDGE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



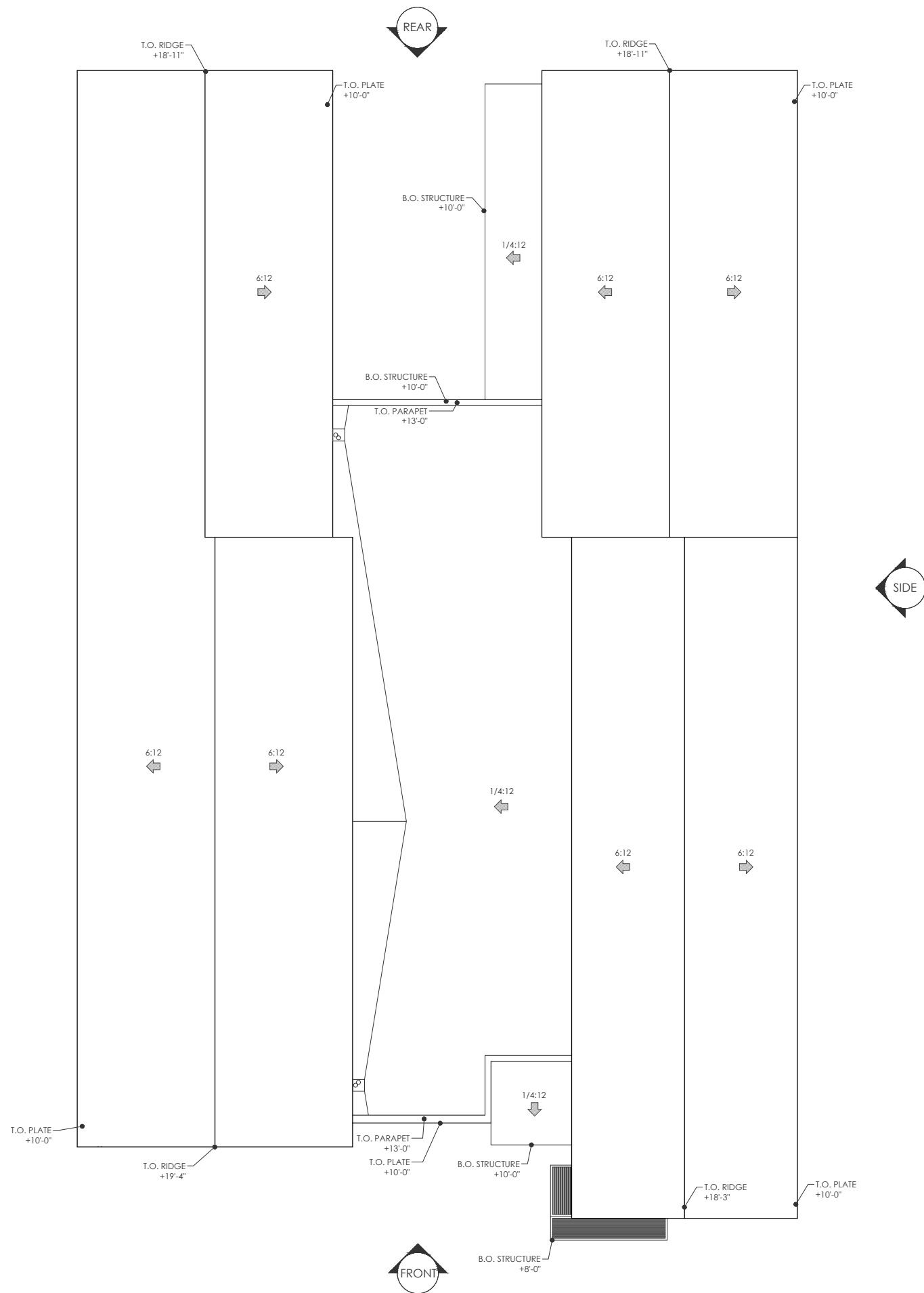
8800 N GAINES CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
ROOF PLAN



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

This detailed floor plan illustrates a 4-bedroom residence with a total area of 4,600 square feet. The layout includes a large front-facing garage (22'-1" x 21'-1") and a second garage (11'-10" x 19'-1") at the rear. The main living area features a lounge (23'-0" x 18'-2") with a fireplace, a dining room (17'-7" x 13'-10") with a large table, and a kitchen (12'-3" x 12'-5") with a pantry and island. The primary bedroom (20'-1" x 16'-1") includes a walk-in closet and a private bath. Other bedrooms include a flex room (17'-3" x 12'-1") and three other bedrooms (12'-3" x 12'-5", 12'-3" x 12'-8", and 11'-9" x 12'-1"). The plan also shows a media room (20'-1" x 18'-7"), an outdoor room (18'-0" x 11'-0"), and a laundry room (laun.). The overall dimensions are 46'-0" wide by 34'-6" deep, with a front porch area of 11'-0" x 7'-0".

Room Details:

- great rm.**: 20'-1" x 18'-7"
- dining**: 17'-7" x 13'-10"
- kitchen**: 12'-3" x 12'-5"
- flex**: 17'-3" x 12'-1"
- bed. 2**: 12'-3" x 12'-5"
- bed. 3**: 12'-3" x 12'-8"
- primary**: 20'-1" x 16'-1"
- lounge**: 23'-0" x 18'-2"
- bed. 4**: 11'-9" x 12'-1"
- garage**: 22'-1" x 21'-1"
- garage**: 11'-10" x 19'-1"
- outdoor rm.**: 18'-0" x 11'-0"
- interior courtyard**

Other Features: media, refr., micro/oven, pantry, ba.2, ba.3, ba.4, lin., drop, coats, valet, opt. fireplace, opt. bar, opt. sink, w., d., storage, walk-in closet, 41'-6" LF, primary bath, private gallery, 9080 multi-sgd, 16080 multi-sgd, 25080 multi-sgd, foyer, entry, 2'-0", 6'-0", 90'-0", 21'-0", 18'-0", 11'-0", 34'-6", 22'-8", 18'-6", 7'-0".

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

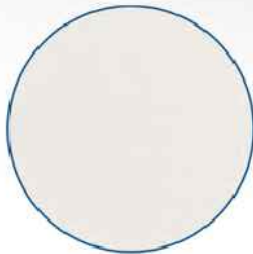
SHEET #
BUILDING PERSPECTIVE



6004 - VALLEY
FRONT PERSPECTIVE



STUCCO
SW7004 - SNOWBOARD



DESIGN & MASSING
CUSTOM RESIDENCE



STUCCO
SW6991 - BLACK MAGIC



DESIGN & MASSING
CUSTOM RESIDENCE



DECORATIVE SIDING
JAMES HARDIE ARTISAN ASPHYRE



DECORATIVE SIDING
CUSTOM RESIDENCE





1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



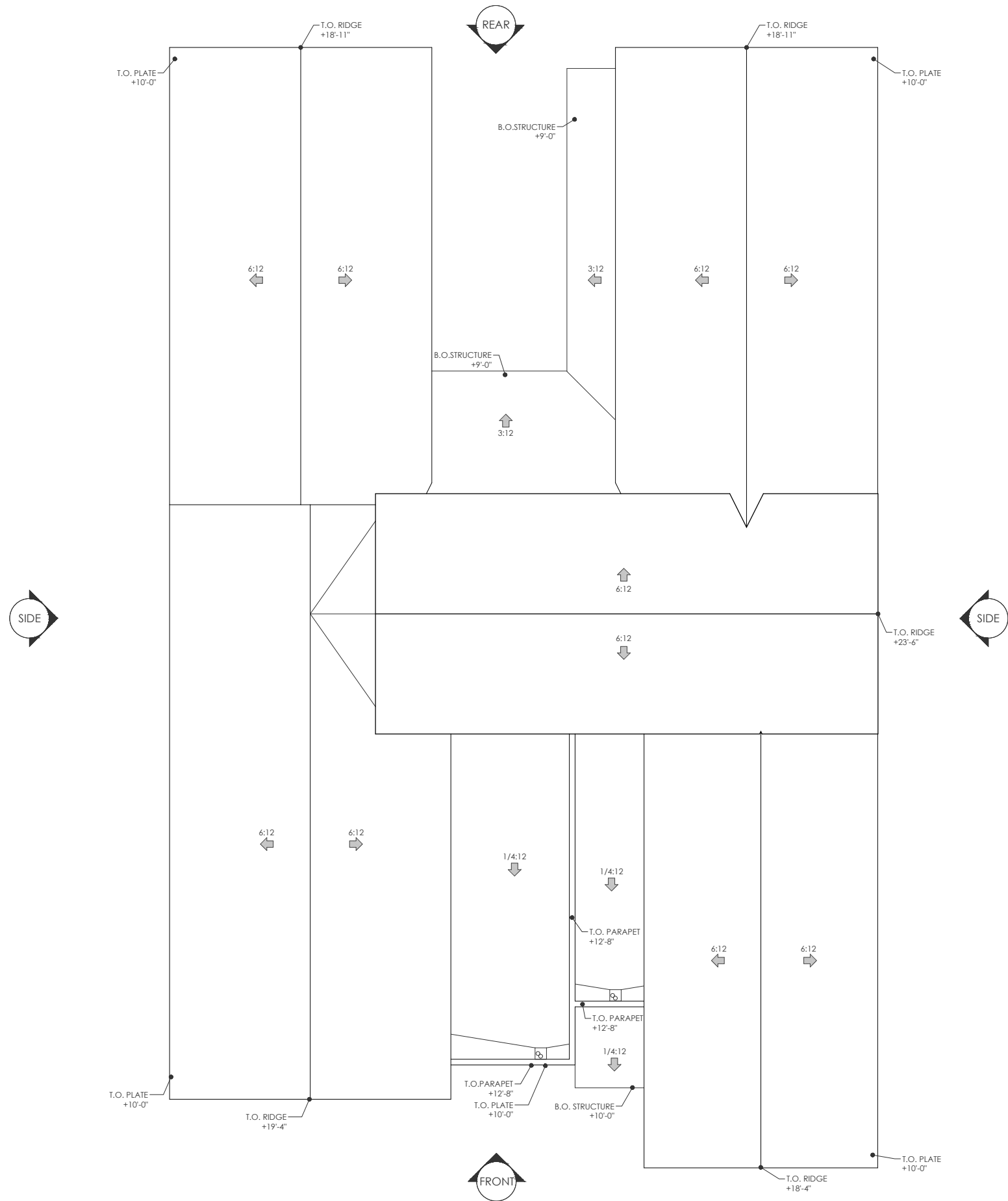
2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: TE
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



8800 N GAINES CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701

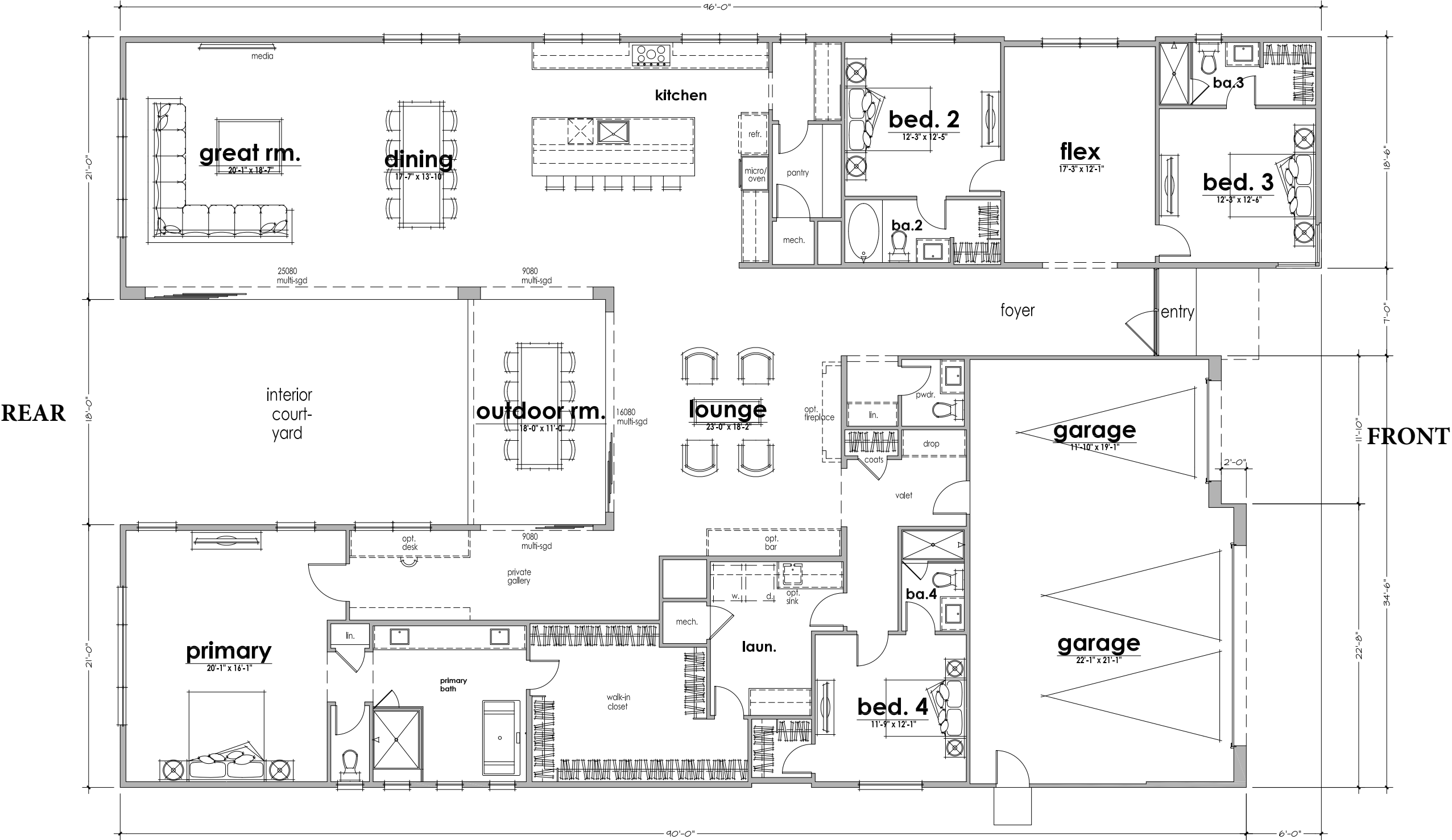
SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
ROOF PLAN

RIGHT SIDE



magnolia - plan 6004 - reflects Modern Elevation

LEFT SIDE

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JL
CHECKED BY: DM

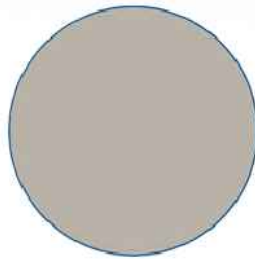
SHEET #
BUILDING PERSPECTIVE



6004 - MODERN
FRONT PERSPECTIVE



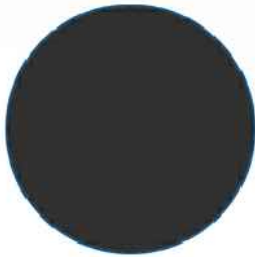
STUCCO
SW 7023 - REQUISITE GRAY



DESIGN & MASSING
SIGNATURE AT STORYROCK



STUCCO
SW 6991 - BLACK MAGIC



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



STONE VENEER
SOLSTICE STONE - PAMPLONA NOVO



DESIGN & MATERIALITY
SIGNATURE AT STORYROCK



+13'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
GARAGE

0'-0" (PER PLAT)
PROJECT DATUM



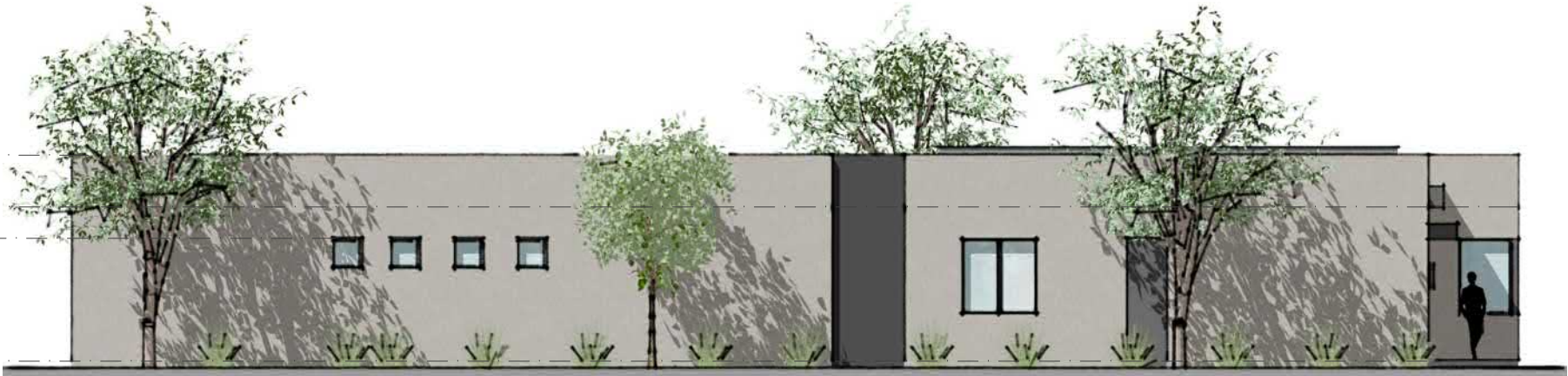
1 FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

+13'-6" AFF
T.O. PARAPET @
MAIN HOUSE

+10'-0" AFF
T.O. PLATE @
MAIN HOUSE

+8'-0" AFF
T.O. HEADER @
WINDOWS

0'-0" (PER PLAT)
PROJECT DATUM



2 SIDE ELEVATION - 1
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



1 FRONT ELEVATION
SCALE: NTS



2 SIDE ELEVATION - 1
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: 1/4" = 1' - 0"



4 SIDE ELEVATION - 2
SCALE: 1/4" = 1' - 0"

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION - 2
SCALE: NTS

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: AS NOTED
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JT
CHECKED BY: DM

SHEET #
BUILDING ELEVATIONS



3 AXON 3
SCALE: N.T.S.



1 AXON 1
SCALE: N.T.S.



4 AXON 4
SCALE: N.T.S.



2 AXON 2
SCALE: N.T.S.

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N.T.S.
ARCHITECT: SHEA HOMES
PROJECT #: N/A
DRAWN BY: JF
CHECKED BY: DM

SHEET #
BUILDING AXONOMETRICS



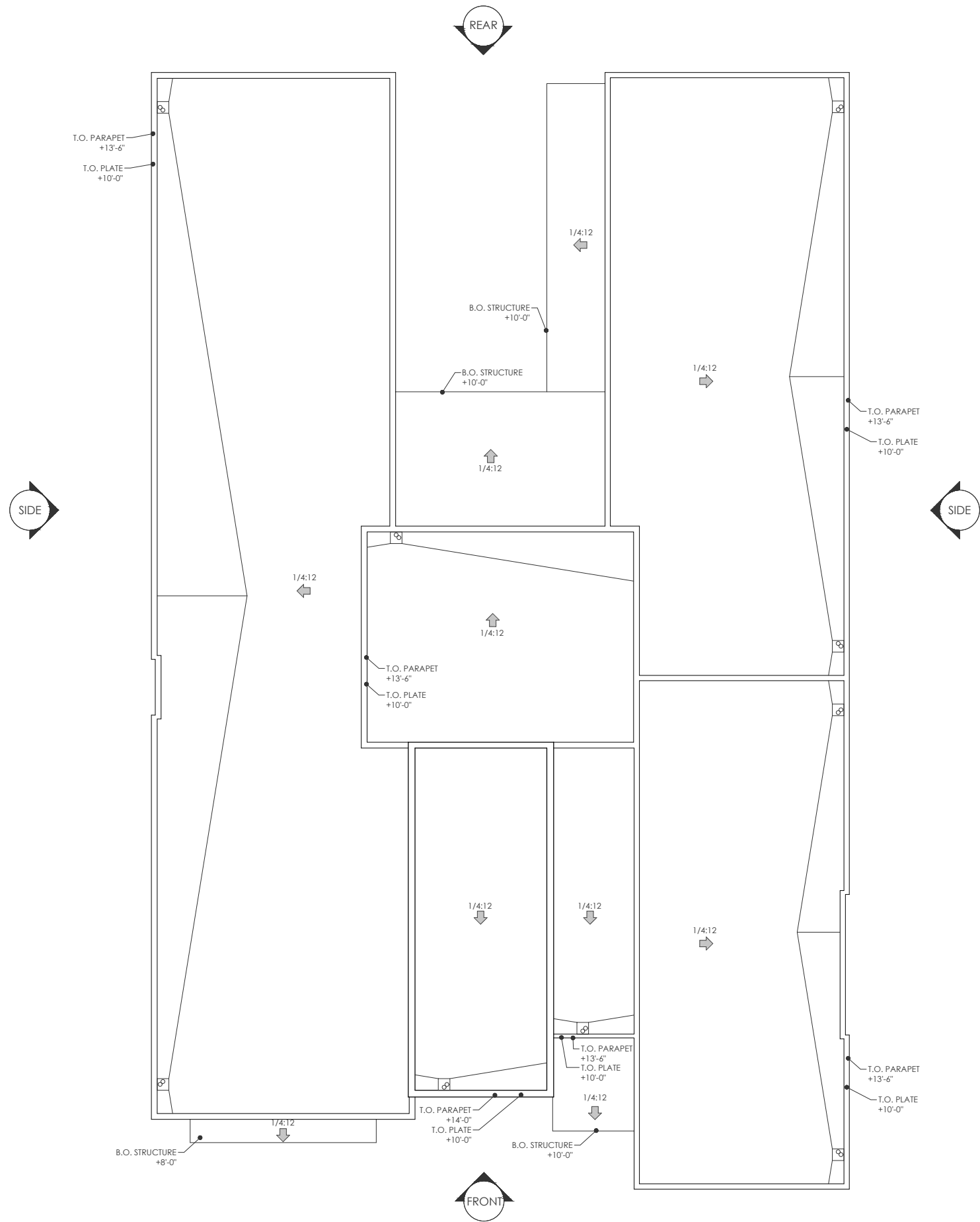
8800 N GAINES CENTER DR, STE 350
SCOTTSDALE, AZ 85258
SHEAHOMES.COM
480.367.3701

SHEA HOMES
MAGNOLIA RESIDENCES

NOT FOR
CONSTRUCTION

DATE: JULY 15, 2024
SCALE: N/A
ARCHITECT: SHEA HOMES
PROJECT # N/A
DRAWN BY: JL
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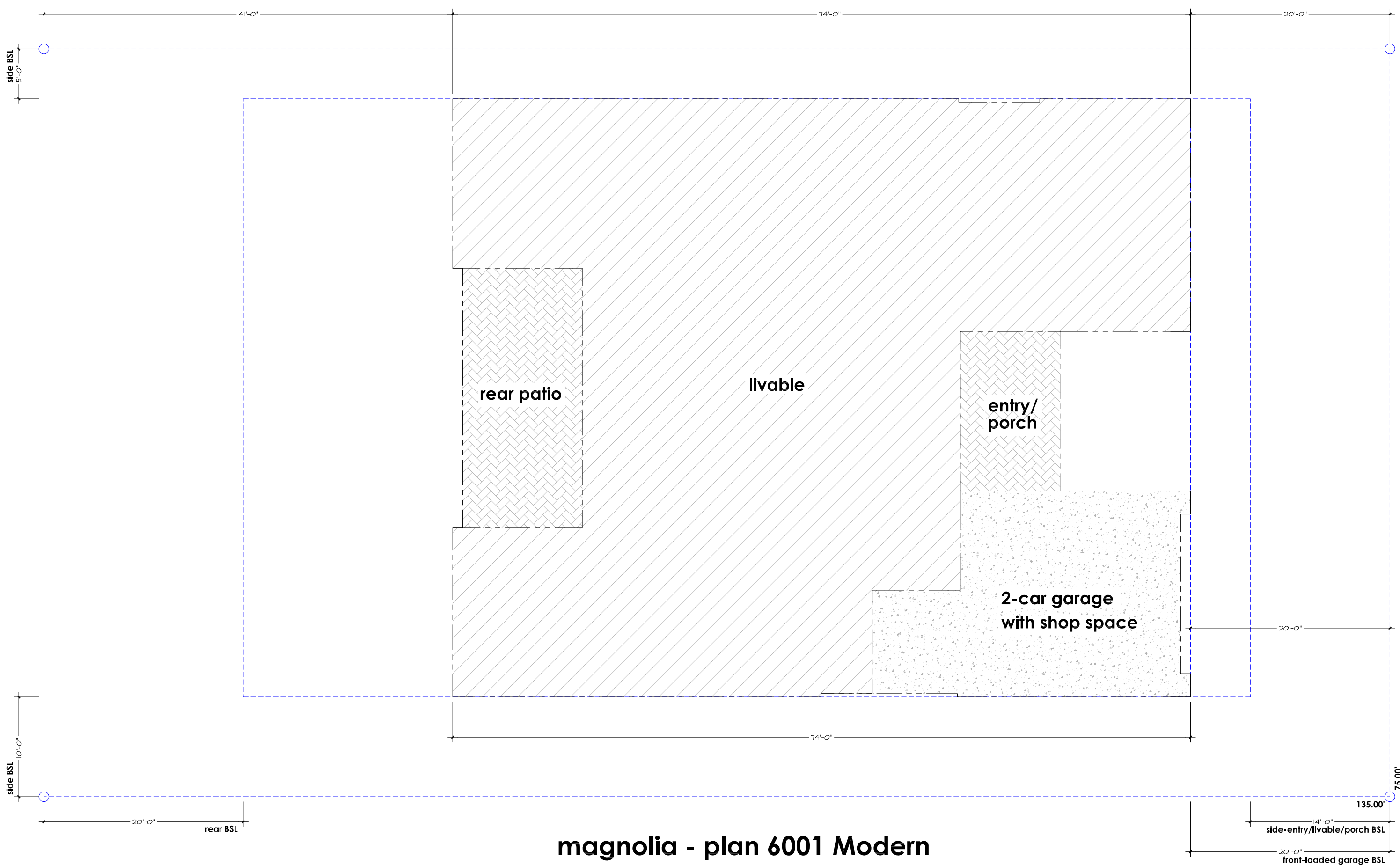
SHEET #
ROOF PLAN



