

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE HELD THURSDAY, DECEMBER 15, 2016 AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:16 pm.

ROLL CALL

Present: Chairman Pranzo, Vice-Chairman Putrick and Commissioner Bell.

PLEDGE OF ALLEGIANCE

Chairman Pranzo led the Pledge of Allegiance

DISCUSSION/APPROVAL/DISAPPROVAL of meeting minutes of the regular meetings conducted on September 15, 2016 and October 20, 2016.

On motion of Commissioner Bell, seconded by Vice-Chairman Putrick, and carried to approve the minutes of the regular meetings conducted on September 15, 2016 and October 20, 2016.

NEW BUSINESS

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 52 (PZ-16-63) submitted by Pulte Group, Inc.

Will Randolph, Town Planner, stated Pulte Group, Inc. is well known for its AMR master planned community located within the Town of Florence, and Pulte Group, Inc. wanted to bring the subject area through the platting and engineering process in order to have more available lots ready for new homes within the Sun City area of the AMR community.

There are 125 single-family residential lots proposed for this 55 acre subdivision that will be strategically surrounded by open space. More specifically, this particular unit was circled by the Poston Butte Gold Course, creating an opportunity for a more private subdivision with prime view lots. Unit 52 has one main point of public ingress/egress into the subdivision, but a secondary emergency access roadway that connects to Bushwood Court ensuring minimal access requirements will be met while concurrently maintaining the intimacy of this subdivision.

Neighborhood streets in this unit were designed and constructed with a 40 foot wide right-of-way (ROW), which was consistent with the AMR PUD zoning. Though the 40 foot ROW will be utilized for this subdivision, the improvement plans for this unit will reflect modifications to the local street sidewalk standard to ensure ADA compliance. AMR 52 will be connected to surrounding subdivision 56A to the north and will use Balboa Drive which serves as a neighborhood street to the site.

The minimum lot area proposed for this subdivision was 6,095 square feet and the maximum lot area proposed was 23,151 square feet. The average lot size planned for this subdivision was 8,152 square feet. The resultant density for this particular unit will be very low at 2.05 dwelling units per acre. The low density factored in the abundant open space surrounding this particular unit. The AMR zoning permitted an overall single-family residential density of 3.5 dwelling units per acre for AMR.

Town of Florence Public Works and Fire Department staff reviewed the proposed subdivision and supported this unit advancing to the Final Plat process. Final comments from these departments will be addressed on the civil plans for this unit.

STAFF FINDING:

- The proposed preliminary plat was in conformance with the AMR PUD and Town Code requirements.
- Two points of vehicular access were proposed.
- AMR Unit 52 meet the density and open space requirements of the AMR PUD.

STAFF RECOMMENDATION:

Staff recommended that the Planning and Zoning Commission approve this Preliminary Plat, subject to the following conditions of approval.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

On motion of Vice-Chairman Putrick, seconded by Chairman Pranzo, and carried to approve the Anthem at Merrill Ranch, Unit 52 (PZ-16-63) Preliminary Plat application submitted by Pulte Group, Inc.

Vice-Chairman Putrick had a question regarding the secondary emergency access and its location. Commissioner Bell had a question if the emergency access would be an all-weather maintained road. Staff answered by stating the location of the secondary emergency access on the provided presentation and the access would be an all-weather maintained road which will provide access into AMR Unit 50.

Chairman Pranzo had a question for Randy Christman representing Pulte Group, which he answered sufficiently. Mr. Pranzo asked if Randy had reviewed the staff recommendations with the staff report. Randy Christman, representing Pulte Group, Inc. stated he was in agreement with the conditions proposed by staff.

PRESENTATION/APPROVAL/DISAPPROVAL of a Preliminary Plat application for Anthem at Merrill Ranch Unit 56A (PZ-16-61) submitted by Pulte Group, Inc.

Will Randolph, Town Planner stated Pulte Group, Inc. is well known for its AMR master planned community located within the Town of Florence, and Pulte Group, Inc. wanted bring the subject area through the platting and engineering process in order to have more available lots ready for new homes within the Sun City area of the AMR community. There are 49 single-family residential lots proposed for this 23 acre subdivision that abuts the Poston Butte Golf Course to the south.

Neighborhood streets in this unit were designed and constructed with a 40 foot wide right-of-way (ROW), which is consistent with the AMR PUD zoning. Though the 40 foot ROW will be utilized for this subdivision, the improvement plans for this unit reflected modifications to the local street sidewalk standard to ensure ADA compliance. Unit 56A has multiple points of access and connectivity. Unit 56A will be connected to Unit 50 to the south using Presido Drive, and from Huntington Drive and Balboa Drive from the proposed Unit 56B to the north. Access from the south is via Balboa Drive, which connects this unit to Unit 52.