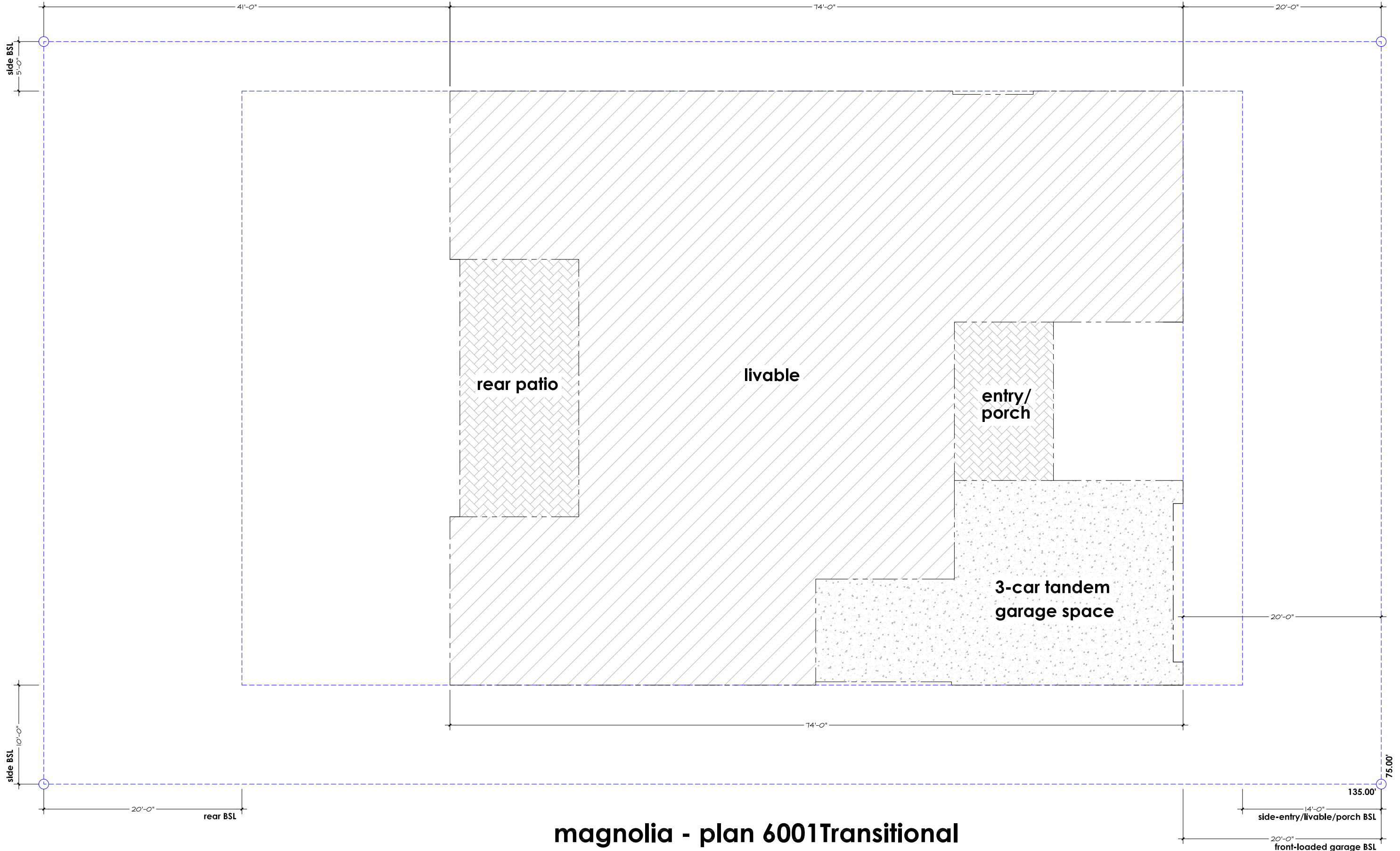
1 ROOF PLAN
SCALE: 1/4" = 1'-0"

Magnolia Typical Site Plans



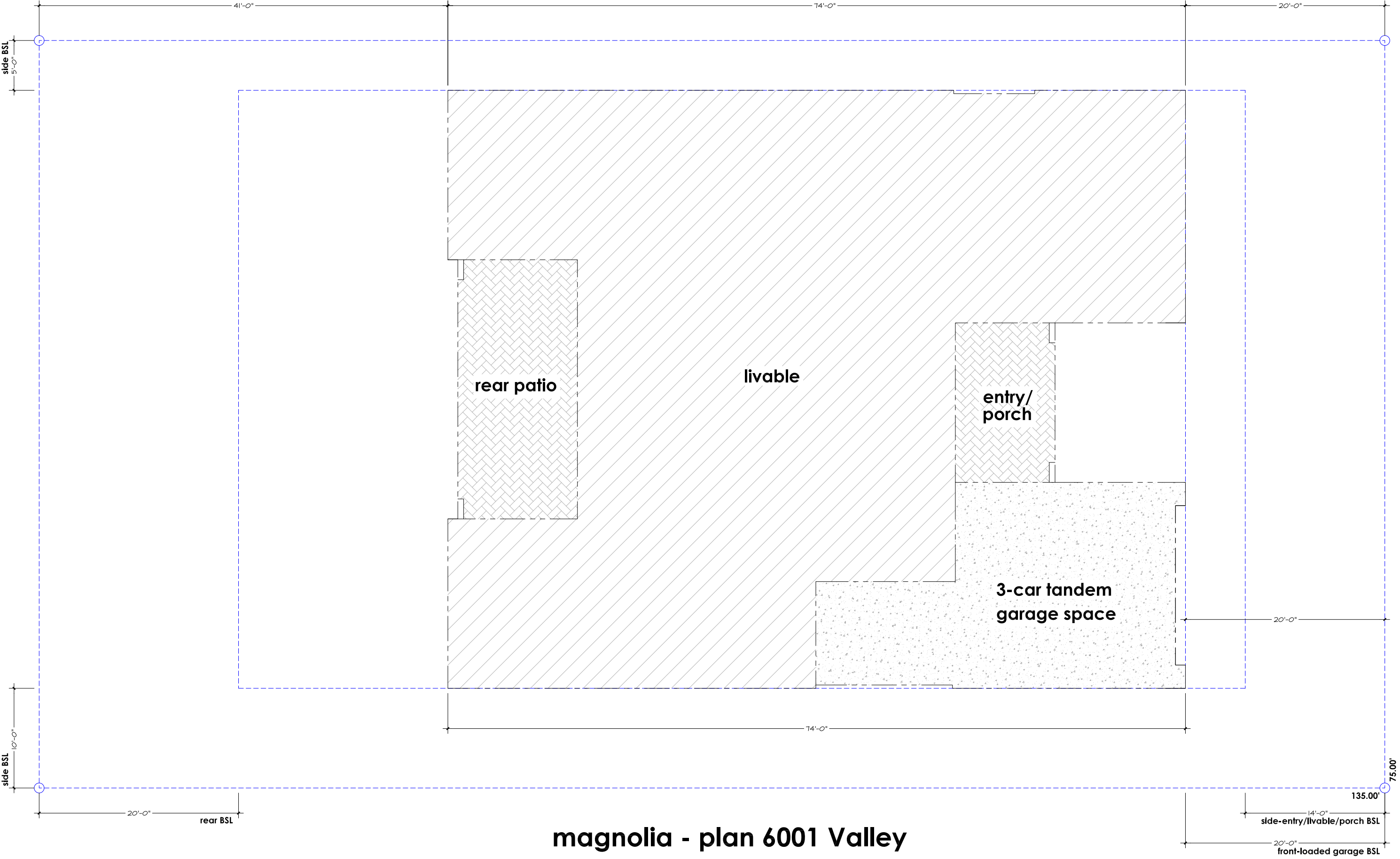


area calculations:	
livable square footage:	3,157 sf
garage:	554 sf
covered rear patio:	312 sf
covered entry/porch:	160 sf
total footprint:	4,183 sf



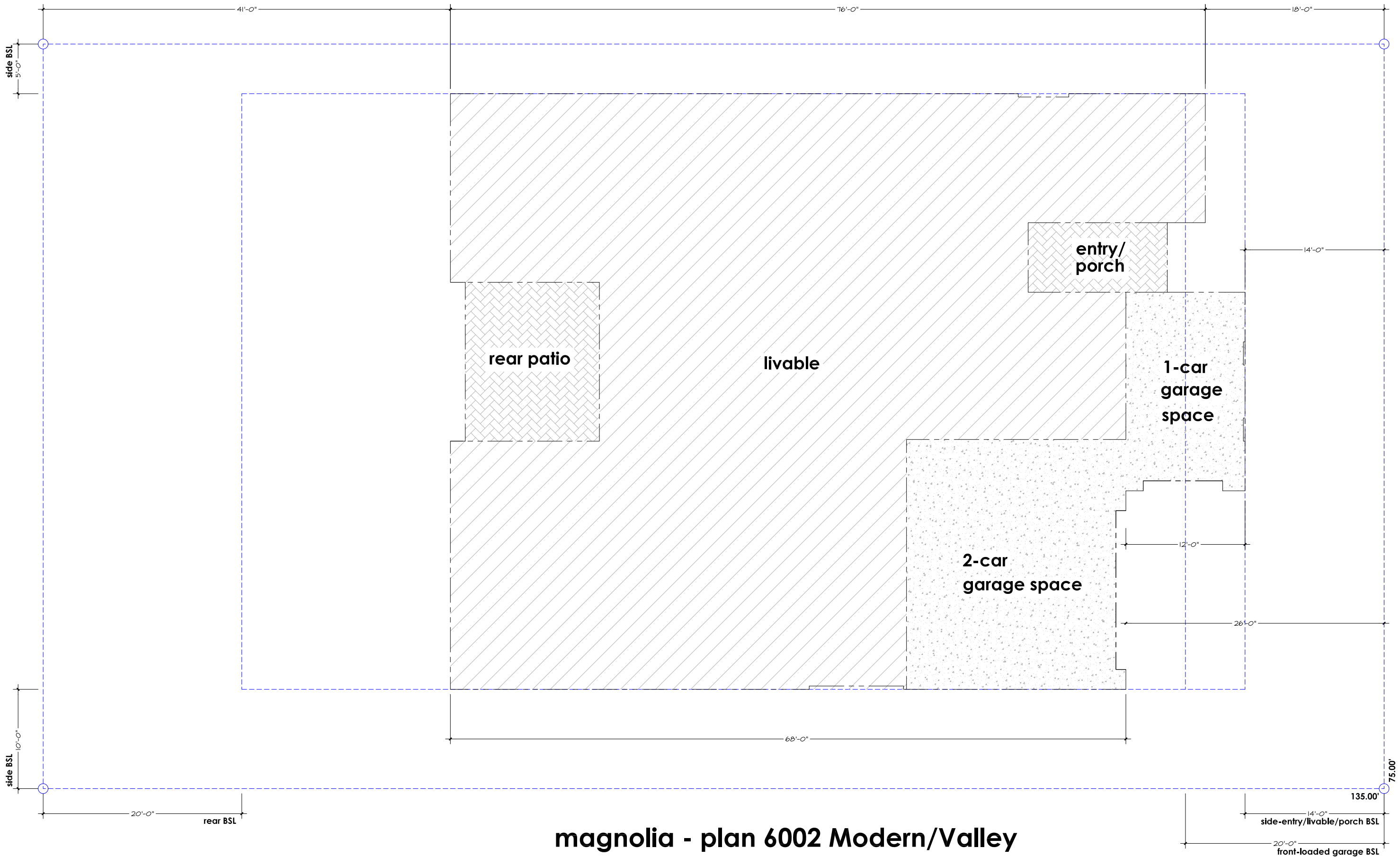
magnolia - plan 6001 Transitional
"typical" site plan

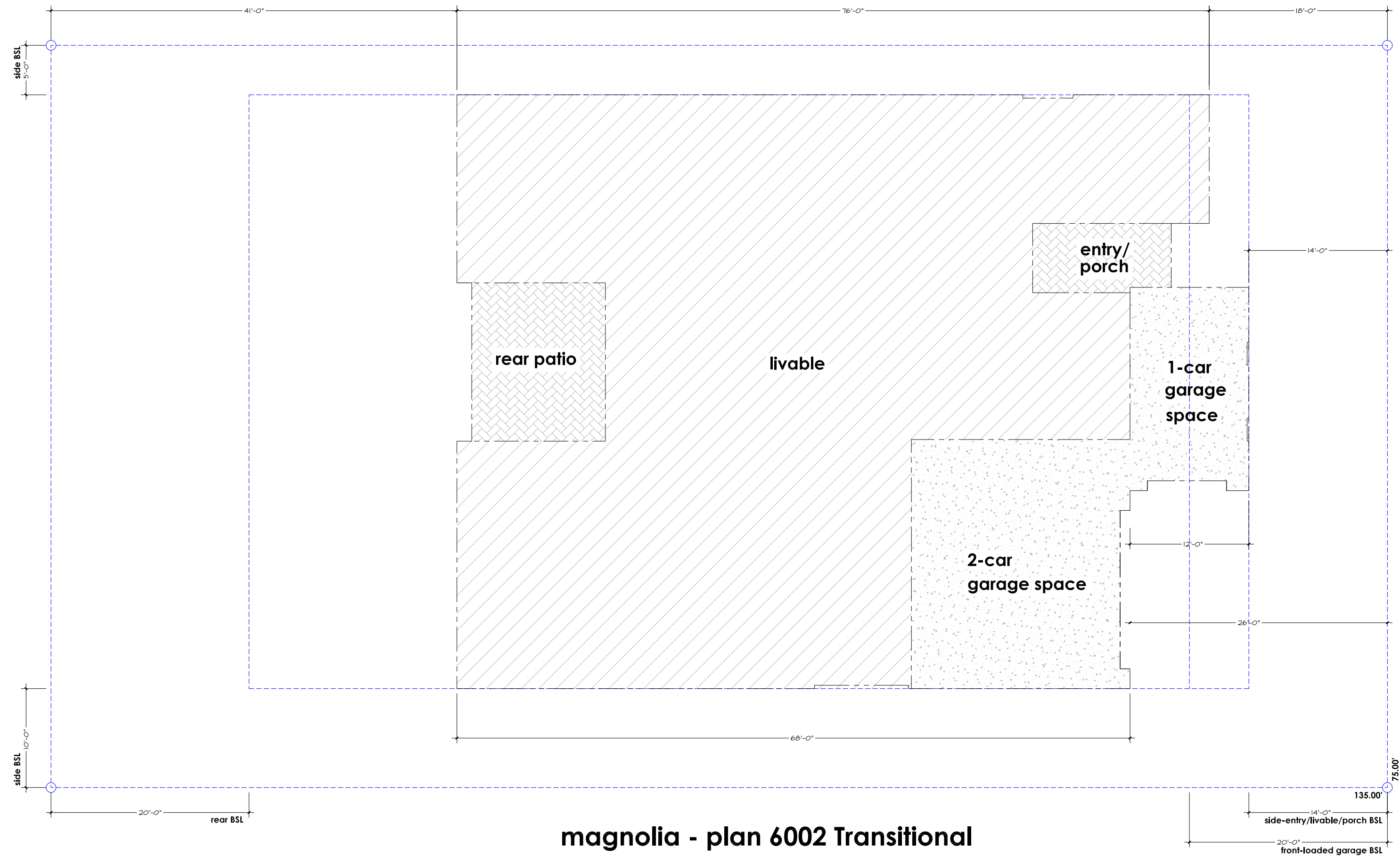
area calculations:	
livable square footage:	3,103 sf
garage:	608 sf
covered rear patio:	312 sf
covered entry/porch:	160 sf
total footprint:	4,183 sf

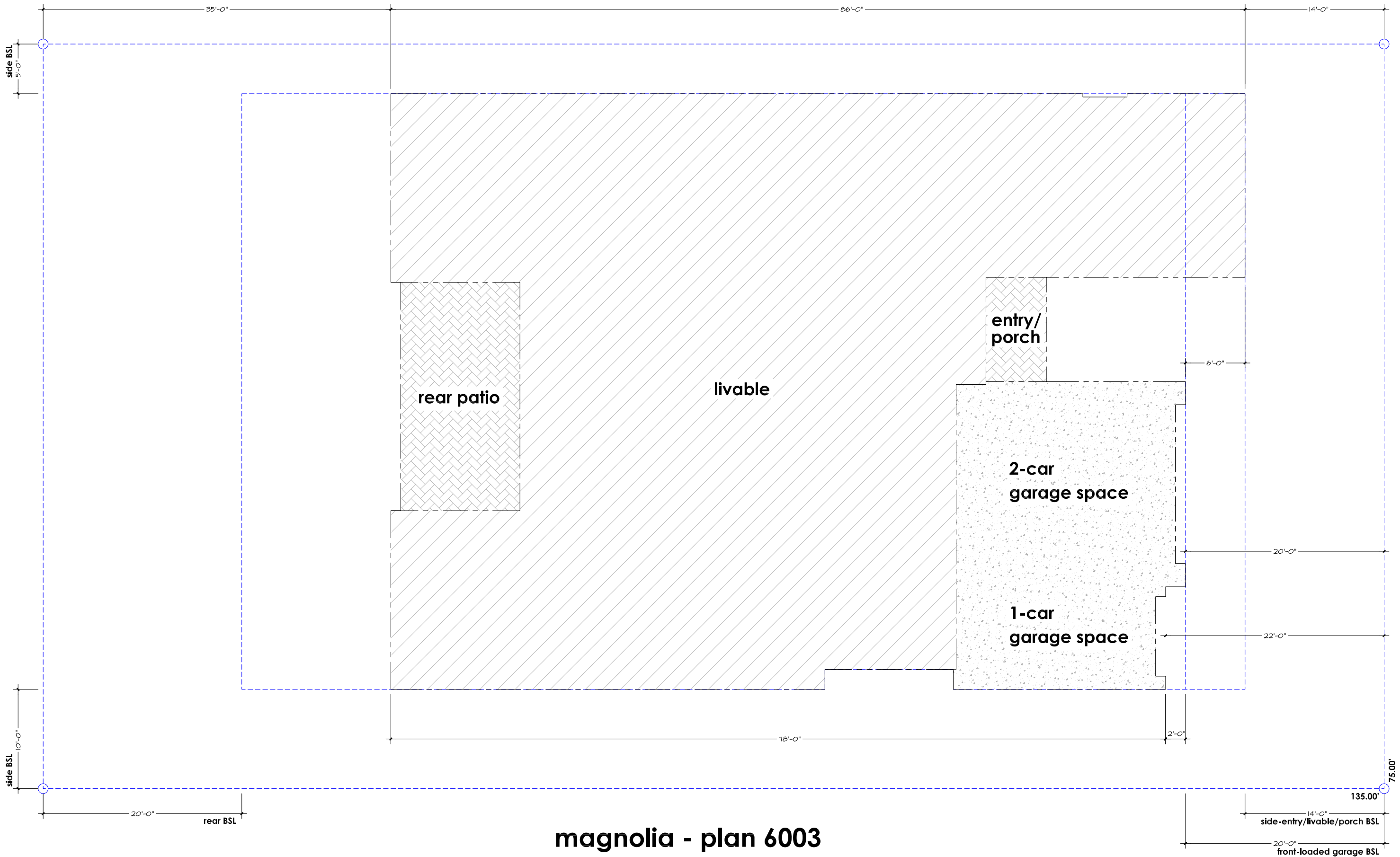


magnolia - plan 6001 Valley
"typical" site plan

area calculations:	
livable square footage:	3,103 sf
garage:	608 sf
covered rear patio:	312 sf
covered entry/porch:	160 sf
total footprint:	4,183 sf

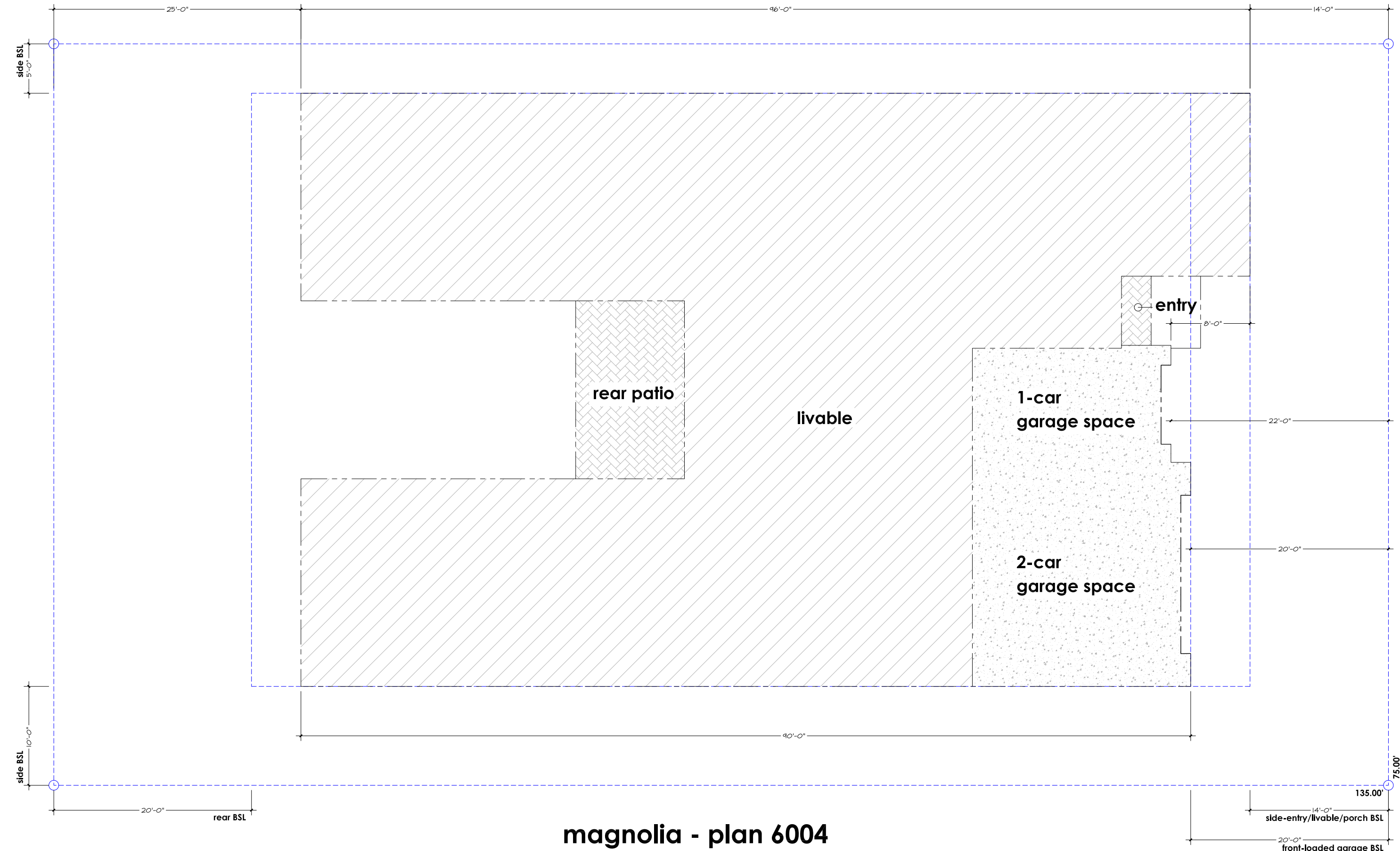






magnolia - plan 6003
"typical" site plan

area calculations:	
livable square footage:	3,659 sf
garage:	673 sf
covered rear patio:	276 sf
covered entry/porch:	64 sf
total footprint:	4,672 sf



magnolia - plan 6004
"typical" site plan

area calculations:	
livable square footage:	4,006 sf
garage:	715 sf
covered rear patio:	198 sf
covered entry/porch:	21 sf
total footprint:	4,940 sf

Magnolia Lot Fit Matrix

Shea Homes		Magnolia - Chandler, AZ			Preiliminary Lot Fit Analysis							
Lot #	C	Minimum Front S/B	Lot Area	Lot Width	Plan 6001	Max. % Coverage	Plan 6002	Max. % Coverage	Plan 6003	Max. % Coverage	Plan 6004	Max. % Coverage
1		14'/20'	10,013	75'	Y	41.78%	Y	44.00%	Y	46.66%	Y	49.34%
2		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
3		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
4		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
5		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
6		14'/20'	10,100	77'	Y	43.62%	Y	43.62%	Y	46.26%	Y	48.91%
7		14'/20'	10,078	77'	Y	43.72%	Y	43.72%	Y	46.36%	Y	49.02%
8		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
9		14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
10		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
11		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
12		14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
13		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
14		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
15		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
16		14'/20'	10,063	76'	Y	43.78%	Y	43.78%	Y	46.43%	Y	49.09%
17		14'/20'	10,097	75'	Y	43.64%	Y	43.64%	Y	46.27%	Y	48.93%
18		14'/20'	10,751	76'	Y	40.98%	Y	40.98%	Y	43.46%	Y	45.95%
19		14'/20'	10,420	76'	Y	42.28%	Y	42.28%	Y	44.84%	Y	47.41%
20		14'/20'	10,086	75'	Y	43.68%	Y	43.68%	Y	46.32%	Y	48.98%
21		14'/20'	10,063	76'	Y	43.78%	Y	43.78%	Y	46.43%	Y	49.09%
22		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
23		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
24		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
25		14'/20'	10,236	77'	Y	43.04%	Y	43.04%	Y	45.64%	Y	48.26%
26		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
27		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
28		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
29		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
30		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
31		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
32		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
33		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
34		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
35		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
36		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
37		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
38		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
39		14'/20'	10,174	77'	Y	43.31%	Y	43.31%	Y	45.92%	Y	48.56%
40		14'/20'	10,228	77'	Y	43.08%	Y	43.08%	Y	45.68%	Y	48.30%

Standard Footprint Areas			
Plan 6001	4,183	42%	
Plan 6002	4,406	44%	
Plan 6003	4,672	47%	
Plan 6003	4,940	49%	
Max: 60% - 1 Story			
Max: 60% - 1 Story			
*Calced for typical smallest lot size - 10,013			

Plan Legend			
Y - Plan fits with left or right driveway			
N - Plan does not fit			
L - Plan fits with a LEFT driveway only			
R - Plan fits with a RIGHT driveway only			
(d) - Won't fit due to plan depth			
(w) - Won't fit due to plan width			

Plan Dimensions			
Plan 6001	60'-0"	x	74'-0"
Plan 6002	60'-0"	x	80'-0"
Plan 6003	60'-0"	x	86'-0"
Plan 6004	60'-0"	x	96'-0"

Building Setbacks Per Development Standards/PDP			
Front	14'/20'		
Sides	5'/10'		
Rear	20'		

Conditions Abbreviations			
TF = Transformer			
FH = Fire Hydrant			
LP = Light Pole			
(R) = Condition on Right Side of Lot			
(L) = Condition on Left Side of Lot			

Note:			
Front Loaded Garage to maintain minimum 20'			
Min. front setback from the back of sidewalk			

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Conditions Abbreviations		
TF = Transformer		
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(R) = Condition on Right Side of Lot		
(L) = Condition on Left Side of Lot		

Note:		
Front Loaded Garage to maintain minimum 20'		
Min. front setback from the back of sidewalk		

DEVELOPMENT STANDARDS	PAD (PDP)
MINIMUM LOT WIDTH	70'
MINIMUM LOT DEPTH	130'
MINIMUM BUILDING COVERAGE	60%
MINIMUM FRONT YARD SETBACK*	*20'
MINIMUM SIDE YARD SETBACK**	**5'/10'
MINIMUM REAR YARD SETBACK	20'
MINIMUM STREET SIDE YARD SETBACK	10'
* FOR FORWARD-FACING GARAGES FRONT SETBACKS SHALL BE A MINIMUM TWENTY FEET (20 FT) MEASURED TO THE FACE OF THE GARAGE DOOR. FOR SIDE-LOADED GARAGES, PORCHES, OR LIVABLE SPACE, FRONT SETBACKS SHALL BE A MINIMUM OF FOURTEEN (14) FEET.	
** ARCHITECTURAL ELEMENTS AND/OR PROJECTIONS SHALL BE PERMITTED TO ENCROACH UP TO TWELVE (12) INCHES INTO FRONT AND SIDE YARD SETBACKS. HVAC UNITS AND REFUSE RECEPTACLES WILL BE ALLOWED IN THE SIDE YARDS, BUT NO CLOSER THAN THREE (3) FEET FROM THE PROPERTY LINE.	
LOTS 66 AND 79 SHALL HAVE A 5 FEET SIDE YARD SETBACK ON THE WEST SIDE OF THE LOTS AND 21 FEET SIDEYARD SETBACK ON THE EAST SIDE OF THE LOTS.	
***LOTS 6,7,18,19,25,39,40,54,55,65,66,79,80, AND 87 ARE LIMITED TO SINGLE STORY AND 20 FEET	
ACCESSORY BUILDING SETBACK PER ZONING CASE# PLH21-0050	

Magnolia Development Standards

- Magnolia Lot Fit Matrix (cont'd)

41		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
42		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
43		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
44		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
45		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
46		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
47		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
48		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
49		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
50		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
51		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
52		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
53		14'/20'	10,125	75"	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
54		14'/20'	10,195	77'	Y	43.22%	Y	43.22%	Y	45.83%	Y	48.46%
55		14'/20'	17,044	115.60'	Y	25.85%	Y	25.85%	Y	27.41%	Y	28.98%
56		14'/20'	16,573	114'	Y	26.59%	Y	26.59%	Y	28.19%	Y	29.81%
57		14'/20'	16,568	114'	Y	26.59%	Y	26.59%	Y	28.20%	Y	29.82%
58		14'/20'	16,563	114'	Y	26.60%	Y	26.60%	Y	28.21%	Y	29.83%
59		14'/20'	16,559	114'	Y	26.61%	Y	26.61%	Y	28.21%	Y	29.83%
60		14'/20'	16,554	114'	Y	26.62%	Y	26.62%	Y	28.22%	Y	29.84%
61		14'/20'	16,550	114'	Y	26.62%	Y	26.62%	Y	28.23%	Y	29.85%
62		14'/20'	16,545	114'	Y	26.63%	Y	26.63%	Y	28.24%	Y	29.86%
63		14'/20'	16,540	114'	Y	26.64%	Y	26.64%	Y	28.25%	Y	29.87%
64		14'/20'	16,536	114'	Y	26.64%	Y	26.64%	Y	28.25%	Y	29.87%
65		14'/20'	17,021	115.39'	Y	25.89%	Y	25.89%	Y	27.45%	Y	29.02%
66		14'/20'	11,549	86'	Y	38.15%	Y	38.15%	Y	40.45%	Y	42.77%
67		14'/20'	10,121	75'	Y	43.53%	Y	43.53%	Y	46.16%	Y	48.81%
68		14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
69		14'/20'	10,064	76'	Y	43.78%	Y	43.78%	Y	46.42%	Y	49.09%
70		14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%

- Magnolia Lot Fit Matrix (cont'd)

71	14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
72	14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
73	14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
74	14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
75	14'/20'	10,060	76'	Y	43.80%	Y	43.80%	Y	46.44%	Y	49.11%
76	14'/20'	10,064	76'	Y	43.78%	Y	43.78%	Y	46.42%	Y	49.09%
77	14'/20'	10,125	75'	Y	43.52%	Y	43.52%	Y	46.14%	Y	48.79%
78	14'/20'	10,118	75'	Y	43.55%	Y	43.55%	Y	46.18%	Y	48.82%
79	14'/20'	11,904	86'	Y	37.01%	Y	37.01%	Y	39.25%	Y	41.50%
80	14'/20'	10,101	77'	Y	43.62%	Y	43.62%	Y	46.25%	Y	48.91%
81	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
82	14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
83	14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
84	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
85	14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
86	14'/20'	10,012	75'	Y	44.01%	Y	44.01%	Y	46.66%	Y	49.34%
87	14'/20'	10,076	77'	Y	43.73%	Y	43.73%	Y	46.37%	Y	49.03%
88	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
89	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
90	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
91	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
92	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%
93	14'/20'	10,013	75'	Y	44.00%	Y	44.00%	Y	46.66%	Y	49.34%

Magnolia Colors & Materials



Magnolia Colors & Materials

Scheme 1

SCHEME 1 MODERN ELEVATIONS



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - BEAUMONT OLD WORLD

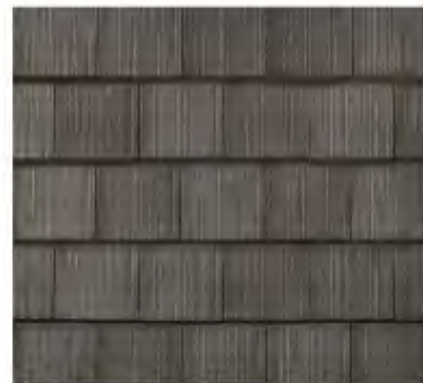


ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR

SCHEME 1 TRANSITIONAL ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FCN1430 - CHARCOAL BLEND



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - BEAUMONT OLD WORLD



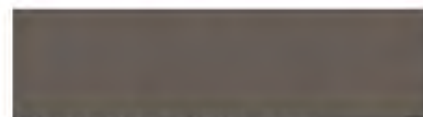
NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - CHARCOAL MIST



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7570 EGRET WHITE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE

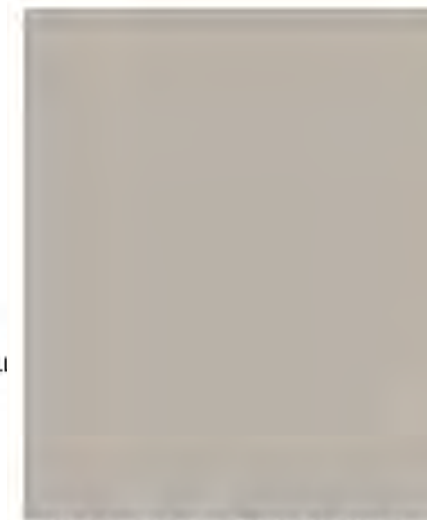
SCHEME 1 VALLEY ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1EJC5360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT COLOR



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC

Magnolia Colors & Materials Scheme 2

SCHEME 2 MODERN ELEVATIONS

SCHEME 2 TRANSITIONAL ELEVATIONS

SCHEME 2 VALLEY ELEVATIONS



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7570 EGRET WHITE



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



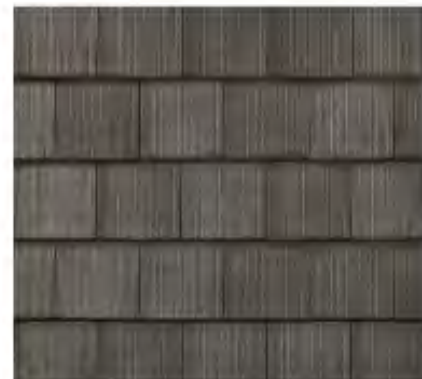
NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - BEAUMONT OLD WORLD



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FKCN1430 - CHARCOAL BLEND



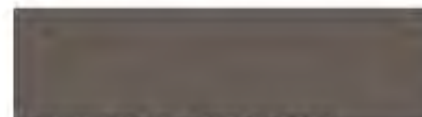
NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - BEAUMONT OLD WORLD



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - CHARCOAL MIST



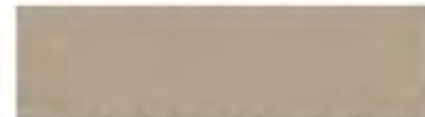
MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7036 ACCESSIBLE BEIGE



ACCENT PAINT 1 - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL IN
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT 2 - SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7038 TONY TAUPE



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1FJCS5360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT 1 COLOR



ACCENT PAINT 1 - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7648 BIG CHILL



ACCENT PAINT 2 - SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7023 REQUISITE GRAY

Magnolia Colors & Materials Scheme 3

SCHEME 3 MODERN ELEVATIONS



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7038 TONY TAUPE



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - PAMPLONA NOVO
FINE COMBED



NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - BEAUMONT OLD WORLD

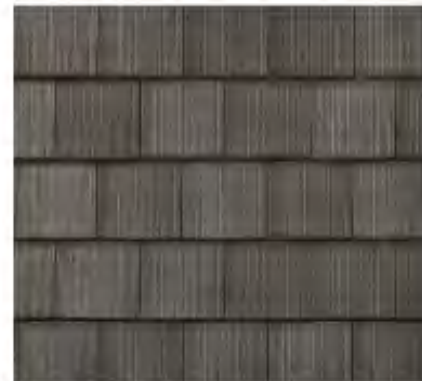


ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL INSTALL
NOTE: PAINTED ACCENT COLOR

SCHEME 3 TRANSITIONAL ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SHAKE
#1FKCN1430 - CHARCOAL BLEND



NATURAL STONE VENEER CHOICE 1:
SOLSTICE STONE - BEAUMONT OLD WORLD



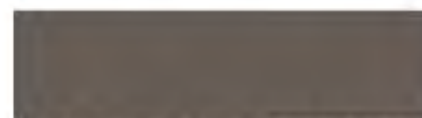
NATURAL STONE VENEER CHOICE 2:
SOLSTICE STONE - CHARCOAL MIST



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7038 TONY TAUPE



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - HORIZONTAL IN
NOTE: PAINTED ACCENT COLOR



ACCENT PAINT - GARAGE DOOR, ENTRY DOOR,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW7505 MANOR HOUSE

SCHEME 3 VALLEY ELEVATIONS



FLAT TILE ROOF:
WESTLAKE ROYAL ROOFING - SAXONY 900 SLATE
#1FJCS5360 - STONE MOUNTAIN DARK



EXTERIOR DECORATIVE SIDING
JAMES HARDIE ARTISAN "ASPYRE" - VERTICAL INSTALL
NOTE: PAINTED ACCENT COLOR



MAIN STUCCO BODY - MEDIUM SAND FINISHED
SHERWIN WILLIAMS - SW7004 SNOWBOUND



ACCENT PAINT - GARAGE DOORS,
DECORATIVE AWNING FEATURES, WINDOW
RECESSES, SIDE ELEVATION RECESSES
SHERWIN WILLIAMS - SW6991 BLACK MAGIC

- colors & materials

garage door choices - all elevation styles:



AMARR
model LI2000 - LINCOLN FLUSH PANEL -
OR EQUAL



wayne dalton
model 8800 w/
dark bronze anodized aluminum
& white laminated privacy glass - OR EQUAL

exterior light fixtures-
all elevation styles:



GENERATION LIGHTING
model 8831702-10

glass entry door & sidelite -
all elevation styles:



-
- colors & materials

paver driveway
alternative



belgard hardscapes
cambridge cobble
classic collection
"desert blend"
(OR EQUAL/SIMILAR)

Pavers are standard on all plans and elevations

-
- colors & materials

medium sand
finish stucco



(all elevations)

- colors & materials

		Motivational Systems Inc ☐ Austin (512) 855-1872 ☐ Fresno (559) 431-0500 ☐ Las Vegas (702) 355-6470 ☐ Livermore (925) 447-1906 ☒ Phoenix (602) 884-5841 ☐ Sacramento (916) 453-0214 ☐ San Antonio (210) 805-0355 ☐ San Diego (619) 474-3516 ☐ Southern Cal (951) 326-2607
ADDRESS PLAQUES • SUBSTRATE - 1/4" ALUMINUM • INSTALL - STUD MOUNTED • COLOR/FINISH - POWDER COATED, • OIL RUBBED BRONZE BRUSHED ALUMINUM BACKER • FONT - NEUTRAFACE DISPLAY (CUSTOMIZED TO RETAIN COUNTERS IN NUMERALS) BACKER - .040 CLEAR ANODIZED ALUMINUM		PROJECT MAGNOLIA CLIENT SHEA HOMES JOB# / JPO# 460-57975-090 MO# 00242671 AE JENNIFER COX DESIGNER ANALYSSA ORTIZ ORIGINAL DATE 08-20-20 REVISIONS
		SCALE MAC FILE NAME (PHI.D01) SHEA ADDRESS PLAQUE
		LOGOTYPE IS PROD-READY
		CLIENT APPROVAL ☐ As is ☐ With revision(s)
		Signature _____ Date _____ Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSO design. All rights are reserved. No reproduction in whole or in part, in any form or by any means is permitted without the express written consent of MSI. Custom colors are not guaranteed to final product. For exact color match, refer to actual research being used. ©



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-042

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager

From: Darsy Omer, Associate Planner
Subject: PLH24-0006 Ponderosa - Dispensary
Request: Use Permit time extension to continue to allow for the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment.

Location: 318 S. Bracken Lane, generally located 1/2 mile south of Chandler Boulevard and 1/4 mile east of Price Road

Applicant: Michelle Santoro, Gammage & Burnham

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0006 Ponderosa Dispensary, to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Industrial District I-1
- Property is part of a larger area zoned for Planned Industrial District I-1 uses rezoned in October 1979
- A city-wide Zoning Code Amendment regarding Medical Marijuana was approved in February 2023. The amendments included expanding hours of operation, increasing square-footage size limitations, and permitting the collocation of an ancillary medical marijuana facility with its affiliated onsite

medical marijuana cultivation site and/or medical marijuana infusion food establishment when approved through a Conditional Use Permit.

- A Use permit was approved in April 2023. The use permit was to allow for the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment
- Per the Zoning Code, the Use Permit is valid for a period of one year, and may be renewed for another year by filing a Use Permit application.

Surrounding Land Use Data:

North	Planned Industrial District I-1	South	Planned Industrial District I-1
East	Planned Industrial District I-1	West	Planned Industrial District I-1

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Proposed Development

Hours of Operation	Facility (Dispensary)	Cultivation	Infusion Food Establishment
Monday through Sunday 7 a.m. to 10 p.m.	~2,500 SF	~4,983 SF	~4,911 SF

Review and Recommendation:

This Use Permit request is to continue to allow the co-location of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment. The subject site is currently operating the Medical Marijuana Cultivation use and Medical Marijuana Infusion Food Establishment use under approved Zoning Clearances consistent with the Zoning Code.

Planning staff has reviewed the request and found the site in compliance with the recently adopted Zoning Code amendment permitting this type of request through a Use Permit. The site complies with the location criteria in terms of zoning designation as well as maximum 1,320-foot distance from an arterial roadway. The building complies with the maximum square-footage allowances of 5,000 SF for Cultivation, 5,000 SF for Infusion Food Establishments, and 2,500 SF for Ancillary Facility (Dispensary). The property is compliant with sufficient parking for the three uses, as well as provides direct access to the public roadway Bracken Lane. Finally, the request complies with the permitted hours of operation 7 a.m. to 10 p.m. Monday through Sunday.

Additional details can be found in the attached Narrative Booklet and Floor Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on March 28, 2024. No neighboring property owners or citizens logged into/attended the meeting other than the applicant and staff.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to this request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

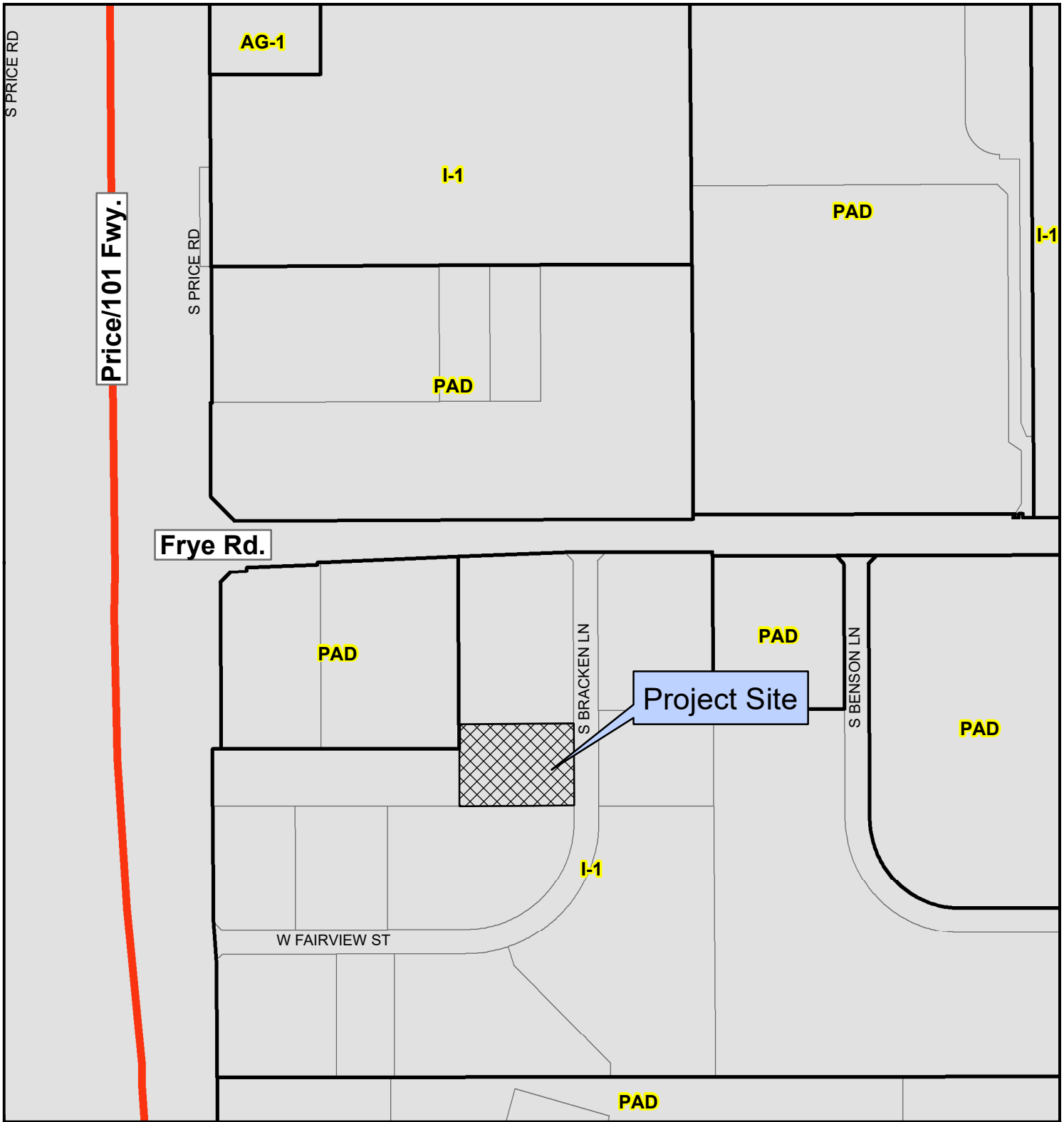
1. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
2. The site shall be maintained in a clean and orderly manner.
3. Drive through and/or take out windows are prohibited.
4. Consumption of Medical Marijuana on the premises is prohibited.
5. Hours of operation are limited to not earlier than 7:00 a.m. and not later than 10:00 p.m.
6. The ancillary medical marijuana facility shall not be larger than two thousand five hundred (2,500) gross square feet or twenty-five percent (25%) of the gross building square-footage, whichever is less.
7. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

Attachments

Vicinity Maps

Narrative Booklet

Floor Plan

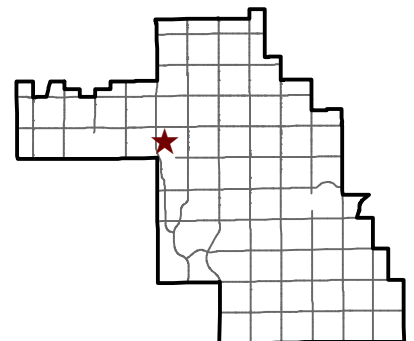


PLH24-0006 Ponderosa Dispensary



Project Details

Use Permit time extension to continue to allow for the colocation of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment





PLH24-0006 Ponderosa Dispensary

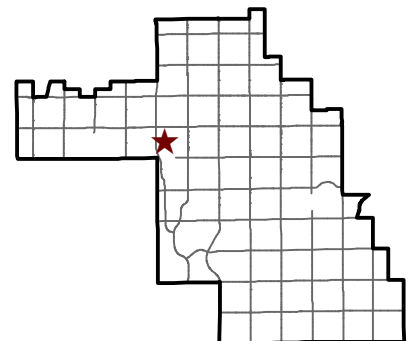


Project Details

Use Permit time extension to continue to allow for the colocation of an ancillary Medical Marijuana Facility in conjunction with its affiliated onsite Medical Marijuana Cultivation Site and Medical Marijuana Infusion Food Establishment



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



Ponderosa
318 South Bracken Lane
Chandler, AZ 85224
Conditional Use Permit Project Narrative



Prepared for:



Prepared by:

Gammage & Burnham, PLC

February 14, 2024

PLH24-0006 Ponderosa Dispensary

INTRODUCTION

In April 2023 a Conditional Use Permit was approved for an approximately 1.28-acre property located at 318 South Bracken Lane (the "Property") to allow for the addition of a dispensary or "medical marijuana facility" to an existing marijuana cultivation and infusion facility located on the Property. The Conditional Use Permit was approved for one (1) year. This request is to simply extend that approval. The dispensary has operated for several months, without incident and has been greatly beneficial to the existing cultivation and infusion facility. The Property is known as Maricopa County Assessor parcel number 303-24-150 and is shown below, outlined in red.



PROPERTY DESCRIPTION

The Property is located on Bracken Lane, just south of Frye Road, and east of the 101 Freeway. The previous use of the Property was for a nail polish manufacturing and retail operation. The building on the property is 12,394 square feet and is currently comprised of cultivation/infusion facilities, a dispensary, a small office and employee restrooms and

breakrooms. There is ample parking on the site and a landscaped area at the front of the site as shown on the cover of this narrative.

Existing Zoning and Land Use Designations

As shown in the table below, the Property is zoned I-1, and is designated in the City of Chandler General Plan for Employment Uses. These same designations are applicable to the properties on all four sides of the Property, each of which is occupied by an industrial user.

Direction	Current Zoning	General Plan Designation	Growth Area	Existing Use
North	I-1	Employment	Medical/Regional Retail	Pilgrim Aerospace Fasteners
South	I-1	Employment	Medical/Regional Retail	Aztech Controls/Technipure/Invatech Engineering
East	I-1	Employment	Medical/Regional Retail	Warehousing/Storage
West	I-1	Employment	Medical/Regional Retail	Cell Tower/Legends Brand Cleaning Equipment
Project Site	I-1	Employment	Medical/Regional Retail	Marijuana Dispensary, Cultivation, and Infusion

A discussion about how this site conforms to the General Plan and Growth Area is included in the *Evaluation of Use Permit Criteria* section later in this document.

Prior Approvals

As previously mentioned, the Property is currently in use as a medical marijuana dispensary, cultivation site and infusion establishment by the Applicant. This is simply a renewal of the April 2023 Conditional Use Permit that allowed the dispensary. The Property has received Zoning Clearance for all uses as provided for in the City of Chandler Medical Marijuana Regulations (Chapter 35, Section 2213 of the Chandler City Code). As shown below, the Code was amended to allow for co-location of a medical marijuana facility in I-1 zoning district as an ancillary use to an existing cultivation site upon the approval of a Conditional Use Permit with enhanced evaluation criteria.

Date	Case	Action
September 28, 2021	PLA21-0339	Zoning Clearance approval for the operation of a medical marijuana cultivation site
December 20, 2021	PLA21-0483	Zoning clearance approval for the operation of a medical marijuana infusion food establishment.
February 9, 2023	PLH22-0060 (ord. No. 5044)	Approval of citywide zoning code text amendment allowing for co-location of a medical marijuana facility in the I-1 zoning district as an ancillary use to an existing cultivation site upon the approval of a CUP and additional performance standards.

PROJECT SUMMARY AND REQUEST

The Applicant is seeking to renew the Conditional Use Permit that allows for a portion of the Property for a Medical Marijuana Facility.

Following is the specific request to the City of Chandler:

1. Approval of a Conditional Use Permit to allow a Medical Marijuana Facility within a medical marijuana cultivation site in the I-1 zoning district.

Approval of this Conditional Use Permit request will be in conformance with the Chandler City Code and will provide for the use of the Property within the many rules and regulations promulgated by Arizona Department of Health Services (AZDHS).

SITE DETAILS

As shown on the site plan provided with the application materials, the 12,394 square foot building is on a 1.28-acre parcel. The building sits in the center of the Property, encircled

by a drive aisle with parking spaces. There are two entry points to the Property along Bracken Lane, and the site has been designed to meet the required landscaping, parking and retention requirements.

A floor plan has been submitted in conjunction with this application. This floor plan is conceptual in nature and can be modified with approval from the Planning Director with the proper building permit submittal. With such action the Conditional Use Permit does not require modification as the use is not changing.

OPERATIONAL DETAIL

There will be approximately 20 employees on the premises at any given time. These employees will be involved in the cultivation functions, infusion of marijuana extracts into food products, dispensary sales and general operational management.

Hours for the medical marijuana facility are shown below:

Day	Open	Close
Monday through Sunday	7:00 AM	10:00 PM

SECURITY DETAIL

In compliance with Arizona State Law (A.R.S. §36-2804(B)(1)(C)), the Applicant has filed a security plan with the State of Arizona. The security plan includes:

- Surveillance cameras covering all exterior and interior areas of the Property, and all portions of the building used for cultivation, infusion and dispensary uses with a minimum backup storage of thirty (30) days;
- 24-hour independently monitored security alarm system (with backup cellular communication capability, audible alarms, motion detectors, panic buttons, yard signs and window stickers);
- Controlled and gated access to parking and loading areas;
- Trackable and controlled keycard access to the building and all portions used for cultivation, infusion and dispensary purposes (with employees only given keycard access to areas where they work); and

- Secure and controlled access to all areas where marijuana products are stored or displayed.

PARKING

As shown on the Site Plan, there is visitor/employee parking on both the north and south sides of the Property. 28 parking spaces are provided in front of the security gates and accessible at all times for both customers and employees. There are 13 additional parking spaces behind the security gates that are for employees only.

The graphic below demonstrates how the Property will be compliant with Section 35-1802 of the Chandler City Code.

318 Bracken Lane; Parking Analysis			
Use	Parking Requirement	Required Parking Spaces	Provided Parking Spaces
Retail Dispensary	1/250 sq. ft.	10	14
Cultivation and Infusion	1/1,000 sq. ft.	10	14
Office	1/250 sq. ft.	1	13
Total		21 Spaces	41 Spaces

Though not required for compliance with the Chandler City Code, there is also on-street parking along both sides of Bracken Lane that provides convenient access to the front entrance of the building.