The minimum lot area proposed for this subdivision was 6,095 square feet and the maximum lot area proposed was 8,775 square feet. The average lot size planned for this subdivision was 7,231 square feet. The resultant density for this particular unit will be a very low 2.08 dwelling units per acre. The low density factored in the abundant open space adjacent to this particular unit. The AMR zoning permitted an overall single-family residential density of 3.5 dwelling units per acre for AMR.

Town of Florence Public Works and Fire Department staff reviewed the proposed subdivision and supported the unit advancing to the Final Plat process. Final comments from these departments will be addressed on the civil plans for this unit.

STAFF FINDING:

- The proposed preliminary plat was in conformance with the AMR PUD and Town Code requirements.
- Two points of vehicular access were proposed.
- AMR Unit 56A meet the density and open space requirements of the AMR PUD.

STAFF RECOMMENDATION:

Staff recommended that the Planning and Zoning Commission approve this Preliminary Plat, subject to the following conditions of approval.

Development of subdivision should comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.

1. Development of subdivision shall comply with all applicable Town codes, including all applicable planning, building, and fire and engineering requirements.
2. Developer/Property owner is responsible for all applicable street dedications and improvements at the time the subdivision is developed, except as otherwise approved by the Town of Florence.
3. The Fire and Public Works departments retain the right to address additional development details for this subdivision, such as, but not limited to, easements, dedications, storm water and drainage improvements, ADA compliance, and fire hydrant placements during the reviews of the civil plans and Final Plats for the subject unit.
4. Any additional conditions deemed necessary by the Planning and Zoning Commission.

On motion of Chairman Pranzo, seconded by Commissioner Bell, and carried to approve the Anthem at Merrill Ranch, Unit 56A (PZ-16-61) Preliminary Plat application submitted by Pulte Group, Inc.

Chairman Pranzo had a question for Randy Christman representing Pulte Group, which he answered sufficiently. Mr. Pranzo asked if Randy had reviewed the staff recommendations with the staff report. Randy Christman, representing Pulte Group, stated he was in agreement with the conditions proposed by staff.

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application from Pulte Homes for a Dog Park to be located within the Community Park in Anthem at Merrill Ranch (AMR).

Will Randolph, Town Planner gave a presentation for a proposed AMR 98,000 square foot (2.2 acre) Dog Park to be located within the 62 acre Anthem Community Park, which serves as a central gathering place for the entire AMR community. This large park area already includes many amenities and is in close proximity to the major recreational facilities for AMR and the AMR Elementary School. The dog park will have an area for larger dogs and an area for smaller dogs. A third area will allow the fields to be alternated for maintenance purposes. The AMR Community Home Owners Association will own and operate the dog park.

The Dog Park has been thoughtfully and professionally designed to complement the community aesthetic. Hardscape features, canvas shade sails, benches, walls, fencing, fountains, LED lighting, regulatory signage and landscaping were all consistent with the expectations set for this community. Attractive entry monumentation was provided to show a clear direction into the Dog Park from the existing Community Park parking lot to the north. Pedestrians can access the overall Community Park a variety of ways and two convenient points of access lead directly to the Dog Park area.

Grading and retention was done in accordance with Town codes and the subject site will have primary retention basins in the southwest areas of the site. Existing retention basins currently exist between the site and the existing school to the south, and west of the proposed site. Surface retention basins will include attractive landscaping to aid in the appeal of the property to the automobile and pedestrian users along Anthem Way and from the school to the south.

FINDINGS

- The proposed Dog Park was in compliance with the Anthem at Merrill Ranch PUD Design Guidelines.
- The proposed Dog Park meet all applicable Town codes.
- The proposed Dog Park landscaping and hardscaping fitted with the context of the Anthem at Merrill Ranch community.

PUBLIC PARTICIPATION:

Under Arizona Revised Statutes, Title 9, Section-462.04. and per the Town of Florence Development Code, a public hearing is not required for a Design Review application.

STAFF RECOMMENDATION:

Staff found the request was in compliance with the AMR PUD and was in conformance with the character established for the area. Therefore, staff hereby recommended approval of the Design Review application for Anthem at Merrill Ranch Dog Park (PZ-16-69), subject to the following conditions:

1. Design Review approval shall expire in one year from this approval (December 15, 2016) if a building permit is not issued for the subject construction within said period.
2. Project shall comply with all applicable AMR PUD requirements, including all applicable building, fire and engineering codes.
3. Any exterior lighting on the property and on the buildings shall be in compliance with applicable light control restrictions.
4. All utility boxes, back-flow preventers and similar equipment shall be painted to match the surrounding buildings.
5. Project to comply with applicable ADA requirements, which may include the necessity of designating convenient ADA compliant parking spaces in proximity to the Dog Park.
6. Compliance with this Design Review approval shall be required prior to issuance of Final Certificate of Occupancy.
7. Any additional conditions deemed necessary by the Planning and Zoning Commission.