EVALUATION OF USE PERMIT CRITERIA

Section 35-305.1.A of the Chandler City Code requires a review of the following factors when considering a Use Permit. The City Council must find that each criterion has been addressed prior to rendering any approval of decision of a Conditional Use Permit. Each criterion is shown below, followed by the applicant's response in bold text.

1. Consistency with the General Plan.

Response: As previously noted in this narrative, the land use designation for this property is "Employment". This land use designation focuses attention on the City's economic base. Major employers, knowledge-based industries

and industrial/business parks are allowed within areas designated as Employment. The industrial park in which the Ponderosa Dispensary will be located, the Price Road Industrial Park, offers employment prospects in manufacturing, wholesaling, hospitality, and incidental retail uses. The use of the Property as a Medical Marijuana Facility will provide a mix of employment opportunities on the Property.

The Property is also located in Growth Area #5, which is a node within the Employment designation that features regional retail and medical services. The Ponderosa facility will dispense marijuana products to its patients and customers and will be convenient to patients being treated at the nearby medical, nursing home and hospitality businesses.

2. Ingress and egress to the property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.

Response: There are two access points to the Property from Bracken Lane. A drive aisle completely encircles the single-story building, providing for easy access for emergency vehicles. There is a fire hydrant conveniently located approximately 20-feet south of the Property.

3. Off-street parking and loading.

Response: As previously discussed, there is ample parking on the Property, and the site is in full compliance with the requirements contained in Section 35-1802 of the Chandler City Code.

4. General compatibility of use with adjacent property and property in the district.

Response: Ponderosa will be compatible with the uses of the neighboring properties. The prior use of the building was as a manufacturing facility with an ancillary retail showroom. The proposed use of the Property will be similar in nature, and the addition of the use as a medical marijuana facility will not be discernible to adjacent properties.

5. Impact on public services, including schools, recreation and utilities.

Response: There will be no impact to public services by this proposed Medical Marijuana Facility.

6. Screening and buffering of uses.

Response: The Property is surrounded by a generous landscape buffer and boundary and screen walls of various heights. While the surrounding structures and uses are also manufacturing/warehouse uses, it is still important to maintain a respectful distance and ensure that all activities on the site are conducted in a professional, orderly, and courteous manner.

7. Signage.

Response: The current signage is minimal, tasteful, and in compliance with Section 39-9.8 of the Chandler Municipal Sign Code.

8. Exterior lighting with reference to adjacent properties.

Response: Lighting on the Property consists of building mounted lighting required to meet building safety requirements. There is a City of Chandler streetlight at the front of the Property that provides ample lighting at the entry to the site.

9. Stormwater retention and landscaping.

Response: There is a retention basin at the rear of the Property and a recessed landscape area at the front of the building for the capture and retention of stormwater runoff from Bracken Lane. Landscaping is provided in the form of landscape buffers on the northern and eastern boundaries of the site, with a small amount of landscaping along the southern boundary and within landscape islands in the parking areas. With the implementation of the proposed use, there will be no change to the previously approved grading and drainage plan.

10. Site and building design for conformance with the General Plan and policies and City standards.

Response: As previously discussed, the General Plan land use designation for this property is "Employment". This designation is characterized by a mix of land uses including industrial, commercial, institutional, recreation, neighborhoods, and a range of residential densities. Price Road Industrial Park has been designed as an attractive industrial setting with a unique mix of businesses. The Ponderosa Medical Marijuana Facility will be consistent with the Employment designation in that it provides employment

opportunities and a valuable commercial service to residents of Chandler that may live or work in the area.

Enhanced Criteria Established through Text Amendment dated February 9, 2023

On February 9, 2023 the Chandler City Council approved Ordinance No. 5044, a citywide text amendment allowing a Medical Marijuana Facility in the I-1 Zoning District, with the satisfaction of additional criteria. Shown below are the additional criteria and how this application meets them.

A Medical Marijuana Facility:

- 1) Must be incidental to an existing cultivation site and/or infusion food establishment.

RESPONSE: As previously noted, 318 Bracken Lane is the site of an existing marijuana cultivation site and infusion food establishment authorized by AZDHS and the City of Chandler Zoning Clearance process. (Cases PLA21-0339 and PLA21-0483). The Medical Marijuana Facility requested within this application will be incidental to those uses.

- 2) Shall be located within 1,320 feet of an arterial roadway, measured in a straight line from the closest exterior wall of the cultivation site and/or infusion food establishment to the center of the arterial roadway;

RESPONSE: The Property is located approximately 535-feet from Frye Road. Frye Road is designated in the City of Chandler Transportation Master Plan as a Minor Arterial as shown in the graphic on the next page. Additionally, the western property line of the Property is located approximately 615-feet east of the South Price Road Major Arterial Roadway.



- 3) Shall be within 500 feet of the C-2 or C-3 zoning district, or a PAD district where C-2 or C-3 commercial uses are allowed, and

RESPONSE: As shown on the next page, the Property is located approximately 57-feet from the Chandler Hilton PAD property. The Development Booklet approved on September 4, 2006 (DVR06-0012), includes the following language: "Permitted uses on the Commercial Site shall include any use or similar use allowed in a C-2 District as indicated in the Chandler Zoning District...). Accordingly, this request meets the criteria for the required distance from a commercially zoned district.



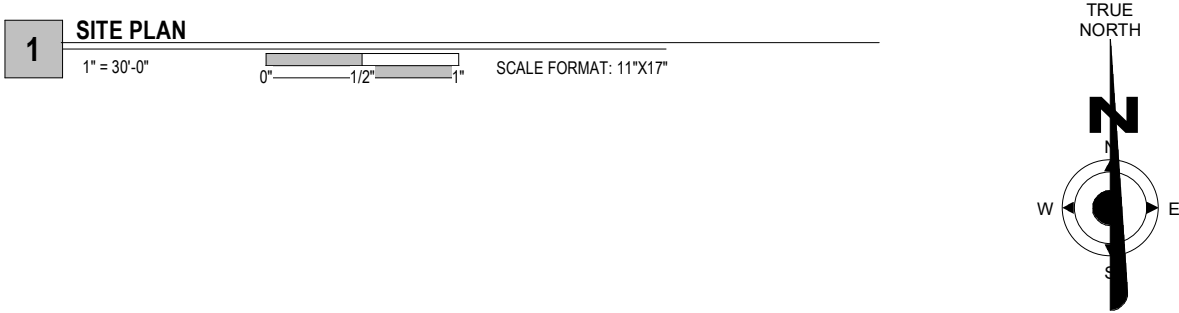
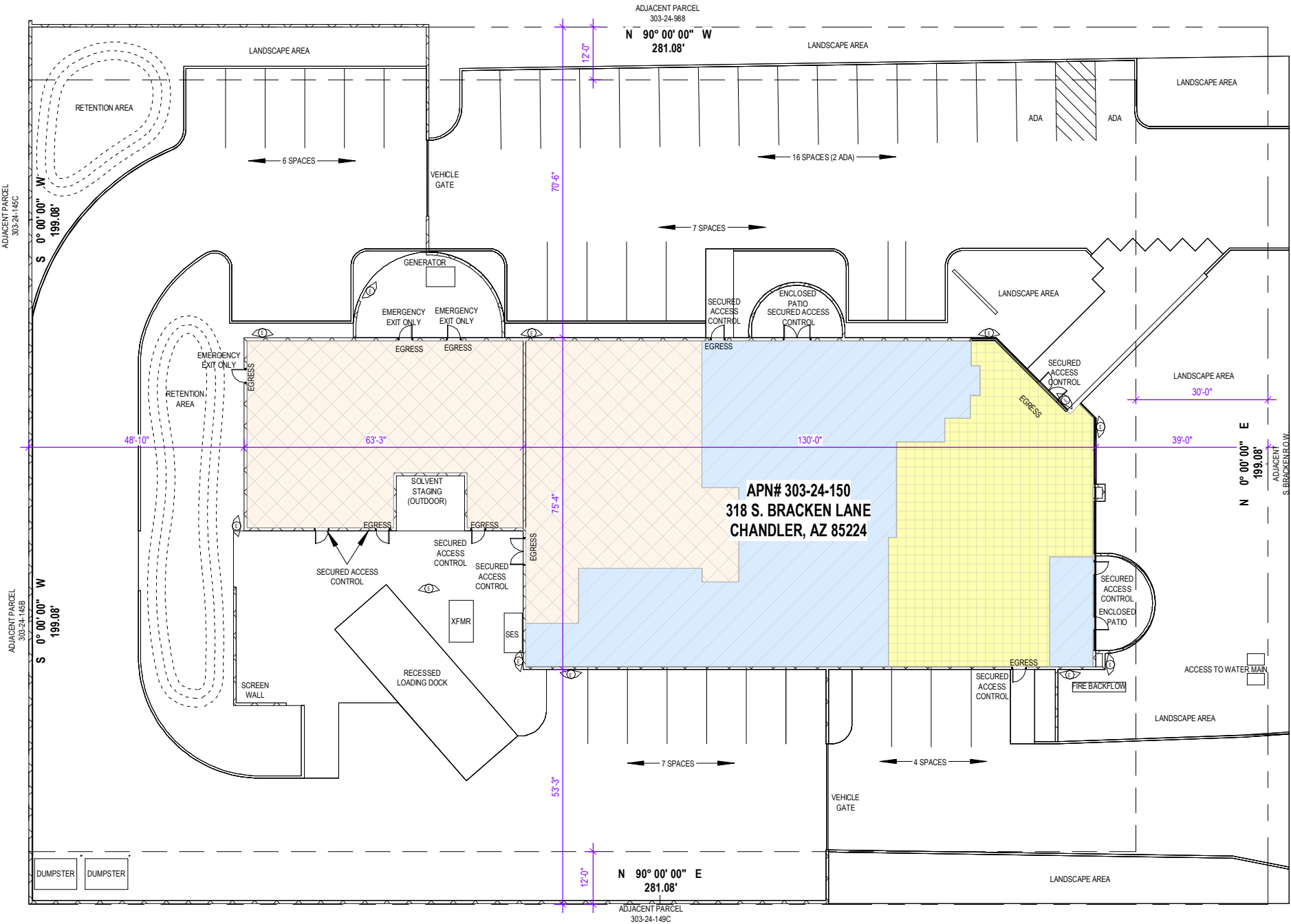
- 4) Shall have frontage and access from public right-of-way.

RESPONSE: The Property has frontage on Bracken Lane. As previously noted, the Property is within Lot 6, of Price Road Industrial Park Unit 1, a subdivision platted in 1980 (Recorded at Instrument No. 1980-0298021, Book 226, Page 19). Language on the Plat “dedicates to the public for use as such the streets and the use of easements...). Moreover, Bracken Lane is maintained by the City of Chandler.

CONCLUSION

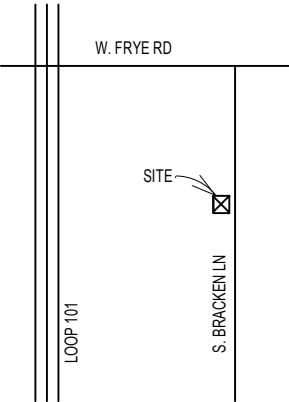
Ponderosa is a unique and successful business in the City of Chandler. Again, this application is simply to renew an approved Conditional Use Permit to allow for a dispensary in conjunction with the existing cultivation site and infusion establishment that has operated for over two years and are allowed to exist by right. They have operated in an orderly fashion, without complaint, and in a manner respectful of the surrounding properties. This application is to allow for the continued use of a dispensary or “Medical Marijuana Facility” in conjunction with those existing uses and will operate within the many rules and regulations established by AZDHS and the City of Chandler. Approval of this Conditional Use Permit will allow the Property Owner to create jobs and produce sales and subsequent tax revenue for the City while using the Property in a manner that is compatible with surrounding structures and uses.

PLH24-0006 Ponderosa Dispensary



318 S. BRACKEN LANE PARKING ANALYSIS			
USE	REQUIREMENT	REQUIRED SPACES	PROVIDED SPACES
RETAIL DISPENSARY	1 SPACE / 250 SF	10	14
CULTIVATION & INFUSION	1 SPACE / 1000 SF	10	14
OFFICE	1 SPACE / 250 SF	1	12
TOTAL		21 SPACES	40 SPACES

VICINITY MAP



ROCA VERDE DESIGN BUILD
2105 N. NEVADA ST
CHANDLER, AZ 85225
OFFICE: 480-539-0111
FAX: 480-632-7594

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CUSTOMER INFORMATION

PONDEROSA BOTANICAL
CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

MEDICAL MARIJUANA SITE REVIEW KEY

- DIAGONAL HATCH REPRESENTS MEDICAL MARIJUANA DISPENSARY
- CROSS HATCH REPRESENTS MEDICAL MARIJUANA CULTIVATION/EXTRACTION
- BLUE AREA REPRESENTS MEDICAL MARIJUANA INFUSION AREA
- EXTERIOR WALL
- INTERIOR WALL
- WIDE ANGLE EXTERIOR CAMERA

PROJECT DATA
APN: 303-24-150
ZONING: I-1
ADDRESS: 318 S. BRACKEN LANE
CHANDLER, AZ 85224
LEGAL DESCRIPTION PRICE ROAD INDUSTRIAL PARK
UNIT NO 1 MCR 226-19
OWNER: BRACKEN PROPERTY HOLDINGS LLC
2055 E. 5TH STREET
TEMPE, AZ 85281
MICHAEL O'BRIEN - 480-213-1402
ENGINEER/DESIGN: ROCA VERDE DESIGN BUILD
TOM LASSEN, P.E.
480-267-5163
EMAIL: TOML@ROCA-VERDE.COM
PROPERTY AREA: 56000 SF
TOTAL FLOOR AREA: 12394 SF
LOT COVERAGE: 22.1%
OCCUPANCY: MIXED B, S, H-3
CONSTRUCTION TYPE: TYPE V (SPRINKLERED)

PONDEROSA EAST



REVISION HISTORY

DATE	DESCRIPTION

DESIGNED	TL
APPROVED	MO

NOT FOR CONSTRUCTION

SITE PLAN

A1.1

MEDICAL MARIJUANA AREA TABLE				
Number	Name	Area	OCC	USE
C-101	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	850 SF		
C-102	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	781 SF		
C-103	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	777 SF		
C-104	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	2062 SF		
C-105	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	169 SF		
C-106	MEDICAL MARIJUANA CULTIVATION/EXTRACTION	144 SF		
C-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
D-101	MEDICAL MARIJUANA DISPENSARY	2103 SF		
D-102	MEDICAL MARIJUANA DISPENSARY	167 SF		
D-103	MEDICAL MARIJUANA DISPENSARY	192 SF		
D-MISC	MISC SPACE (UNDERWALLS)	Not Placed		
I-101	RESTROOM	92 SF		
I-102	MEDICAL MARIJUANA INFUSION	618 SF		
I-103	MEDICAL MARIJUANA INFUSION	864 SF		
I-104	MEDICAL MARIJUANA INFUSION	1059 SF		
I-105	HALL	297 SF		
I-106	BREAKROOM	463 SF		
I-107	MENS RESTROOM	176 SF		
I-108	WOMENS RESTROOM	181 SF		
I-109	HALL	139 SF		
I-110	OFFICE SPACE (INFUSION)	226 SF		
I-MISC	MISC SPACE (UNDERWALLS)	Not Placed		

MEDICAL MARIJUANA CULTIVATION/EXTRACTION	4983 SF
MEDICAL MARIJUANA DISPENSARY	2500 SF
MEDICAL MARIJUANA INFUSION & MISC SPACE	4911 SF

PROJECT DATA	
APN:	303-24-150
ZONING:	I-1
ADDRESS:	318 S. BRACKEN LANE CHANDLER, AZ 85224
LEGAL DESCRIPTION	PRICE ROAD INDUSTRIAL PARK UNIT NO 1 MCR 226-19
OWNER:	BRACKEN PROPERTY HOLDINGS LLC 2055 E. 5TH STREET TEMPE, AZ 85281 MICHAEL O'BRIEN - 480-213-1402
ENGINEER/DESIGN:	ROCA VERDE DESIGN BUILD TOM LASSEN, P.E. 480-267-5163
PHONE:	480-267-5163
EMAIL:	TOML@ROCA-VERDE.COM
PROPERTY AREA:	56000 SF
TOTAL FLOOR AREA:	12394 SF
LOT COVERAGE:	22.1%
OCCUPANCY:	MIXED B / H-2
CONSTRUCTION TYPE:	TYPE V (SPRINKLERED)

MEDICAL MARIJUANA SITE REVIEW KEY	
	EXTERIOR WALL
	INTERIOR WALL
	DIRECTIONAL CAMERA LOCATION
	360 CAMERA LOCATION
	ALARM PANEL LOCATION
	MOTION SENSOR
	PANIC BUTTON

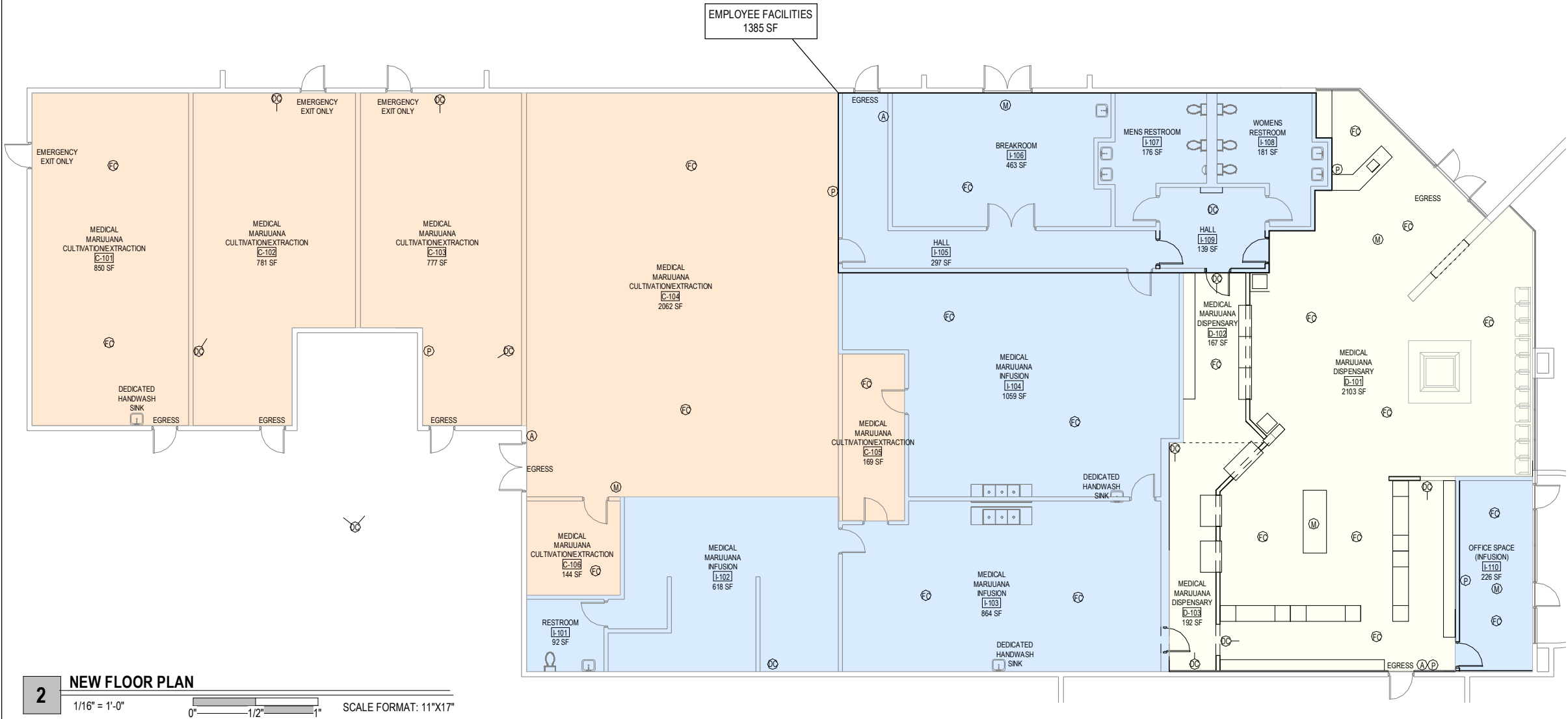
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CUSTOMER INFORMATION
PONDEROSA BOTANICAL CARE, INC.
318 S. BRACKEN LN.
CHANDLER, AZ 85224

PONDEROSA EAST

REVISION HISTORY	
DATE	DESCRIPTION
DESIGNED	TL
APPROVED	MO
NOT FOR CONSTRUCTION	
FLOOR PLAN	
A1.2	





Planning & Zoning Commission Memorandum Development Services
Memo No. 24-041

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH24-0007 Sawtooth Bar and Grill
Request: Entertainment Use Permit time extension to continue to allow live indoor entertainment and entertainment, speakers and tv screens
Location: 4929 W Ray Road, generally located at the southeast corner of Ray and Rural roads.
Applicant: Shelley Eich

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0007 Sawtooth Bar and Grill, to continue to allow for live indoor entertainment, speakers and tv screens, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for Commercial Uses
- Zoning Code requires Entertainment Use Permit approval for live indoor entertainment within 600 feet of the nearest residentially zoned property.
- The initial Use Permit (LUP17-0006 Fullers Bar & Grill) was issued in 2017 with a one (1) year time limit, the most recent approval (PLH19-0044 Sawtooth Bar and Grill) was issued in 2019 with a three (3) year time limit. To date the property has been issued two (2) Entertainment Use Permits.

Surrounding Land Use Data:

North	Ray Road then Commercial	South	Commercial
East	Single-Family Residential	West	Commercial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Suite Square Footage	2,065 Square Feet
Number of Employees	5 Employees
Hours of Operation	Monday and Tuesday: 2:00pm to 12:00am Wednesday - Saturday: 2:00pm to 2:00am Sunday: 12:00pm to 12:00am (10:00am to 12:00am during Football Season)
Hours of Entertainment	Monday: 8:00pm to 12:00am Wednesday - Saturday: 9:00am - 1:00am

Review and Recommendation:

The Sawtooth Bar and Grill provides indoor entertainment that consists of karaoke, which uses two (2) speakers and twelve (12) tv screens, all of which are provided indoors. No entertainment components are provided outdoors. An Entertainment Use Permit is required for entertainment provided indoors, with the property being located 600 feet or less from a residentially zoned property. The nearest residentially zoned property is approximately 55 feet from Sawtooth Bar and Grill. The initial Entertainment Use Permit approval included a one (1) year time condition and the most recent approval included a three (3) year time condition. These time conditions were stipulated to evaluate the compatibility of live entertainment with the surrounding residential and business developments. There have been no reports of disturbances related to music or loud noises. Planning staff has reviewed the request and finds consistency with the General Plan and recommends approval with no further time condition.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on June 3, 2024. No one attended other than the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan, Site Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. The hours of live entertainment shall be limited to the following days and times:

Hours of Entertainment	Monday: 8:00pm to 12:00am Wednesday - Saturday: 9:00am to 1:00am
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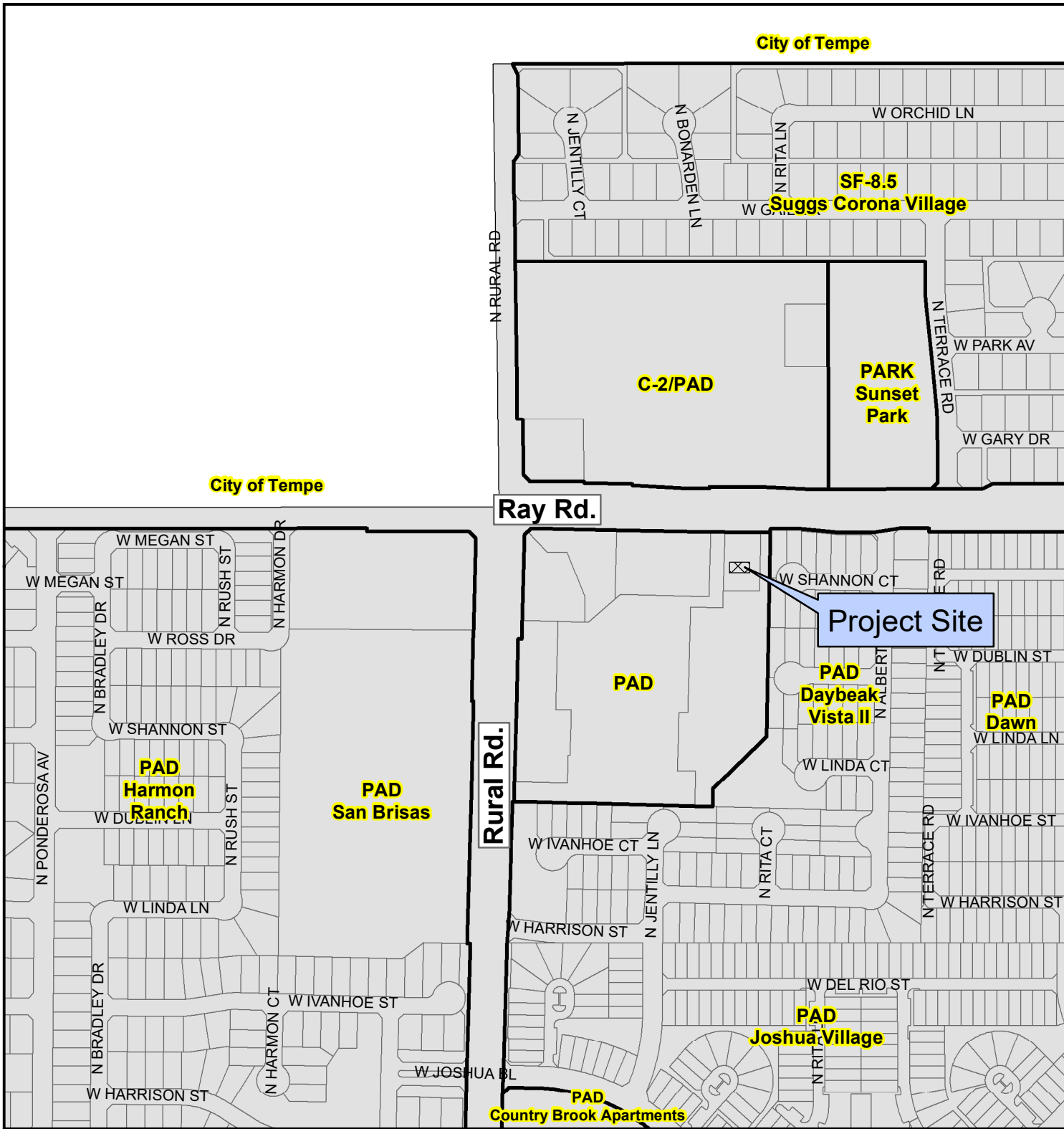
5. Entertainment uses shall be controlled so as to not unreasonably disturb area residents.
6. The establishment shall provide a contact phone number for a responsible person (i.e bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

Attachments

Vicinity Maps

Narrative

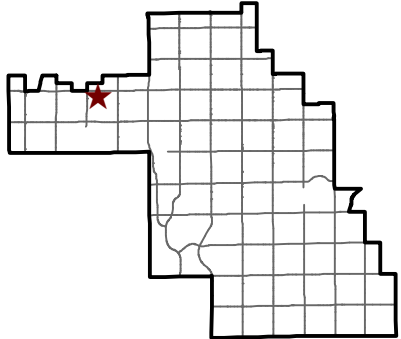
Site and Floor Plan



PLH24-0007 Sawtooth Bar and Grill



Proposed Project Details
 4929 W. Ray Rd.
 Entertainment Use Permit time extension to continue
 to allow for live indoor entertainment, speakers and
 TV screens



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH24-0007 Sawtooth Bar and Grill



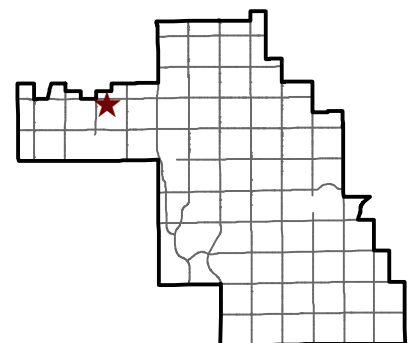
Proposed Project Details

4929 W. Ray Rd.

Entertainment Use Permit time extension to continue to allow for live indoor entertainment, speakers and TV screens



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH24-0007 Sawtooth Bar and Grill

To whom this may concern:

This is a request for and Entertainment Use Permit (EUP) for the property located at 4929 W Ray Road Suite 3 Chandler, Arizona 85226. The property is located within the Corona Del Sol Plaza, which is in the heart of Chandler. The name of the establishment is Sawtooth Bar and Grill. The current owner took ownership on February 22, 2013 and has had no noise complaints from residential neighbors during the time of ownership. The EUP is required due to indoor entertainment being proposed within 600 feet of residentially zoned property.