On motion of Commissioner Bell, seconded by Vice-Chairman Putrick, and carried to approve the Anthem at Merrill Ranch Community Dog Park Design Review application

Chairman Pranzo had questions to staff regarding parking and access to the site. Staff answered parking would be on the north side of the site between the dog park and the existing amphitheater.

Commissioner Bell had a question regarding the construction timeline. Randy Christman with Pulte Group answered construction would proceed during the beginning of 2017.

Commissioners had various questions regarding signage and who could use the site. Randy Christman with Pulte homes stated there would be signage at the appropriate locations. The dog park would be open to AMR residents only and the AMR HOA would establish the rules and use of the park.

PRESENTATION/APPROVAL/DISAPPROVAL of a Design Review application by Pulte Homes for two new home plans and modifications to eight existing home plans proposed within the Sun City area of the Anthem at Merrill Ranch Community.

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Will Randolph, Town Planner stated Pulte Homes submitted a new product book for the Commission's review in conjunction with their proposed re-grand opening of the model home complex at the Sun City portion of the Anthem at Merrill Ranch community. Two entirely new and eight updated plans have been designed as a result of extensive consumer research.

The new plans for Sun City showcased the latest floor plan designs and demonstrated energy efficient and technological features. New elevations were introduced into the community that complement existing homes, while also bringing exciting changes to housing product offered for the community. Pulte Homes was excited to introduce new optional exterior fireplaces and optional windows at the kitchen on their updated plans. The overall intent of adding and updating their housing product was to react to changing consumer preferences and advancements in design and construction.

The two new housing plans and eight existing updated housing plans presented in the Design Review book are consistent with the past offerings in this community. Pulte Homes will continue to implement these basic guidelines to the extent applicable for each plan:

- Multiple elevation themes are utilized for each housing plan to enhance the diversity of the elevations offered.
- The same plan elevation will not be allowed to be built next to or across the street from each other.
- No side elevations that have less than two windows will be allowed to face the street on a corner lot.
- Window pop out details will be built on all four sides of all homes.
- Contrasting paint colors on all window pop out details on all front, side and rear elevations.
- Four sided paint colors will be used per the already approved color palette schedule from the existing series.
- Window mullion patterns that varie per elevation style on all front elevations.
- Standard covered rear patios will be built on all homes. Patio columns will be stucco clad.
- Standard garage coach light over the address plate and standard coach light/s at the entry to match existing series.
- Stucco recesses, color blocking, and multiple roof tiles where appropriate.

The Design Review book also addressed the front yard landscaping offered by Pulte Homes. The landscape plans for each home features a relatively arid desert palette coordinated for compatibility with the approved plant palette for Anthem at Merrill Ranch. Materials, designs and plant selections have been designed for compatibility with the architectural theme established for Anthem at Merrill Ranch.

A Home Owners' Association (HOA) has been established for the maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the Right-of-Way.

PUBLIC PARTICIPATION:

Under Arizona Revised Statutes, Title 9, Section-462.04 and per the Town of Florence Development Code, a public hearing is not required for the Design Review process.

STAFF RECOMMENDATION:

Staff found the application was in compliance of applicable Town codes and in keeping with the character established for this area. Therefore, staff hereby recommended approval of the Design Review application for PZ-16-70, subject to the following conditions:

1. Construction of the projects shall conform to the exhibits presented on December 15, 2016, as may be amended by the conditions of approval.
2. Project to comply with all applicable Town Codes, including all applicable planning, building, fire and engineering requirements.
3. Any additional conditions deemed necessary by the Planning and Zoning Commission.

On motion of Vice-Chairman Putrick, seconded by Chairman Pranzo, and carried to approve the Pulte Home Plans for Anthem at Merrill Ranch Design Review application.

Chairman Pranzo said he is in agreement with the architecture of the new and existing home plans, which are consistent rest of the Anthem community. Mr. Pranzo asked if Randy had reviewed the staff recommendations with the staff report. Randy Christman, representing Pulte Group, stated he was in agreement with the conditions proposed by staff.

CALL TO THE PUBLIC/COMMISSION RESPONSE

Call to the Public for public comment on issues within the jurisdiction of the Planning and Zoning Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

No public comment.

STAFF REPORT

A. Community Development Department Update

Mark Eckhoff, Community Development Director, gave a verbal report explaining current projects and events within the Community Development Department.

CALL TO THE COMMISSION- CURRENT EVENTS ONLY

No Commissioner Comments.

ADJOURNMENT

On motion of Vice-Chairman Putrick, seconded by Commissioner Bell, and carried to adjourn the meeting at 6:44 pm.

X 

Gary Pranzo



Date