The business operating hours is as follows:

Monday 2 PM - Midnight

Tuesday 2 PM - Midnight

Wednesday 2 PM - 2 AM

Thursday 2 PM – 2 AM

Friday 2 PM - 2 AM

Saturday 2 PM - 2 AM / Football Season NOON/College Gameday

Sunday Noon – Midnight / Football Season 10 AM/NFL

The business is open seven days a week and 364 days a year, it is closed on Christmas day. The business employ's five people, there is a small, but very educated staff, with extensive experience.

The type of indoor entertainment that is provided is karaoke which uses two 15-inch speakers as well as 12 televisions with a surround sound system. We also have a vendor juke box that is programmed to Country Music, if it is not being played by customers. There is a small dance floor, which is used (i.e. Friday or Saturday night) for line dancing. A few customers may country swing on occasion, and slow dance however, the primary use is not a dance venue.

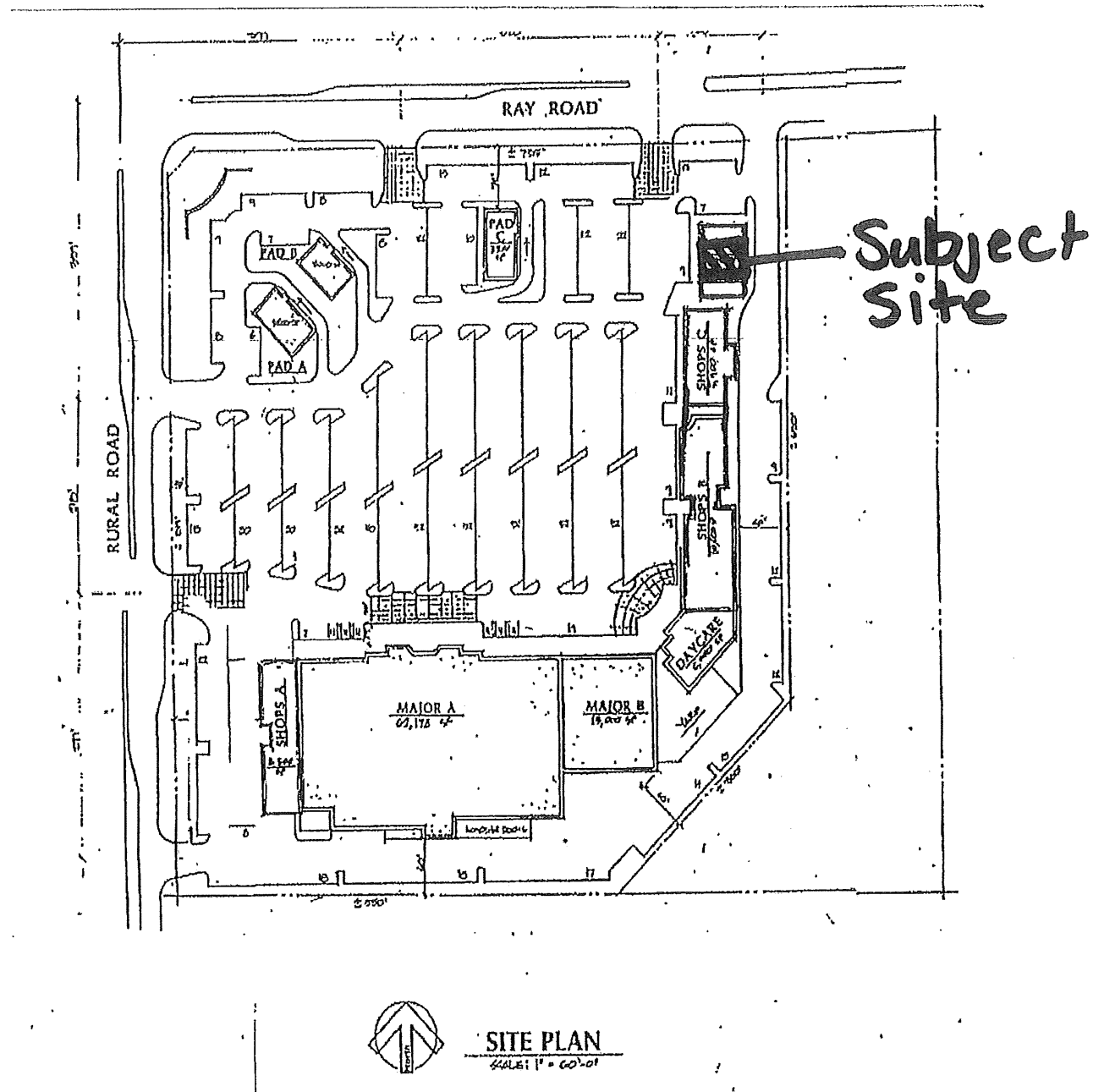
The suite is approximately 2,065 square feet and there is no outdoor patio or seating is available. The total number of seats inside allows us to accommodate up to 60 guests.

As of now absolutely no changes will occur to the business beyond what was approved in the prior LUP that was approved via Case No: LUP17-0006.

One main sign is available on the front of the business entrance.

This is a technical request due to the proximity to residential.

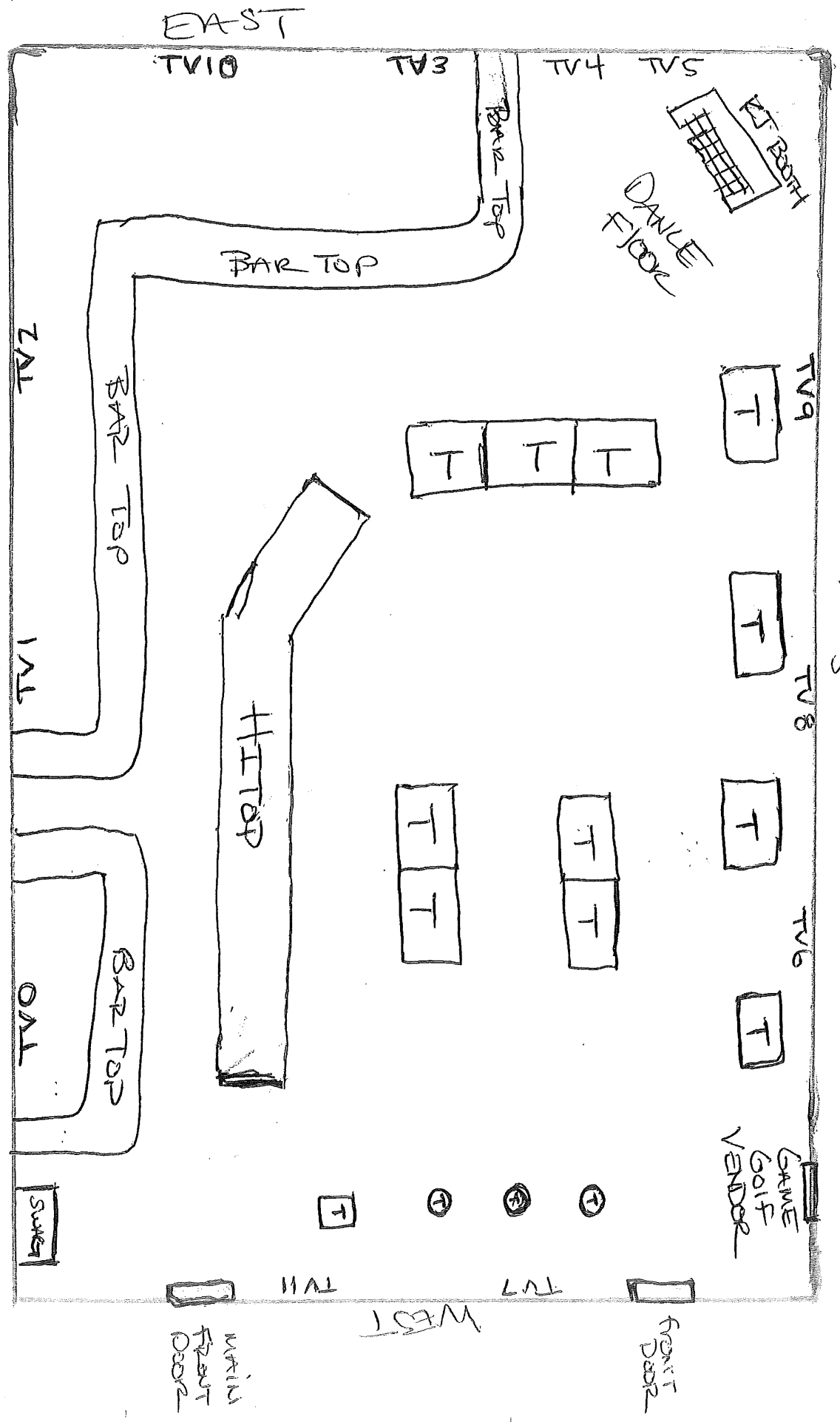
PLH24-0007 Sawtooth Bar and Grill
Site Plan and Floor Plan

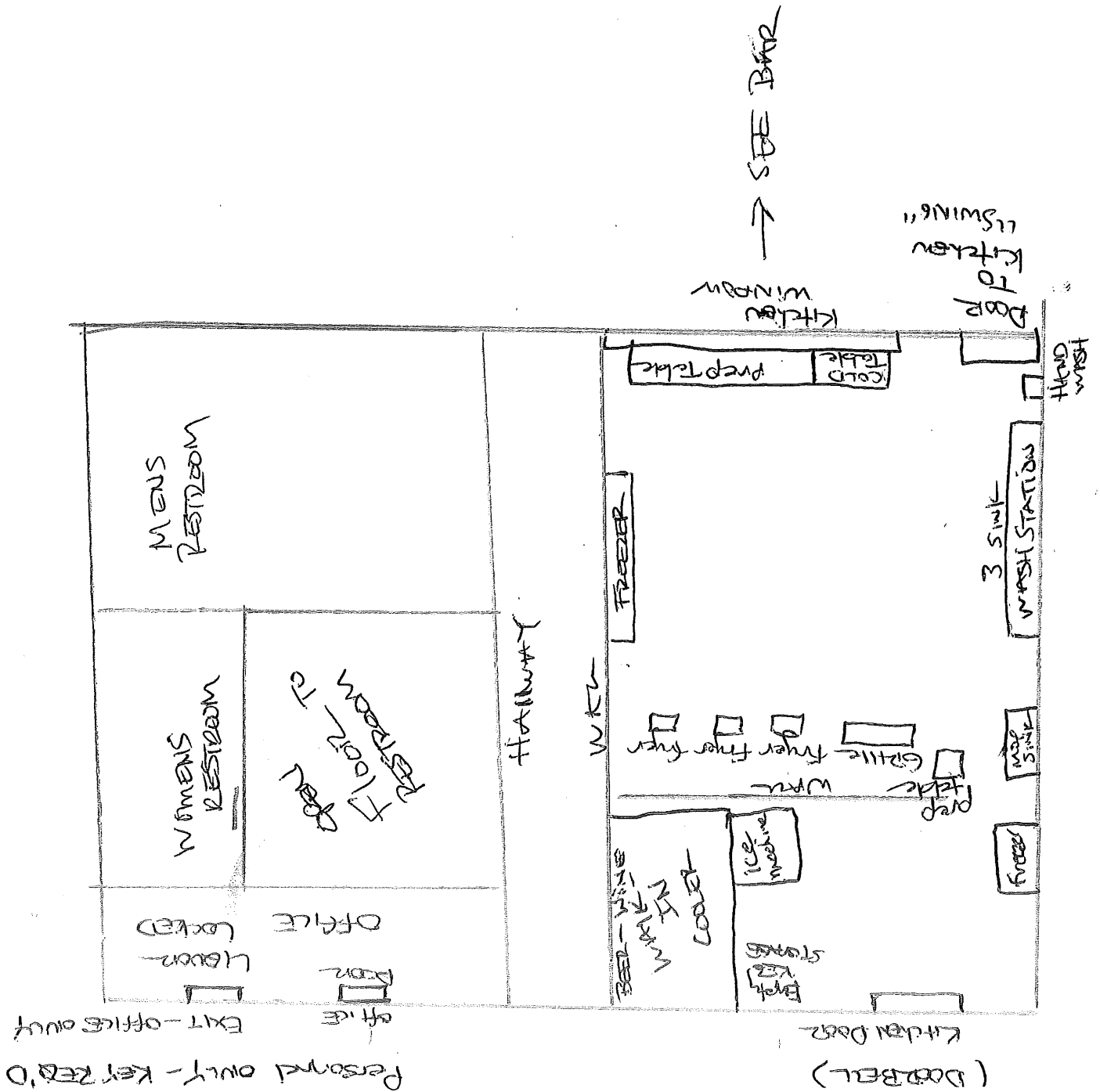


CORONA DEL SOL PLAZA

FLOOR PLAN

NORTH







Planning & Zoning Commission Development Services Memo No. 24-048

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0008 Fun Fusion Learning Center

Proposed Motion:

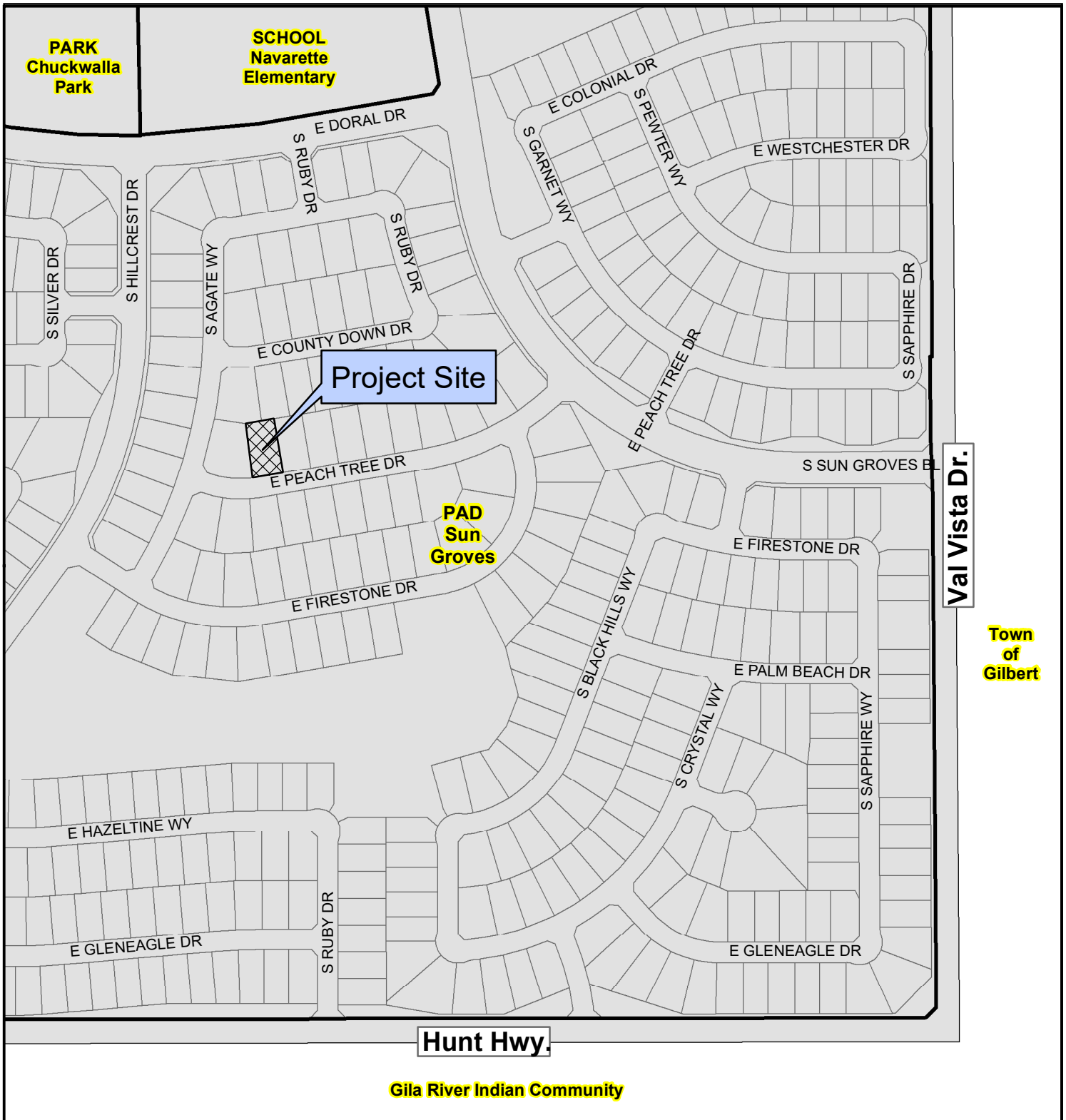
Move Planning and Zoning Commission withdraw PLH24-0008 Fun Fusion Learning Center, Use Permit to allow residential childcare for up to 10 children in an existing single family home as requested by the applicant. **(APPLICANT REQUESTS WITHDRAWAL)**

Background/Discussion

The applicant has been informed by the Home Owners Association that the proposed residential child care would be in violation of the HOA's Covenants, Conditions & Restrictions, and thus requests the application be withdrawn.

Attachments

Vicinity Maps



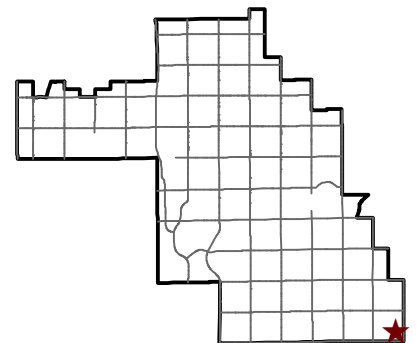
PLH24-0008 Fun Fusion Learning Center, LLC

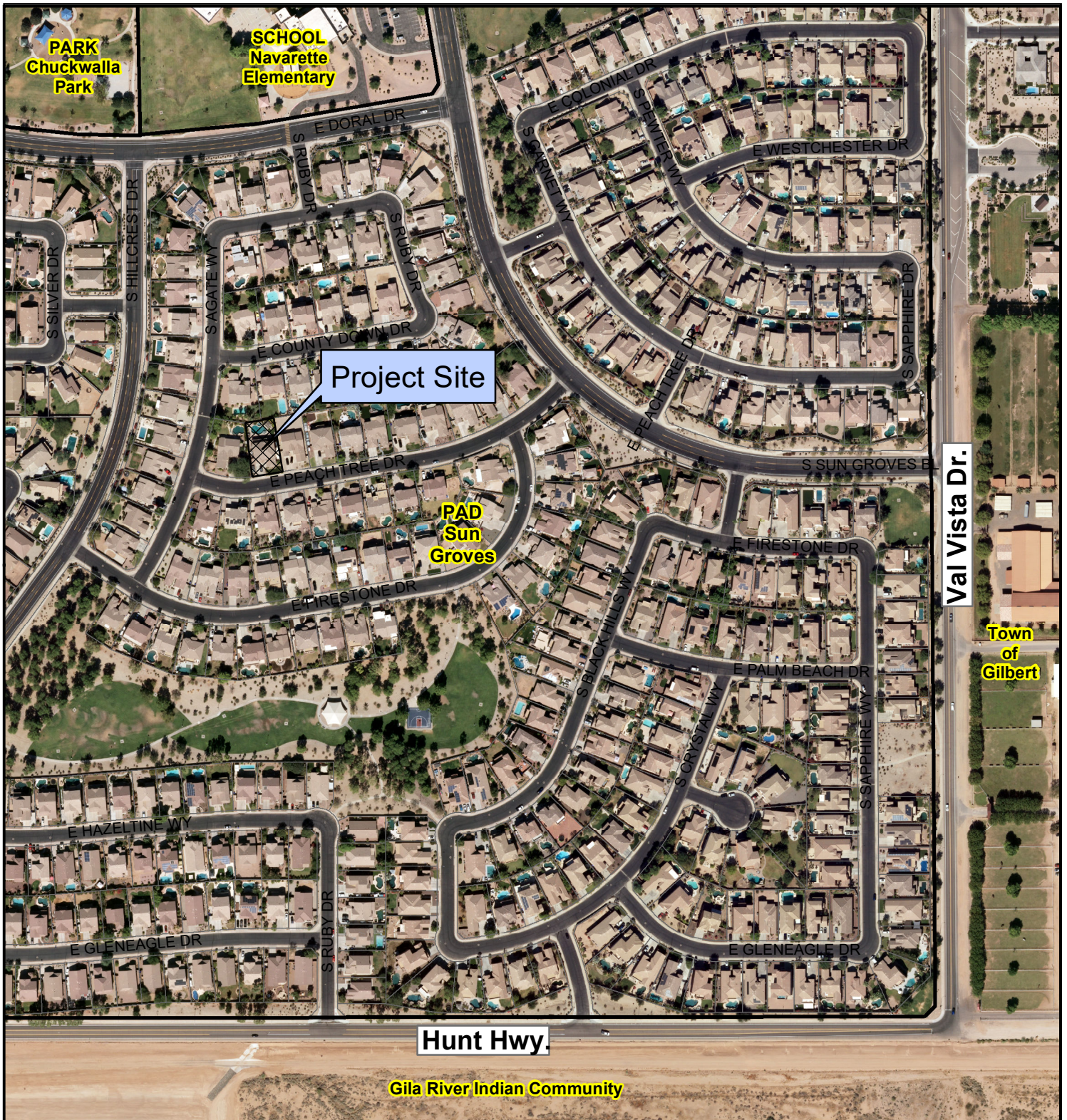
Project Details

Request Use Permit approval to allow residential child care for up to 10 children in an existing single-family home zoned Planned Area Development (PAD)



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For more information visit:
<https://gis.chandleraz.gov/planning>

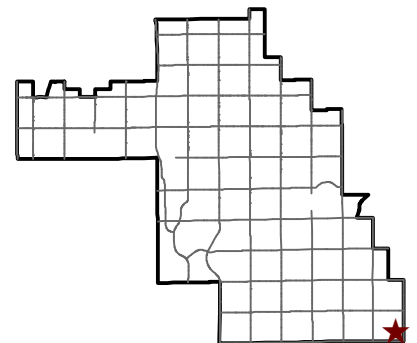




PLH24-0008 Fun Fusion Learning Center, LLC

Project Details

Request Use Permit approval to allow residential child care for up to 10 children in an existing single-family home zoned Planned Area Development (PAD)



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 For more information visit:
<https://gis.chandleraz.gov/planning>



Planning & Zoning Commission Memorandum
Memo No. 24-040

Development Services

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH24-0013 Legends Showcase Bar & Grill
Request: Entertainment Use Permit approval to allow for indoor live entertainment, speakers and tv screens.
Location: 2386 N Alma School Road, generally located north of the northwest corner of Alma School and Warner roads.
Applicant: Sherry Chen

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0013 Legends Showcase Bar & Grill, to allow for live indoor entertainment, speakers and tv screens, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for Commercial Development.
- Zoning Code requires Entertainment Use Permit Approval for live indoor entertainment within 600 feet of the nearest residentially zoned property.
- Due to the proximity to a residentially zoned area and the restaurant's desire to offer indoor entertainment options an Entertainment Use Permit is required.

Surrounding Land Use Data:

North	Commercial	South	Commercial
East	N Alma School Road, then Single-Family Residential	West	Commercial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Suite Square Footage	5,400 Square Feet
Seats	160 Seats
Hours of Operation	Tuesday-Sunday: 11:00am-9:00pm
Hours of Entertainment	Tuesday-Sunday: 11:00am-9:00pm (Karaoke sessions from 5:30pm to 8:30pm)

Review and Recommendation:

Legends Showcase Bar & Grill will provide patrons with live entertainment such as musical performances, disc jockeys, and karaoke, which will use twelve (12) speakers distributed throughout the premises and 10 tv screens, all of which will be indoors. No entertainment components will be held outdoors. An Entertainment Use Permit is required for entertainment provided indoors, with the property being located 600 feet or fewer from a residentially zoned property. The nearest residentially zoned property is approximately 220 feet from Legends Showcase Bar & Grill. Planning staff has reviewed the request and finds consistency with the General Plan and recommends approval with a time condition of one (1) year to evaluate the compatibility of the live entertainment with the surrounding residential and business development.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on April 29th, 2024. No one attended other than the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Entertainment Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The Entertainment Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. The hours of live entertainment shall be limited to the following days and times:

Hours of Entertainment	Tuesday-Sunday: 11:00am - 9:00pm (Karaoke sessions from 5:30pm - 8:30 pm)
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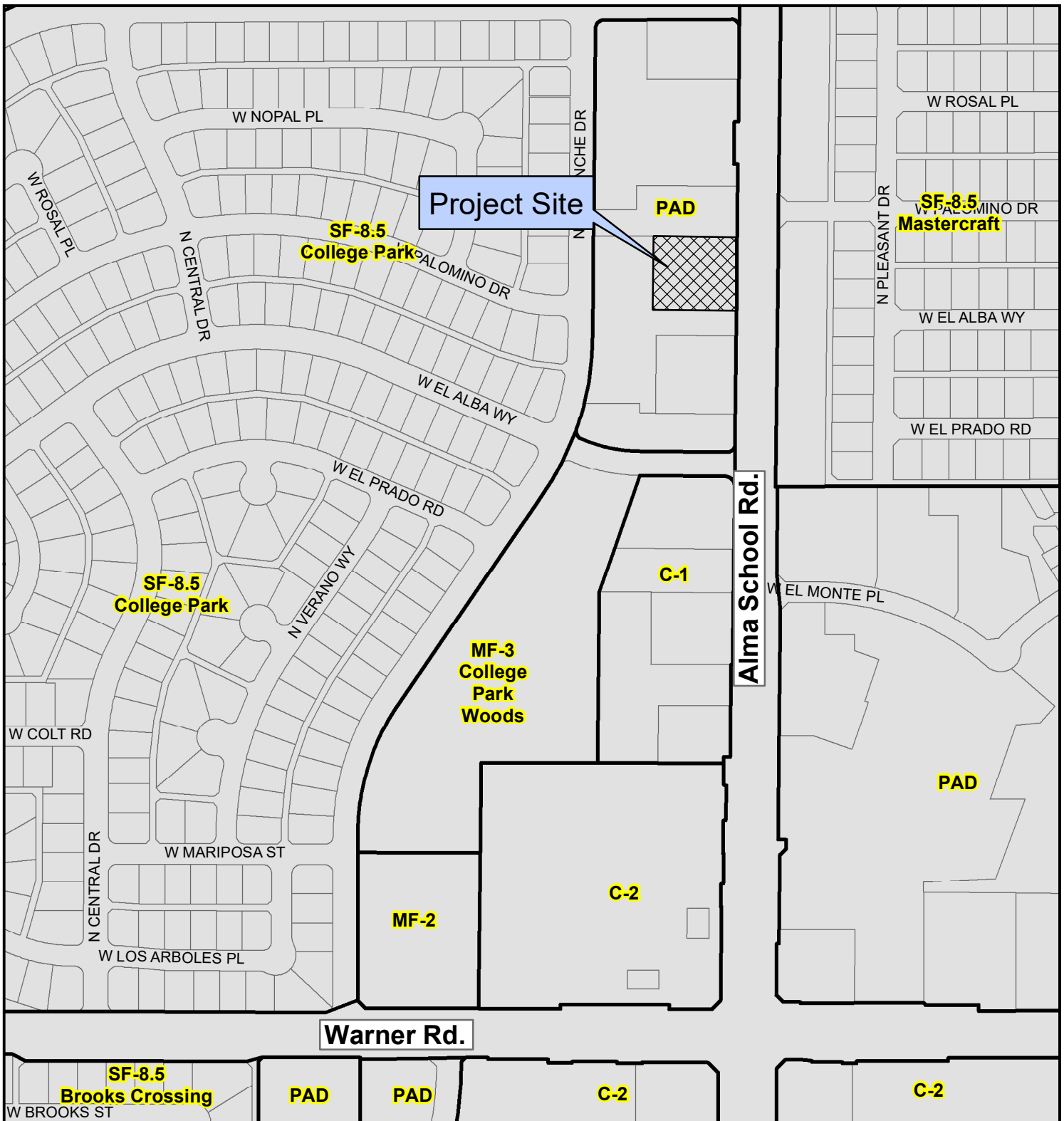
5. Entertainment uses shall be controlled so as to not unreasonably disturb area residents.
6. The establishment shall provide a contact phone number for a responsible person (i.e restaurant owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.
7. The Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication and approval by the City of Chandler.

Attachments

Vicinity Maps

Narrative

Floor Plan



PLH24-0013 Legends Showcase Bar & Grill



Project Details

2386 N. Alma School Rd.

Entertainment Use Permit to allow for indoor live entertainment, speakers and TV Screens

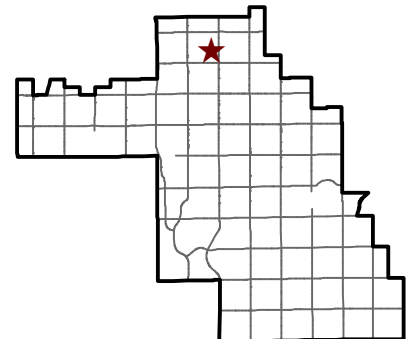


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<https://gis.chandleraz.gov/planning>

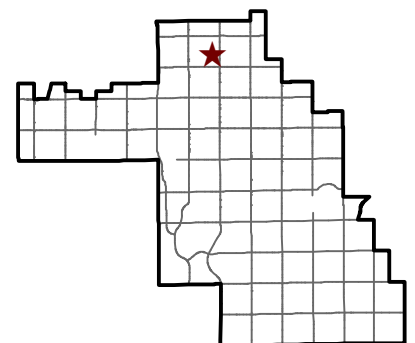




Project Details
 2386 N. Alma School Rd.
 Entertainment Use Permit to allow for
 indoor live entertainment, speakers and TV Screens



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH24-0013

Legends Showcase Bar & Grill

Legends Showcase Bar & Grill is seeking an Entertainment Use Permit for our Series 12 (Restaurant) liquor licensed premises located at 2386 N Alma School Rd, Chandler, AZ 85224, within Alma School Shoppes II. We are pursuing this permit due to our proximity to a residentially zoned area and our intention to offer indoor entertainment options.

As Legends Showcase Bar & Grill prepares to serve the City of Chandler in the coming years, we aim to enhance our patrons' experience by introducing musical performances, disc jockeys, and karaoke among our various offerings. We believe that obtaining an Entertainment Use Permit aligns with the surrounding area.

Our proposed entertainment permit, in conjunction with our standard operating hours from 11:00 am to 9:00 pm on Tuesdays through Sundays, will also include karaoke sessions from 5:30 pm to 8:30 pm. We will provide speakers only for indoor TVs and background music, with approximately 12 speakers distributed throughout the premises and 10 indoor TVs. Our entertainment lineup will primarily feature soloists, DJs, and karaoke. Similar entertainment options at neighboring establishments have offered residents of Chandler and visitors of Downtown Chandler enjoyable and safe entertainment choices, and we aim for Legends Showcase Bar & Grill to contribute to this experience.

To address any concerns from neighboring residents, we have appointed a neighborhood liaison whose contact information will be provided. Additionally, all managers or individuals in charge will be briefed on acceptable volume levels for entertainment and trained to intervene promptly if a musical artist exceeds these levels.

our bar and dining area, where comfort meets sophistication. With a total capacity of 160 seats, our space offers ample room for you and your companions to relax and enjoy a delightful culinary experience. Spanning across 5,400 square feet, our premises are designed to provide a spacious and inviting atmosphere for all our guests. Whether you're here for a casual drink at the bar or a sumptuous meal with friends and family, our indoor area offers the perfect setting for any occasion. Legends Showcase Bar & Grill specializes in American Fusion and Steakhouse cuisine, accompanied by premium alcoholic beverages and craft beer. We seek to further enhance our offerings by introducing electrically amplified and acoustic live entertainment as another appealing aspect of Legends Showcase Bar & Grill.

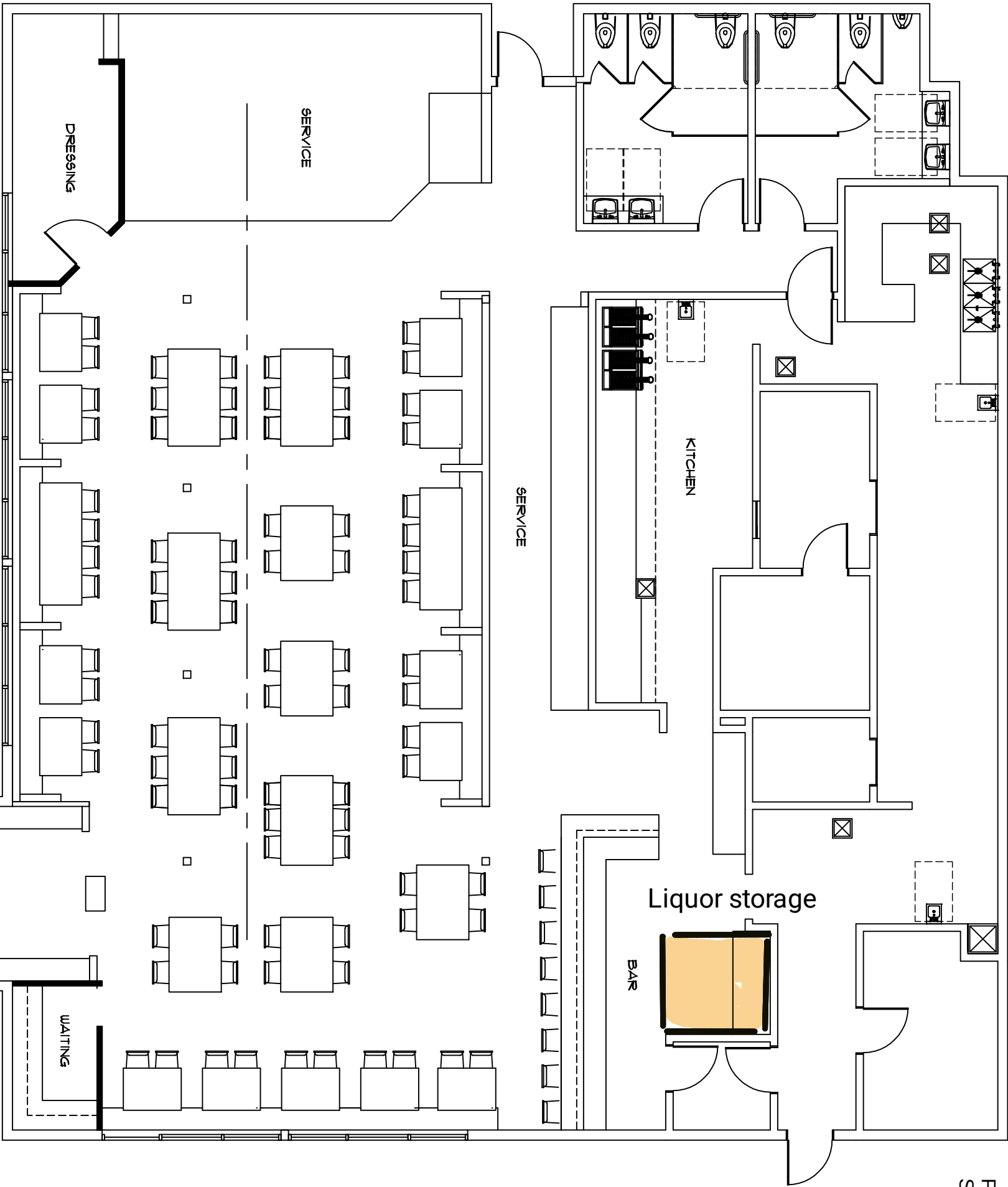
We sincerely appreciate your time and consideration in granting this Entertainment Use Permit to Legends Showcase Bar & Grill.

Legends Showcase Bar & Grill

Sherry Chen

480-777-2020 (b)

602-684-4820 (c)



FLOOR PLAN

SCALE 1/8" = 1'-0"

EXISTING WALLS TO BE REMOVE

EXISTING WALLS TO REMAIN

NEW WALLS





Planning & Zoning Commission Memorandum Development Services
Memo No. 24-038

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Mikayela Liburd, Associate Planner
Subject: PLH24-0014 Celoni Hospitality, LLC DbA Recreo Cantina
Request: Entertainment Use Permit time extension to continue to allow live indoor and outdoor entertainment
Location: 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard
Applicant: Niels Kreipke

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Entertainment Use Permit PLH24-0014 Celoni Hospitality, LLC DbA Recreo Cantina, to continue to allow for live indoor and outdoor entertainment, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned City Center District (CCD)
- Zoning Code requires Entertainment Use Permit approval for live indoor entertainment within 600 feet of the nearest residentially zoned property and for live outdoor entertainment and speakers within 1,320 feet from the nearest residentially zoned property.
- The initial Entertainment Use Permit (PLH21-0092 Celoni Hospitality, DBA Recreo) was approved in 2022 and had a two (2) year time stipulation.

Surrounding Land Use Data:

North	Existing commercial building	South	Existing commercial zoned CCD
East	San Marcos Place	West	An alley, then an existing commercial building zoned CCD

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Hours of Operation	Sunday-Thursday: 11:00am to 10:00pm Friday and Saturday: 11:00am to 12:00am
Hours of Entertainment	Same as opening hours
Building Square Footage	3,700 Sq.ft.
Patio Square Footage	5,800 Sq.ft.
Staff	30 Full-time, 15 Part-time

Review and Recommendation:

The restaurant offers various types of entertainment, inclusive of DJ's, live amplified bands and outdoor speakers. An Entertainment Use Permit (EUP) in the City Center District (CCD) is required for entertainment activities provided outdoors with the property being located within 1,320 feet of a residentially zoned property and if there is entertainment provided indoors with the property being located 600 feet of less from a residentially zoned property. The nearest residentially zoned property is approximately 520 feet from Recreo.

The initial Entertainment Use Permit approval included a two (2) year time condition to evaluate the compatibility of live entertainment with the surrounding residential and business developments. There have been no reports of disturbances.

Planning staff has reviewed the request and finds consistency with the General Plan and CCD zoning and recommends approval with no additional time condition.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on May 30, 2024. No one attended other than the applicant.

- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Entertainment Use Permit, subject to the following conditions:

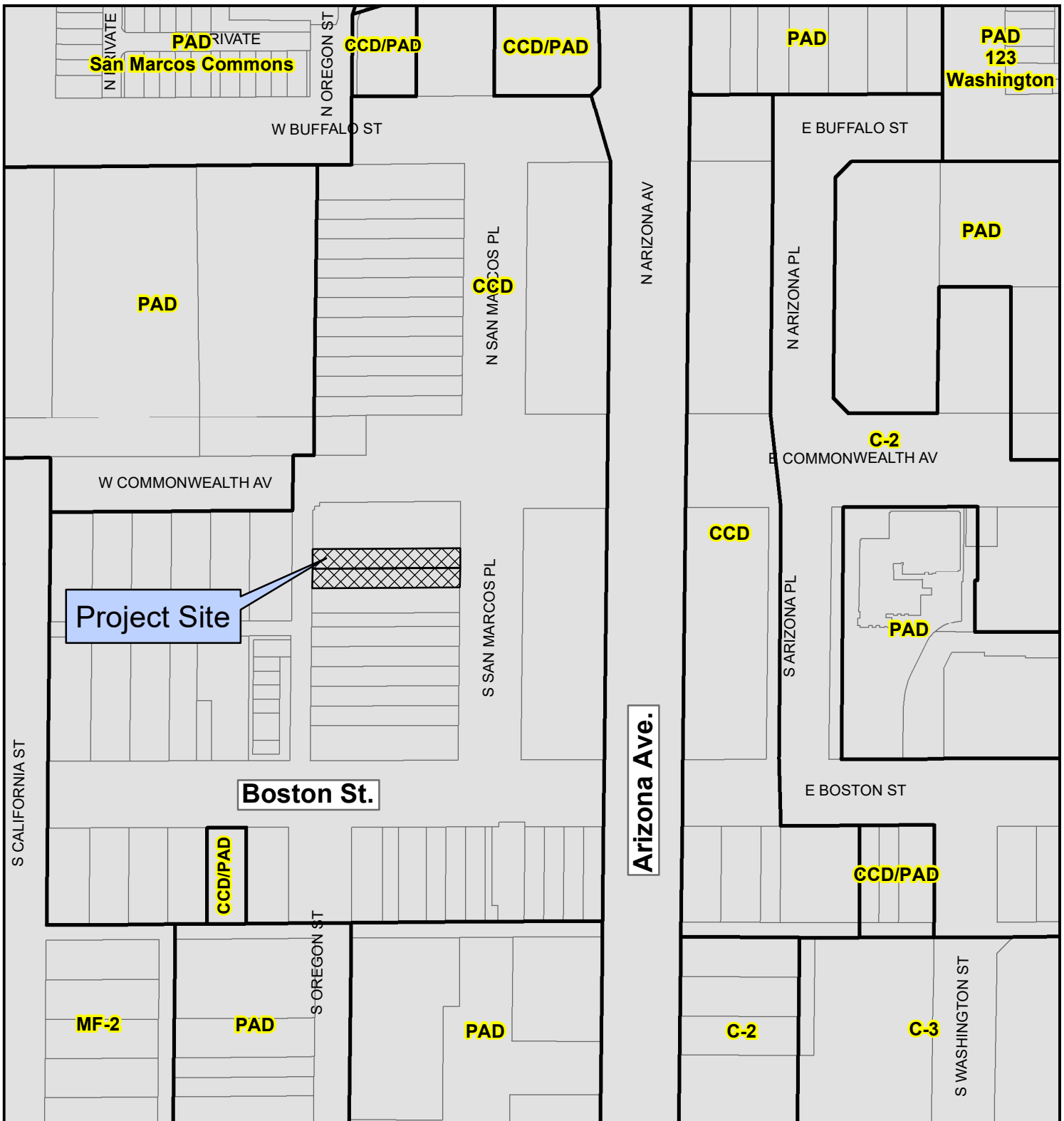
1. Substantial expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The hours of live entertainment shall be limited to the following days and times:

Monday-Thursday	11:00am to 10:00pm
Friday and Saturday	11:00am to 12:00am

4. Entertainment uses shall be controlled so as to not unreasonably disturb area residents.
5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

Attachments

Vicinity Maps
Narrative
Floor plan



PLH24-0014 Celoni Hospitality, LLC DbA Recreo Cantina



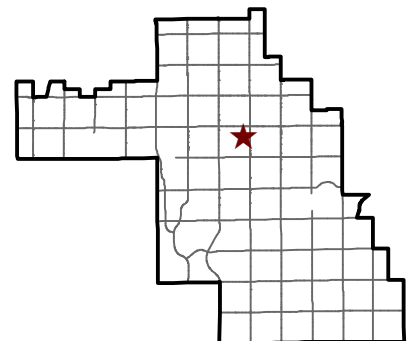
Proposed Project Details

28 S. San Marcos Pl.

Entertainment Use Permit time extension to continue
to allow live indoor and outdoor entertainment



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 For more information visit:
<https://gis.chandleraz.gov/planning>



**PLH24-0014 Celoni Hospitality, LLC DBA Recreo
Entertainment Use Permit Narrative**

Recreo Cantina is located at 28 S San Marcos Pl. On main cross streets Arizona Ave and Boston St. In Downtown Chandler, AZ (85225). This request is for an Entertainment Use Permit to allow live entertainment including live music performances.

Our concept will be serving craft beer, spirits, expertly mixed margaritas, and our famous scorpion shot all paired with our authentic menu. We currently hold a Series-12 liquor license with the State of Arizona to serve such drinks along with other house specialty drinks. Alcoholic substances will be served during operating hours at the restaurant, including on the patio. We have approximately 45 staff members with 30 employees being full-time and 15 being part-time. Recreo Cantina has approximately 111 seats indoor and 97 outdoor seats. The Dining room is about 3,700 Square feet, and the patio is about 5,800 square feet.

Recreo cantina is currently open from 11 am to 10 pm Sunday through Thursday and 11 am – 12 am Fridays and Saturdays. Recreo Cantina is a full-service Mexican restaurant that offers a tantalizing selection of traditional Mexican Dishes. Each dish bursting with flavor and made with fresh and locally sourced ingredients. From fajitas, tacos, and savory enchiladas, the food provides an experience that immerses you to the vibrant culture, flavors, and ambiance of Mexico. The interior design of the restaurant creates an inviting atmosphere towards our target audience. We anticipate having live music (including single person or multi-person bands) and amplified deejay music scheduled daily within the hours of 11 am – 10 pm (Sunday through Thursday) and 11 am to midnight (Friday and Saturdays), both indoor and outdoor on our patio. If business demands change, then our operations team will take the necessary precautions to notify the City of Chandler. We have a house speaker system that will play background music through the building and patio when live music isn't available.

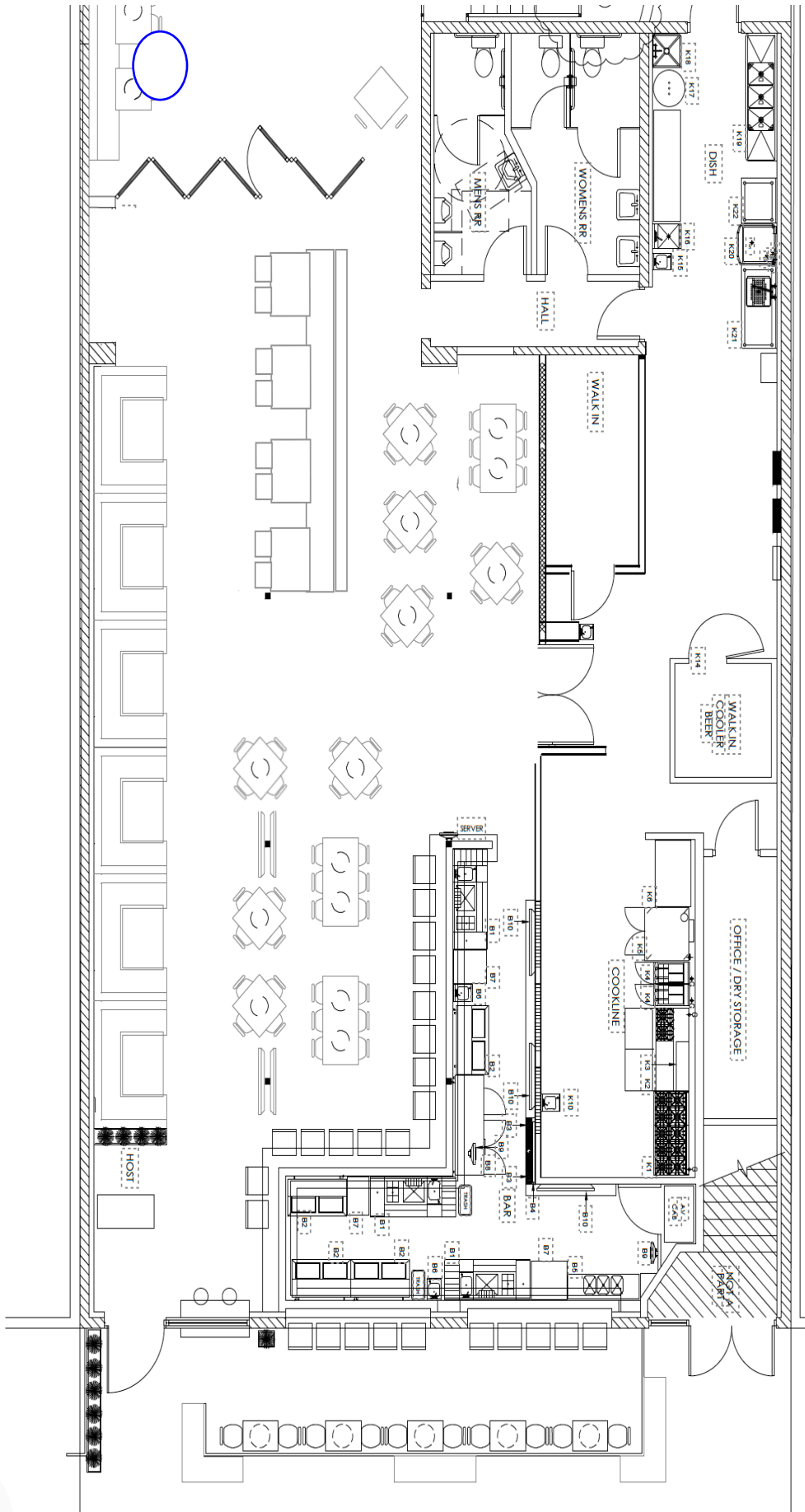
The patio is closed and is accessible from the inside through our sliding door, with an outdoor swinging door for emergencies only, we have outdoor speakers playing background music according to our concept's theme. Smoking is NOT permitted on our patio, inside or anywhere on the premises. We have a neon sign on the building façade, neon sign facing the south part of the restaurant, as well as colonnade signs and typical storefront signage.

Music programming plays a crucial role in shaping the atmosphere and overall experience of a cantina, especially an authentic Mexican restaurant like Recreo Cantina. Music will enhance the social experience and add depth and richness to the overall dining experience, making it more memorable for guests. We anticipate that it will help downtown Chandler grow into an even busies destination. If there are any questions or concerns, please contact me at 480-999-4935.

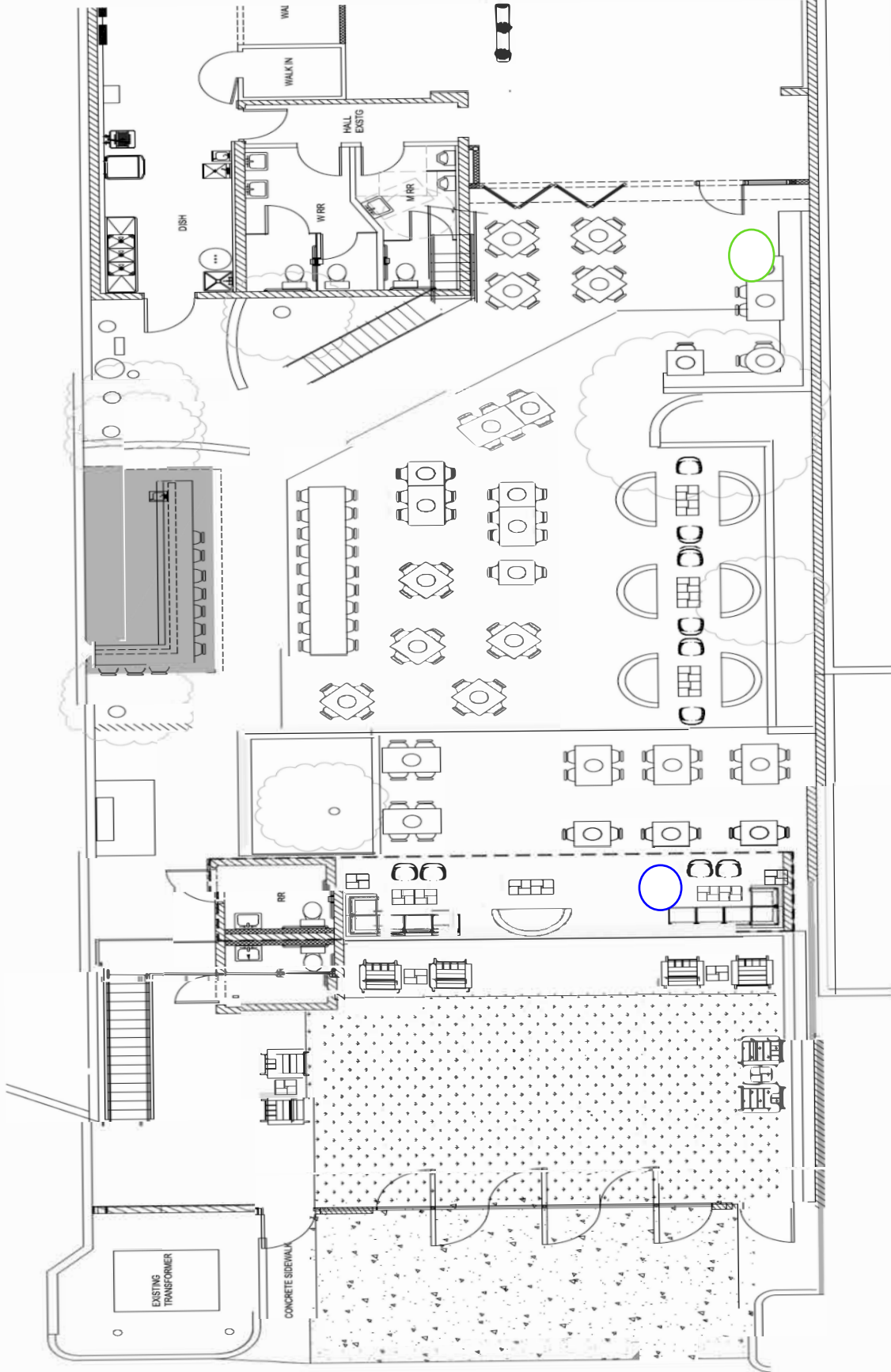


Niels Kreipke
Manager,
Recreo, Cantina

PLH24-0014 Celoni Hospitality, LLC Dba Recreo Cantina
Floor Plan



Alternative DJ Location - Inside



DJ Location - #1 Patio

Band Location --- Alternative Patio DJ Location



Planning & Zoning Commission Development Services Memo No.

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Notice of Cancellation of September 4, 2024, Planning and Zoning Commission Hearing

Proposed Motion:

Move Planning and Zoning cancel the September 4, 2024, Planning and Zoning Commission Hearing.

Background/Discussion

Planning staff is recommending cancellation of the September 4, 2024, Planning and Zoning Commission Hearing due to the management of cases.



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-046

Date: August 21, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0009 Chandler and Cooper Retail - Shops A
Request: Request Preliminary Development Plan approval for a new drive-through building
Location: Northwest corner of Cooper Road and Chandler Boulevard
Applicant: Brennan Ray, Burch & Cracchiolo, P.A.

Proposed Motion:

Move Planning and Zoning Commission recommend denial of Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A for a new drive-through building.

Alternative Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH24-0009 Chandler and Cooper Retail - Shops A for a new drive-through building, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site is approximately 0.83 acres
- In 1987, the subject site received conceptual zoning for commercial uses as part of the Tradition East master plan
- In 2005, a preliminary development plan (PDP) was approved for site layout and building architecture for a grocery anchored shopping center
- The subject vacant site was approved for inline shops that would be physically connected to the Walmart building

- The request includes adding a drive-through that will intensify traffic on the site and split the pedestrian walkway that was originally intended to connect the inline shops to Walmart
- A Preliminary Development Plan is required as a drive-through presents a substantial departure from the approved plans

Surrounding Land Use Data:

North	PAD for single-family residential	South	Same PAD for commercial uses, then Chandler Boulevard
East	Cooper Road	West	Same PAD for commercial uses

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Proposed Use	Restaurant
Building Size	3,350 S.F.
Parking Required	37 spaces
Parking Provided	37 spaces

Review and Recommendation:

In 2005, a PDP for the grocery anchored shopping center was brought before City Council, and received substantial neighborhood opposition due to the request for the three drive-through uses (a fast food restaurant, a bank, and the Walmart pharmacy). The neighbors were concerned with the noise that would be produced by the drive-throughs, the proximity of Walmart to their homes, and the noise that delivery trucks might make.

In the 2005 PDP, the subject site was approved for inline shops to be physically connected to the Walmart building and shared a pedestrian sidewalk. A proposal to build inline shops as originally approved would have allowed staff to review the request administratively. In contrast, this proposal physically separates the new building from the Walmart with a drive-through, disrupts the pedestrian walkway that connects to Walmart, and creates a potential safety hazard for pedestrians. For these reasons, staff is unable to support the request.

In the event that the Planning and Zoning Commission wishes to approve the request, staff is providing an alternative motion subject to conditions. If approved, per the City Transportation Engineer, a deceleration lane will be added on southbound Cooper Road to accommodate additional traffic generated by the

new drive-through business.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on May 6th, 2025. No one attended other than the applicant and staff.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend denial of the Preliminary Development Plan.

If Planning and Zoning Commission wishes to move to recommend approval of the Preliminary Development Plan, staff recommends such a motion be subject to the following conditions:

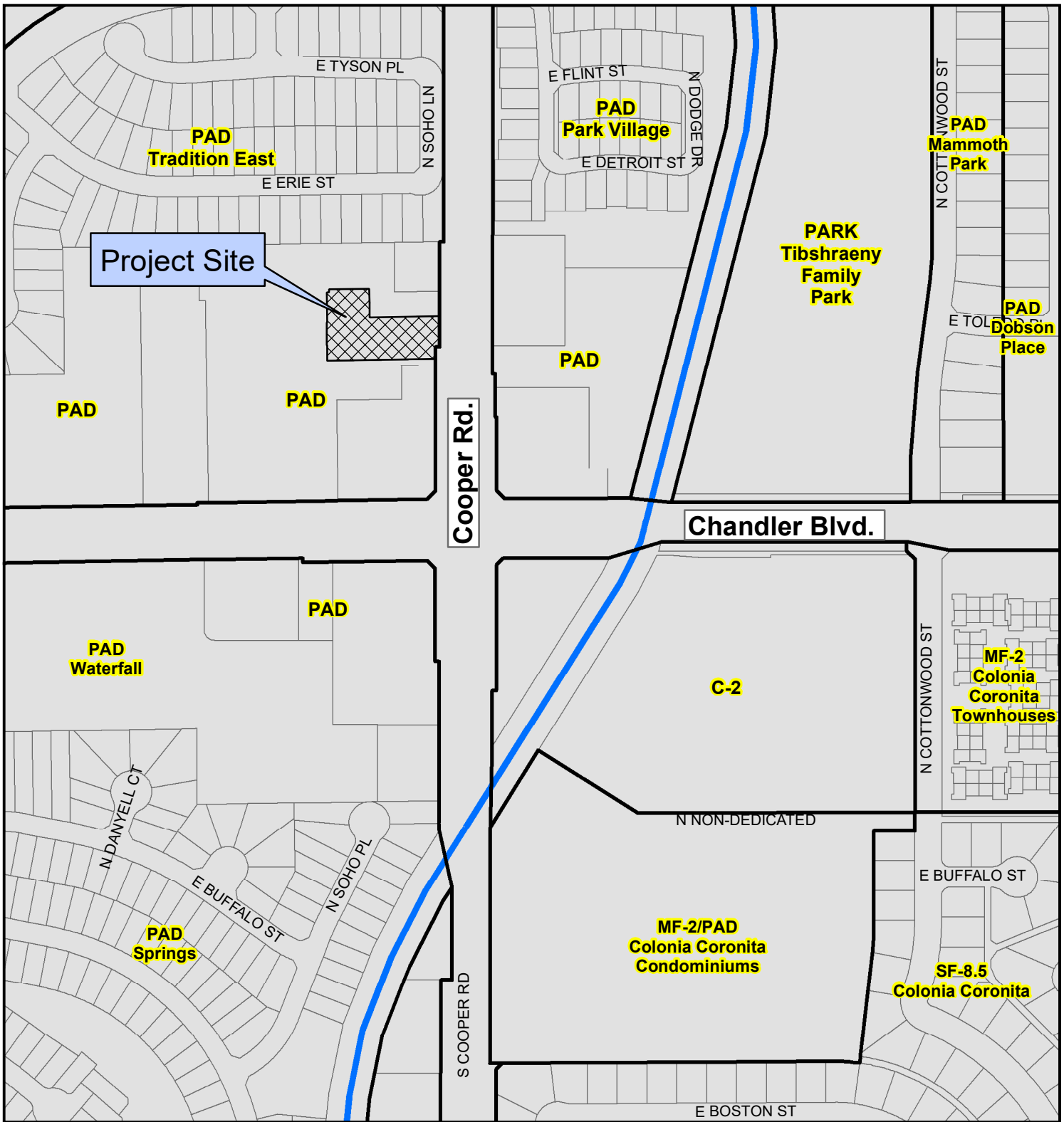
1. Development shall be in substantial conformance with the Development Booklet, entitled "PLH24-0009 Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0009 Chandler and Cooper Retail - Shops A, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Two canopies shall be provided over the drive-through lane between the existing Walmart and the proposed building as shown in the site plan and shall match the architectural theme of the center.
3. Decorative paving and pedestrian crossing signs shall be provided at each of the two drive-through and sidewalk intersections.
4. The site shall be maintained in a clean and orderly manner.
5. All signage shall be reviewed under a separate permit and comply with the City of Chandler's Sign Code.
6. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, deceleration lanes, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary

Development Plan shall apply.

Attachments

Vicinity Maps

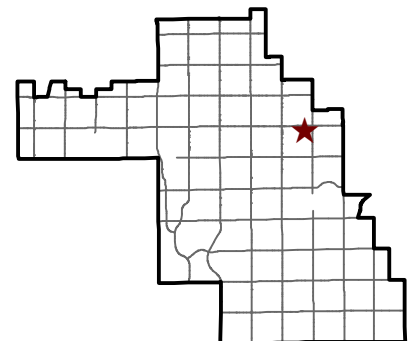
Development Booklet



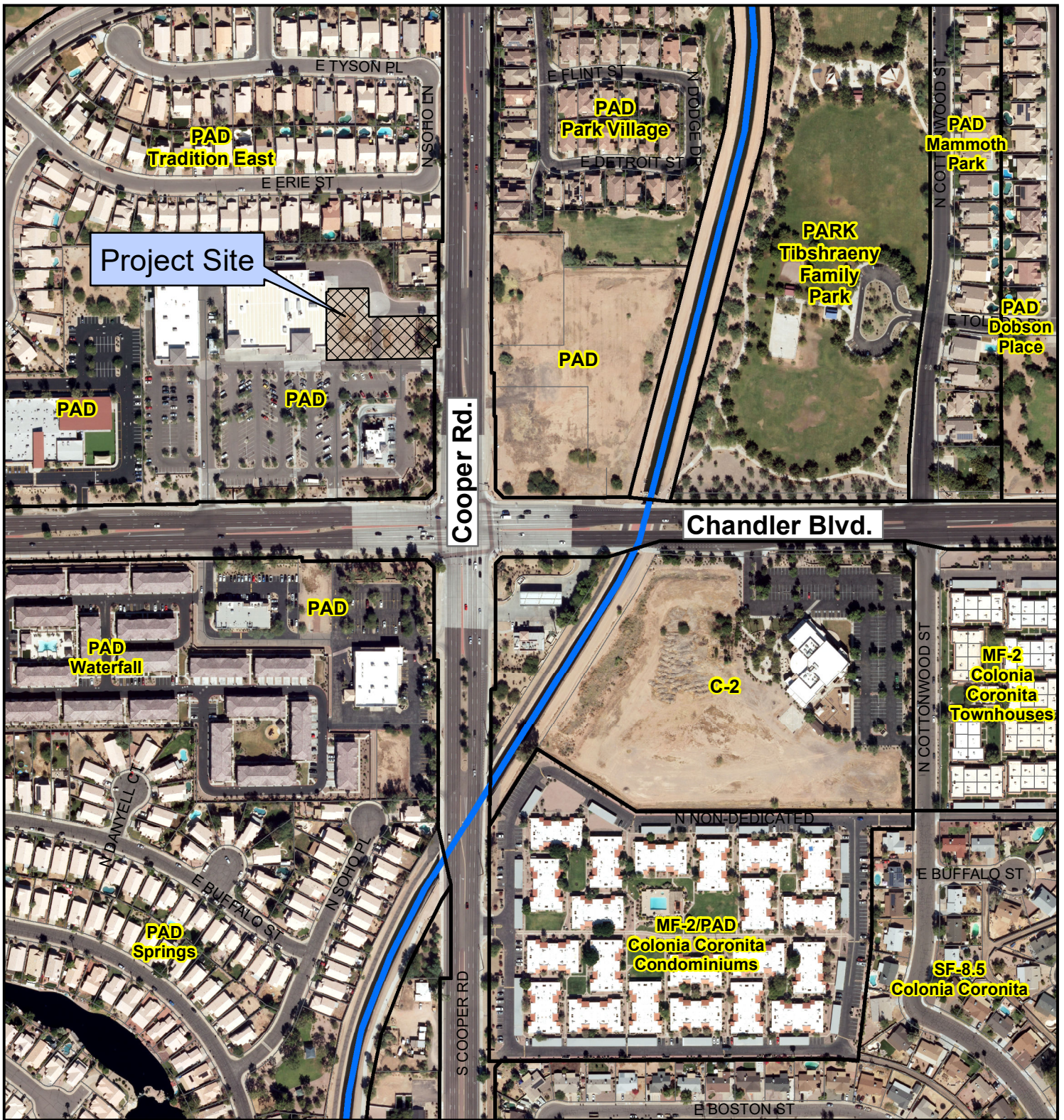
PLH24-0009 Chandler and Cooper Retail/Shops A



Proposed Project Details
Request Preliminary Development Plan
for a drive-thru building



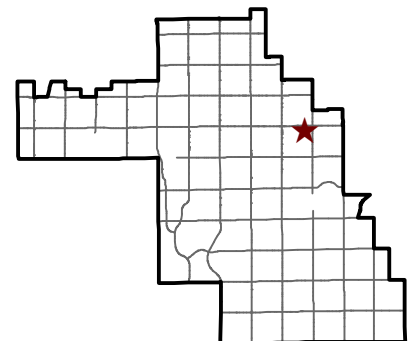
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
<https://gis.chandleraz.gov/planning>



PLH24-0009 Chandler and Cooper Retail/Shops A



Proposed Project Details
Request Preliminary Development Plan
for a drive-thru building



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

Preliminary Development Plan

Amendment

for

***Cooper Park
Marketplace – Shops A***

North of the Northwest Corner of Chandler Boulevard & Cooper Road

by:

Diversified Partners, LLC

Case No: PLH24-0009

Submitted: March 19, 2024

Updated: July 16, 2024

Updated: August 12, 2024

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TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Site Comparison
3	Site Plan
4	Building Elevations
5	Color & Materials Board
6	Illustrative Landscape Plan
7	Preliminary Grading & Drainage Plan

I. INTRODUCTION

Diversified Partners (“Diversified”) is the proposed developer of approximately 0.83 acres located north of the northwest corner of Chandler Boulevard and Cooper Road (the “Site”). *See Exhibit 1, Aerial Map.* This very challenging, infill site is part of a larger commercial development known as “Cooper Park Marketplace” that has developed with a Wal-Mart Neighborhood Market, Goodwill, Basis Charter School, and a Burger King. The Site was identified in the 2005 Planned Area Development and Preliminary Development Plan approvals as a 6,650 square-foot shops building (“Shops A”) that was to be developed next to the Wal-Mart. Since Cooper Park Marketplace was approved, the largest growth periods in commercial and residential real estate (2005 – 2008 and 2010 – 2022) have occurred yet the shops space never developed. Almost twenty years after the original approval, it is necessary to reevaluate the vision for this undeveloped, infill parcel and find a viable and sustainable solution for this vacant, challenging Site. Diversified seeks to amend the 2005 Preliminary Development Plan for an approximately 3,350-square-foot drive-thru restaurant with complementary architecture and landscaping to the existing center.

This use is appropriate for the area, center, and Site—which was designated for retail uses. Given the reduction in intensity from what was originally approved to what has been built in the overall center today, the addition of this drive-thru use—where only retail was planned—does not overwhelm the center or add an inappropriate intensity. Further, this Site, located near the intersection of two arterial roads, is appropriate for a drive-thru use. Overall, this proposed development will make good use of this underutilized Site that has failed to be developed despite its commercial zoning.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City’s General Plan as Neighborhoods. The Neighborhoods designation allows a variety of residential and non-residential uses.

The Site is zoned PAD and designated for retail uses and designated on the PDP as “Shops A.” Per the 2005 approval, Cooper Park Marketplace was envisioned as a retail and office center. In addition to the Wal-Mart and “Shops A”, additional commercial and office pads were contemplated (“Pads A, B, and C” and “Offices A, B, C, D, and E”). No office uses have developed, being replaced with a charter school and a Goodwill and Burger King that was developed on the commercial portion. *See Exhibit 2, Site Comparison.* The center has developed inconsistently with what was originally approved and envisioned. It is necessary to reinvision what is appropriate and suitable for the last developable portion of the center because of the significant changes in what was approved versus what exists today. This request will allow for this challenging Site to be developed with a sustainable use and will complete the center in a way that is complimentary and beneficial to the center and area.

III. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. Site Layout

This proposed development is designed to be compatible and complimentary to the existing development. *See Exhibit 3, Site Plan.* The proposed building is planned to be approximately 3,350 square feet. The building has been placed as close as possible to the adjacent Wal-Mart and significantly setback from Cooper Road. This design: (1) is respectful of the original layout envisioned for the PDP; (2) will ensure there is no opportunity for queuing or traffic from this Site to impact Cooper Road; and (3) will screen the queuing from Cooper Road. No changes are proposed to the access points from Cooper Road or Chandler Boulevard. This proposed layout has

been thoughtfully designed to make the best use of a challenging, in-fill site and allow safe and efficient circulation to the Site and center.

B. Architecture

The overall theme for the building is a modern southwest look that is attractive and consistent with the existing architecture in the center. ***See Exhibit 4, Building Elevations.*** The architecture features varied massing, roof heights, and architectural features to break up the massing. The building has also been designed to be pedestrian-friendly, with a shade structure above the pedestrian entrance. Building materials include stucco as well as stone and metal elements. A variety of neutral colors including tans, sand, and white tones have been utilized to be fitting for the desert background and are consistent and appropriate with the surrounding building context. ***See Exhibit 5 Color & Materials Board.***

C. Landscaping

Landscaping has been designed to help create an attractive presence on Site, provide shade in appropriate locations, and buffer the Site. ***See 6 Exhibit, Illustrative Landscape Plan.*** Landscaping will be a mixture of new and existing trees, shrubs, and groundcovers that are consistent with the approved landscape palette. An existing retention area on the east side of the Site, adjacent to Cooper Road, will help screen the Site and create an attractive presence for customers and passers-by. The landscaping theming creates a sustainable, colorful, and approachable plant palette for that will create an attractive presence on the Site. The landscape plan features an ample hierarchy of plant material, and patterning to arrange a mixture of textures, colors to provide a year-round quality appearance.

IV. PROJECT TEAM

Developer:

Diversified Partners
Attn: Emma Barreca
7339 E. McDonald Drive
Scottsdale, AZ 85250

Architect:

RKAA Architects
Attn: Rajesh Gore
2233 E Thomas Road
Phoenix, AZ 85016

Civil Engineer:

EPS Group
Attn: John Holman
1130 N Alma School Road #120
Mesa, AZ 85201

Zoning:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray/Madison Leake
1850 North Central Avenue, Suite 1700
Phoenix, AZ 85004

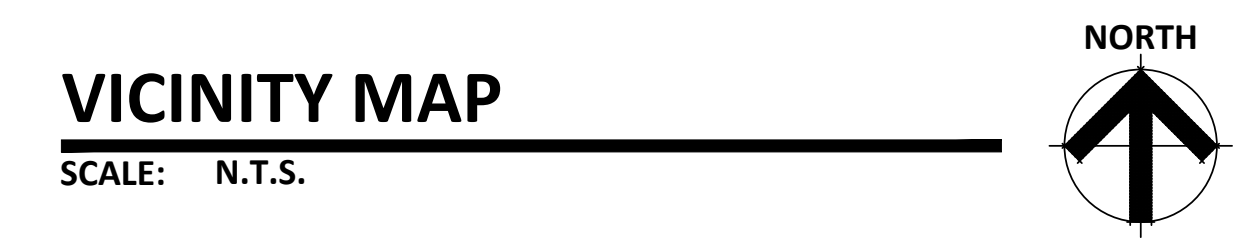
V. CONCLUSION

This request proposes a thoughtful plan that will facilitate much-needed commercial development. This proposal will allow for additional commercial services and employment opportunities on this challenging, infill, underutilized Site. We request your approval.

Diversified Partners

Exhibit 1

ARCHITECT:
RCAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rcaa.com



CHANDLER AND COOPER
300 N COOPER ROAD
CHANDLER ARIZONA 85225
DATE: 02-29-2024 (PRELIMINARY)

SP-2

RKAA# 23065.50



Exhibit 2

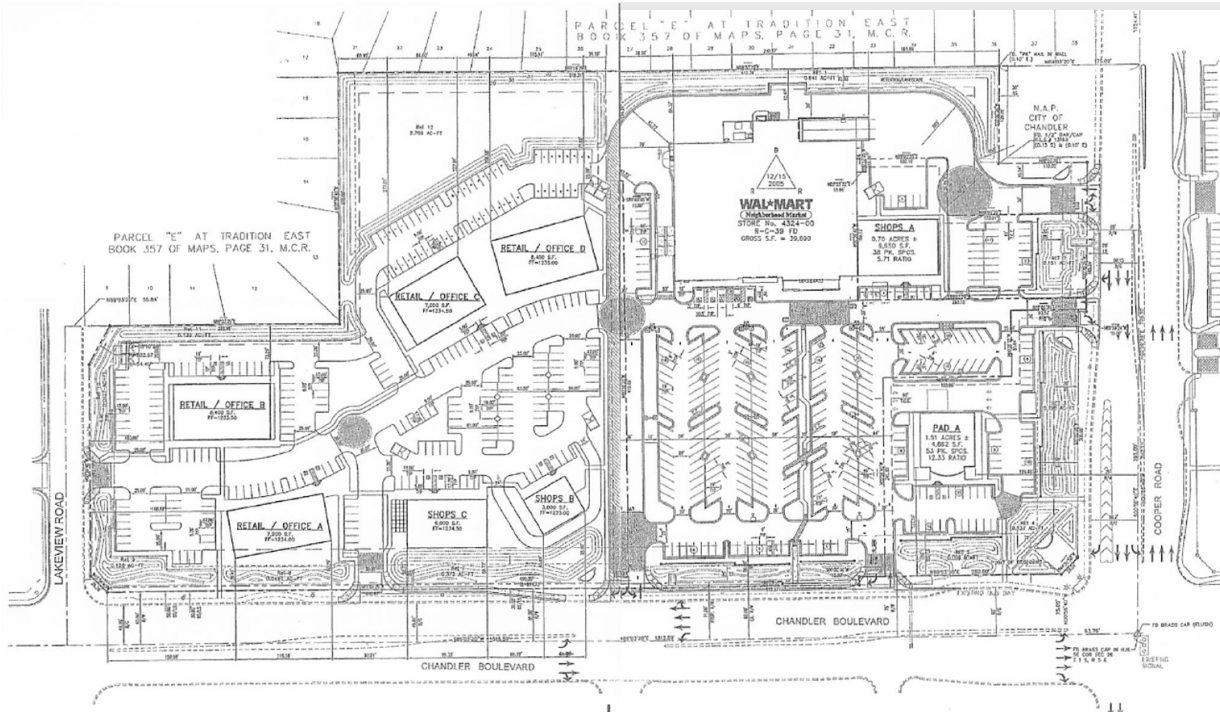
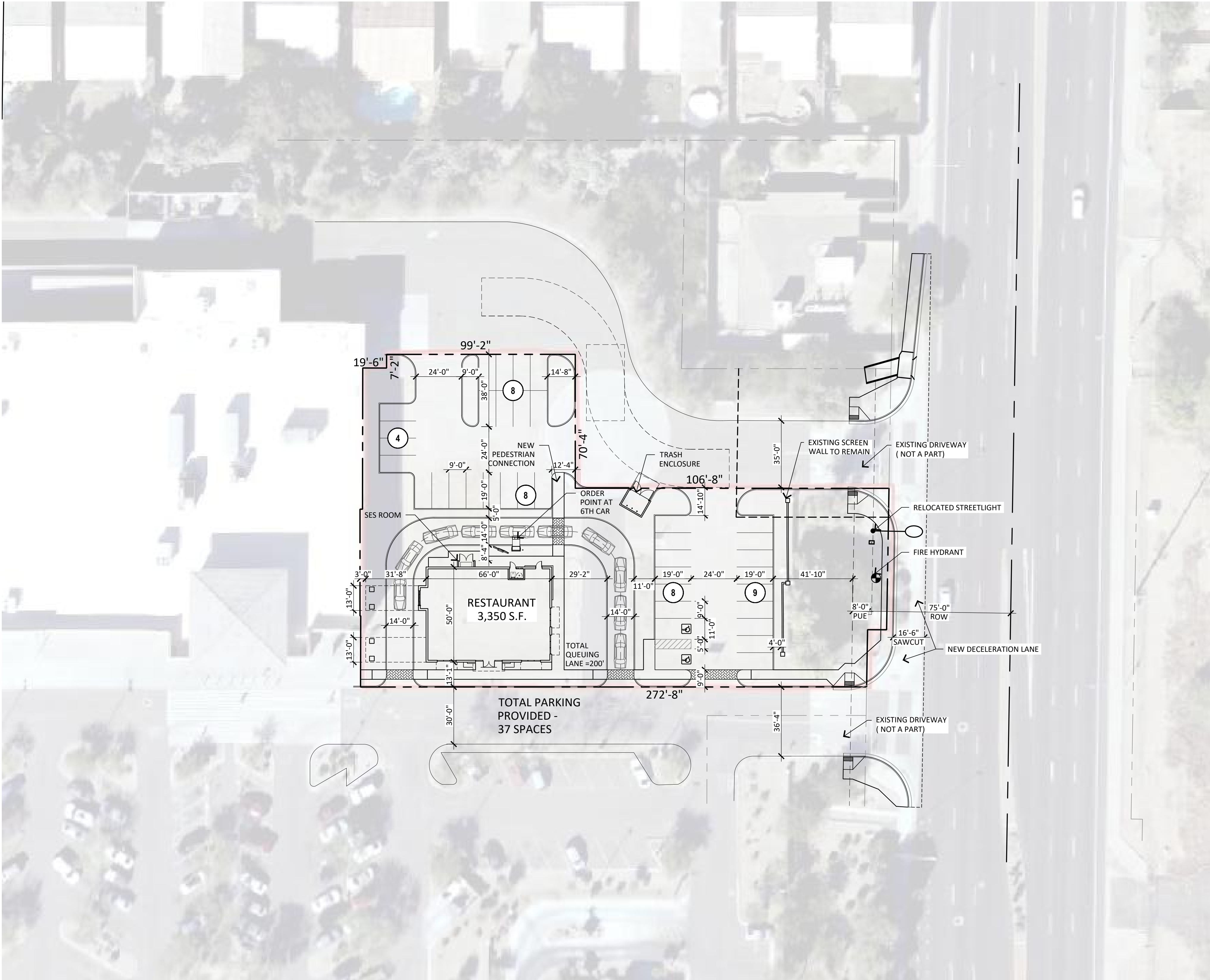
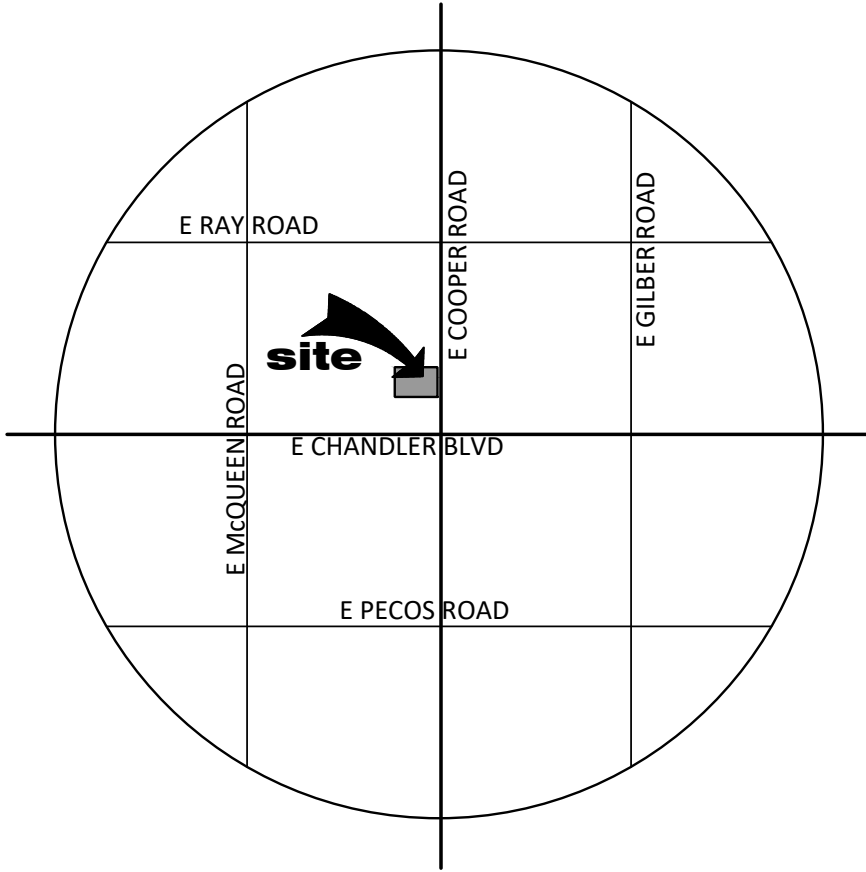
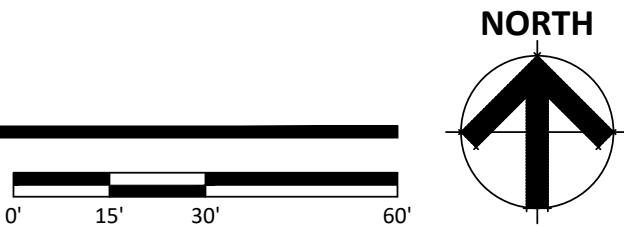


Exhibit 3



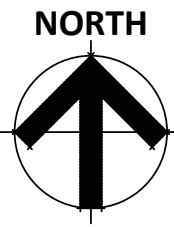
SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

CHANDLER AND COOPER

300 N COOPER ROAD
CHANDLER ARIZONA 85225
DATE: 07-26-2024 (PRELIMINARY)

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SP-1

RKAA# 23065.50



PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

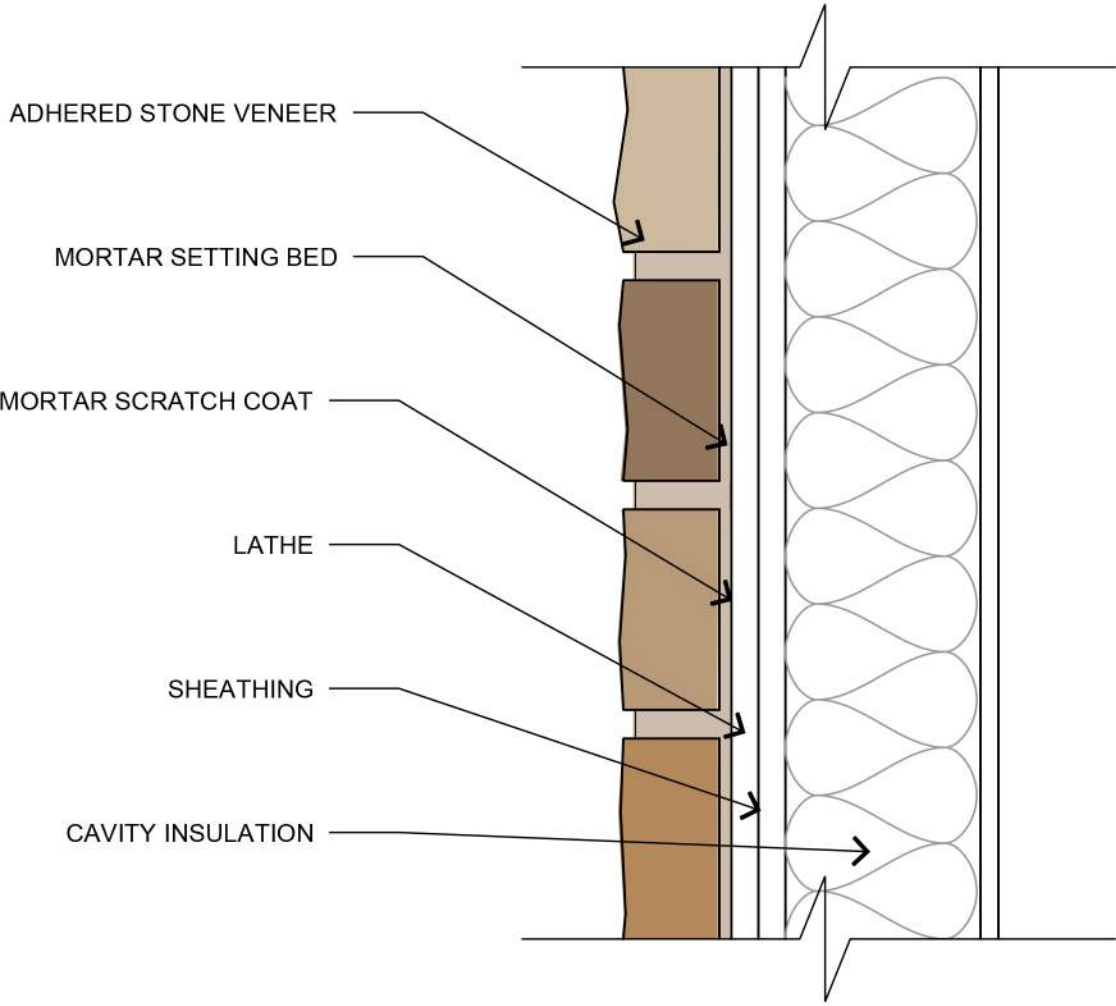
SITE DATA

PARCEL NUMBER:	302-84-944
EXISTING ZONING:	PAD
SITE AREA:	0.834 ACRES (36,320 S.F.)
PROPOSED USE:	RESTAURANT
BUILDING AREA:	3,350 S.F.
PARKING REQUIRED:	
RESTAURANT : SEATING: 1350 / 1 PER 50	27 SPACES
RESTAURANT : PREP - OTHER: 2000 / 1 PER 200	10 SPACES
TOTAL PARKING REQUIRED:	37 SPACES
TOTAL PARKING PROVIDED:	37 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES

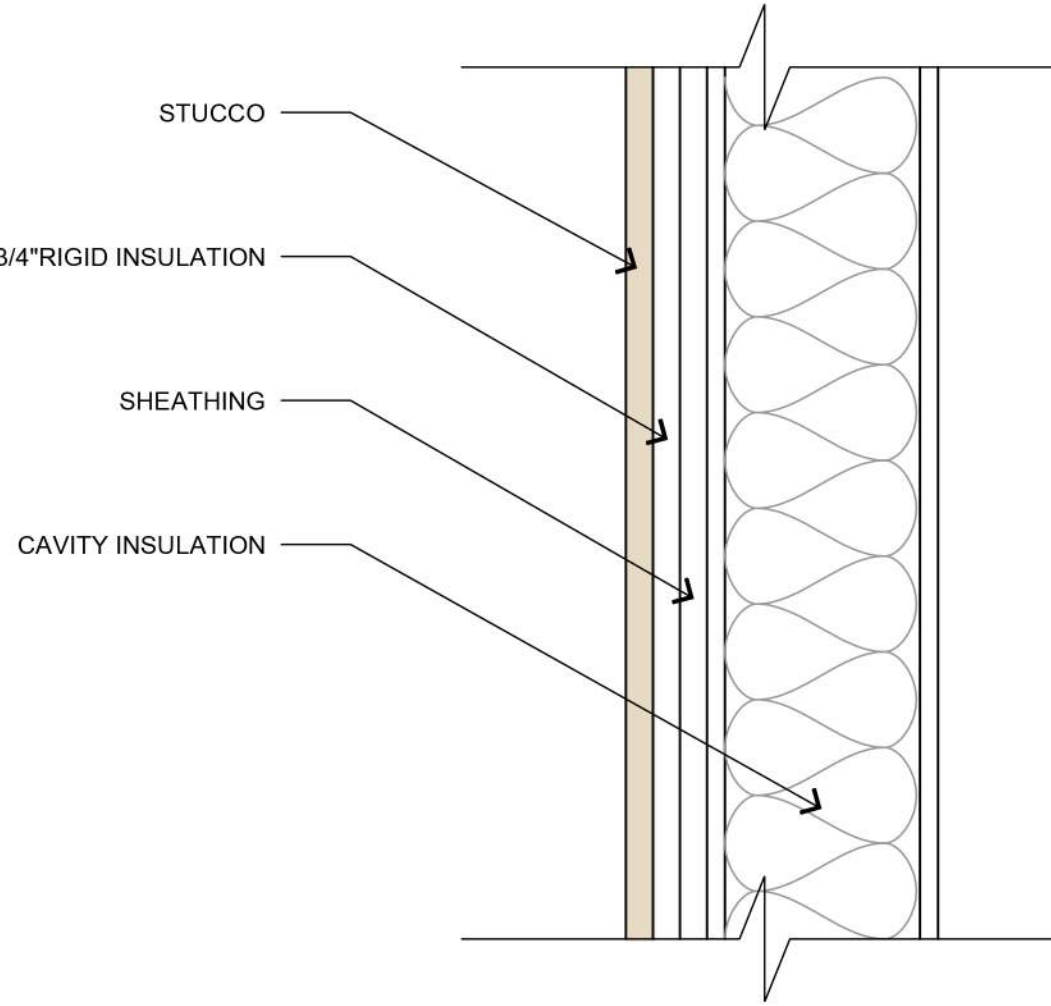
Exhibit 4

MATERIALS & COLORS

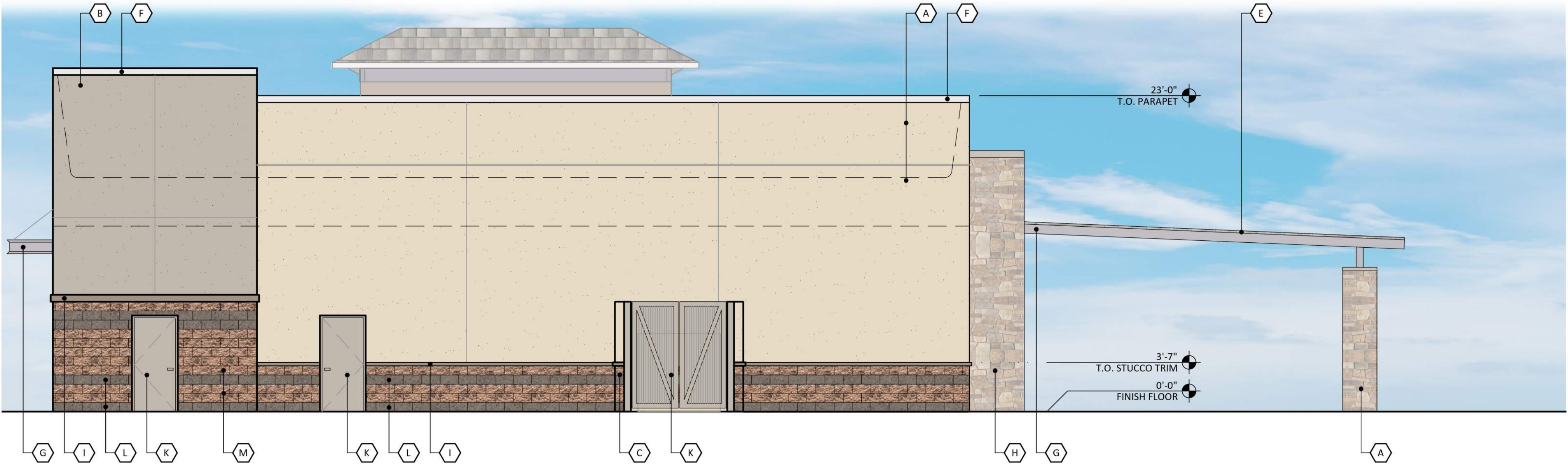
- A PAINTED STUCCO:**
MFG: GLIDDEN
COLOR: CAMEL TAN
- B PAINTED STUCCO:**
MFG: GLIDDEN
COLOR: SILVER CLAMSHELL
- C PAINTED STUCCO:**
MFG: GLIDDEN
COLOR: WRIGHT STONE TAN
- D PAINTED METAL CAP FLASHING:**
MFG: GLIDDEN
COLOR: WRIGHT STONE TAN
- E TILE ROOF:**
MFG: MONIER (OR EQUIVALENT)
COLOR: KOCONO
- F PAINTED METAL CAP FLASHING:**
MFG: GLIDDEN
COLOR: RAINDROP WHITE
- G PAINTED METAL AWNING:**
MFG: ICI (OR EQUIVALENT)
COLOR: RENDEZVOUS ICI 1599
- H 2" STONE VENEER:**
MFG: CULTURED STONE (OR EQUIVALENT)
COLOR: TEHAMA
- I PAINTED STUCCO BANDING:**
MFG: GLIDDEN
COLOR: WRIGHT STONE TAN
- J ALUMINUM STOREFRONT:**
MFG: KAWNEER
COLOR: DARK BRONZE
- K PAINTED HOLLOW METAL DOORS:**
MFG: GLIDDEN
COLOR: SILVER CLAMSHELL
- L 4" CMU VENEER:**
MFG: ECHELON MASONRY (OR EQUIVALENT)
TYPE: SPLIT FACE
COLOR: UMBER BROWN
- M 4" CMU VENEER:**
MFG: ECHELON MASONRY (OR EQUIVALENT)
TYPE: SPLIT FACE
COLOR: AUTUMN



EXTERIOR STONE VENEER SYSTEM



EXTERIOR STUCCO SYSTEM



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

CHANDLER AND COOPER
300 N COOPER ROAD
CHANDLER ARIZONA 85225
DATE: 07-26-2024 (PRELIMINARY)

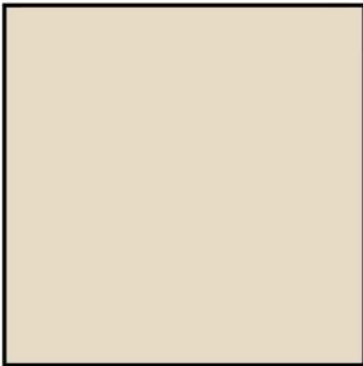
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EL-1

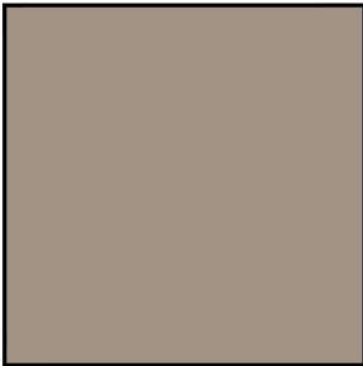
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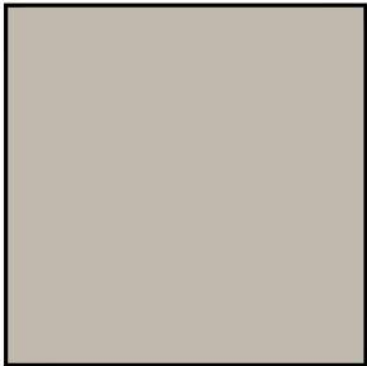
Exhibit 5



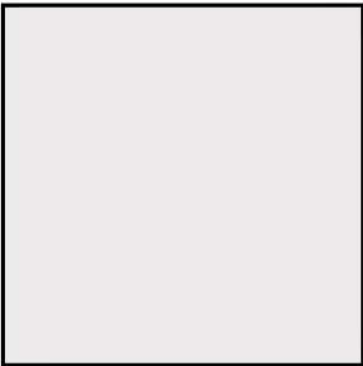
SMOOTH FINISH STUCCO
PAINTED
GLIDDEN
CAMEL TAN (PPG12-13)



SMOOTH FINISH STUCCO PAINTED
GLIDDEN
WRIGHT STONE TAN
(10YY 30/106)



SMOOTH FINISH STUCCO PAINTED
GLIDDEN
SILVER CLAMSHELL
(30YY 49/071)



SMOOTH FINISH STUCCO PAINTED
GLIDDEN
RAINDROP WHITE
(30GG 83/006)



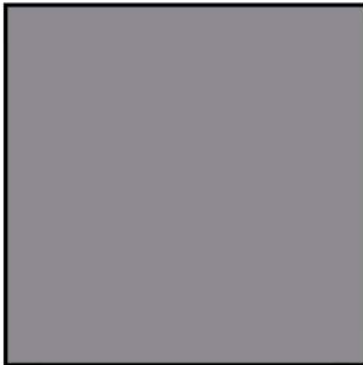
STONE VENEER
CULTURED STONE (OR EQUIVALENT)
TEHAMA



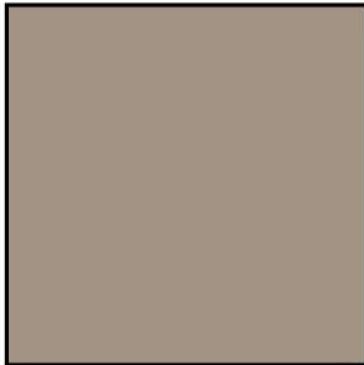
CMU VEENER
ECHELON MASONRY
SPLIT FACE
UMBER BROWN



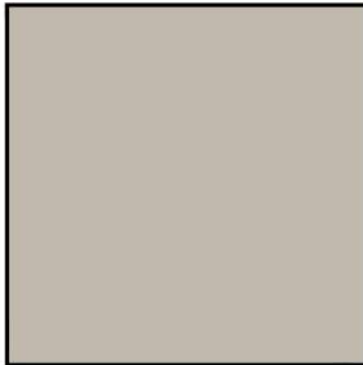
CMU VEENER
ECHELON MASONRY (OR EQUIVALENT)
SPLIT FACE
AUTUMN



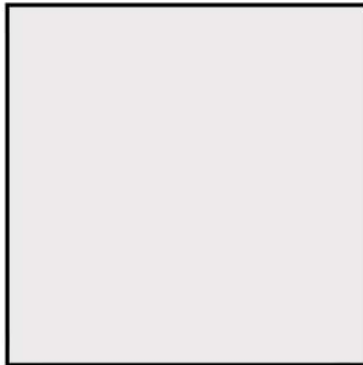
METAL AWNINGS PAINTED
ICI (OR EQUIVALENT)
RENDEZVOUS
(ICI 1599)



METAL PARAPET CAP PAINTED
GLIDDEN
WRIGHT STONE TAN
(10YY 30/106)



HOLLOW METAL DOORS PAINTED
GLIDDEN
SILVER CLAMSHELL
(30YY 49/071)



METAL PARAPET CAP PAINTED
GLIDDEN
RAINDROP WHITE
(30GG 83/006)



STOREFRONT/MULLIONS
KAWNEER
DARK BRONZE



TILE ROOF
MONIER (OR EQUIVALENT)
KOCONO

Exhibit 6

SYMBOL	SCIENTIFIC NAME					
TREES	COMMON NAME	HxW	CAL	SIZE	QTY	
	Parkinsonia x 'Desert Museum'	15'Hx9"W	4"	48" Box	3	
	Desert Museum Palo Verde	12'Hx7"W	2.5"	36" Box	9	
	Prosopis hybrid 'Phoenix'	8'Hx4"W	1.5"	24" Box S-Trunk	10	
	Thornless South American Mesquite					
	Existing Tree to Remain Protect in Place					5

SHRUBS/ACCENTS	COMMON NAME	SIZE	QTY	
	Calliandra californica	Baja Fairy Duster	5 Gal	6
	Ericameria laricifolia 'Aguirre'	Turpentine Bush	5 Gal	4
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	31
	Leucophyllum frutescens 'compactura'	Compact Texas Sage	5 Gal	8
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage	5 Gal	6
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal	6

GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Convolvulus cneorum	Bush Morning Glory	1 Gal	18
	Lantana camara 'New Gold'	New Gold Lantana	1 Gal	18
	Lantana montevidensis 'Purple'	Purple Trailing Lantana	1 Gal	12

MISC.	ITEM	SIZE	QTY
	"Table Mesa Brown" Decomposed Granite or Equal	5/8" Screened 2" Depth, Min.	9,072 SF
	Existing Landscape To Remain - Protect in Place		5,350 SF
	Decorative Textured Paving to Match Existing		265 SF

STREET RIGHT OF WAY:	REQUIRED	PROVIDED
COPPER RD (104 LF) 1 TREE PER 30 LF	4 TREES	5 EXISTING TREES
LANDSCAPE PERIMETER:	REQUIRED	PROVIDED
LANDSCAPE WEST PERIMETER (174 LF) 1 TREE PER 30 LF	6 TREES	6 TREES
PARKING AREAS:	REQUIRED	PROVIDED
PARKING ISLANDS 1 TREE PER ISLAND	11 TREES	11 TREES
INTERIOR LANDSCAPE AREAS (8,950 S.F.):	REQUIRED	PROVIDED
1 TREE PER 1,000 S.F.	9 TREES	9 TREES

TOTAL SITE AREA:	36,330 S.F. (0.83 AC)
EXISTING LANDSCAPE AREA:	5,344 S.F.

PROPOSED ONSITE LANDSCAPE AREA:	8,950 SF
SITE LANDSCAPE COVERAGE:	39%

TOTAL LANDSCAPE AREA: 14,294 S.F.

1	ENTRY DRIVEWAY	6	EXISTING LANDSCAPE TO REMAIN - PROTECT IN PLACE
2	SIDEWALK	7	EXISTING SCREEN WALL TO REMAIN - PROTECT IN PLACE
3	DECORATIVE TEXTURED PAVING	8	EXISTING FIRE HYDRANT TO REMAIN - PROTECT IN PLACE
4	TRASH ENCLOSURE	9	EXISTING MONUMENT - PROTECT IN PLACE
5	EXISTING RETENTION BASIN TO REMAIN - PROTECT IN PLACE	10	EXISTING UTILITY - PROTECT IN PLACE

A plat map of a 160-acre site. The site is a large rectangle defined by four roads: E. Ray Rd. to the north, S. Chandler Blvd. to the south, S. McQueen Rd. to the west, and S. Cooper Rd. to the east. The text "T.1 S., R.5 E. SEC. 26" is centered within the rectangle. In the bottom right corner, a small rectangular area on the east boundary is labeled "SITE" with an arrow pointing to it. In the top right corner, there is a north arrow pointing upwards and the text "N.T.S." (Not To Scale).

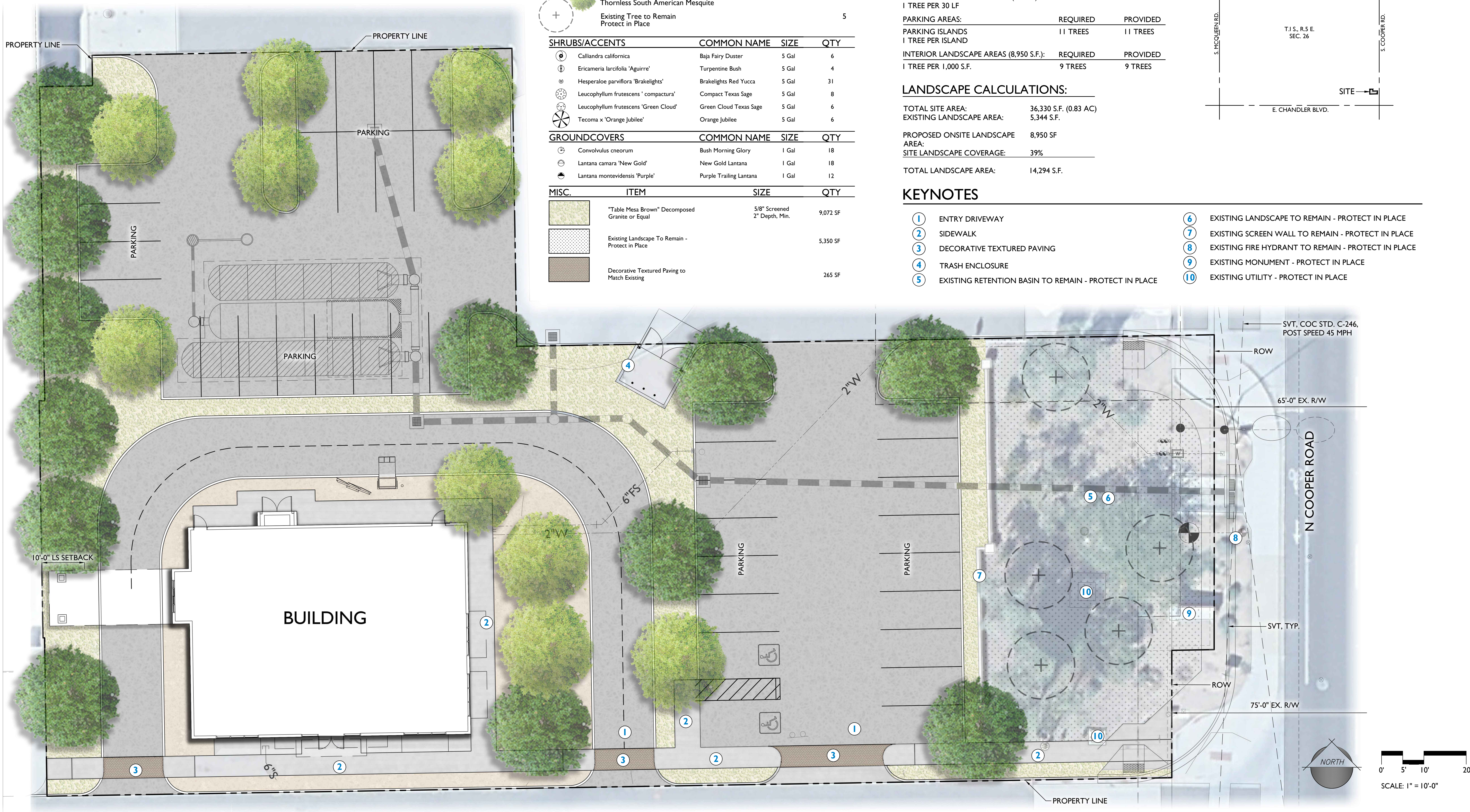


Exhibit 7

A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST
MARICOPA COUNTY, ARIZONA

A PORTION OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST
MARICOPA COUNTY, ARIZONA

of 1