

Differences – The Villas at Cheney Estates (Town Triangle)

The Town allows for cluster plan developments per Article IX of the Zoning Ordinance. The primary standards for a cluster plan is they have a gross density of at least one home per acre, a minimum lot size of at least 20,000 square feet, are limited to one-story homes, are allowed to have common areas, and typically follow the applicable standards of an R-35 or R-43 property on setbacks and maximum height.

The revised application has essentially the same development. It has 8 single-family residential lots in the same layout as previously submitted. The private road and common space tract remains the same. The proposed two private roadway gates and entry cul-de-sac remain the same. The main differences include the following:

- An additional 5.2 acres from the Camelback Golf Club golf course will be sold to this development for its preserved open space. The golf course has a long-term easement for its use that will remain in place. As such, the use and physical components of the golf course in this area will remain unchanged. As with the Merrill Cantatierra cluster plan located along the Indian Bend wash at Mockingbird Lane and as required by Section 908 of the cluster plan provisions, all of the subject site must be rezoned to cluster plan. The added land allows the gross density of the proposed development to comply with the minimum one home per acre.
- The lot sizes for each of the 8 lots have increased by a total of 18,906 square feet divided among each of the lots. The previous lots varied from 12,013 square feet to 35,221 square feet. The revised lots vary from 12,794 square feet to 39,362 square feet. Proposed Lots 1, 6, and 8 are the only lots with lot sizes greater than 20,000 sf and similar in size to other cluster plan lots. Proposed Lots 3, 4, and 5 are larger than 16,000 sf similar to the SUP for R-18 Cluster Plan zoning in Cheney Estates.
- The setbacks remain the same, following the R-10 district. Some of the standards are more generous than the R-10 district and some are less generous than the R-10 district. All of the setbacks proposed are less than the typical R-43 or R-35 setbacks. The revised application adds a reduced setback for side-loaded garages and clarifies how to measure height since the lowest natural grade sits approximately 6 feet underneath the present grade of the property.

Below provides a comparison of the setbacks and heights proposed to the cluster plan districts, R-43/R-35 districts, and the R-10 district.

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Table 1 Primary Building Area

District	Min Lot Size (sf)	Min Lot Width (ft)	Min Front Setback (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Min Side/Rear Frontage (ft)	Max Floor Area Ratio (%)	Min Floor Area (sf)	Max No. Stories	Max Height (ft)
Proposed	12,000	100	20 or 10 with side-loaded garage	7	25	20	50	None specified	1	24
R-43 CP	20,000	120	40	20	40	40	25	2,000	1	24
R-35 CP	20,000	100	40	20	40	40	25	1,800	2	24
R-18 CP SUP	16,000	115	35	10	35	35	None	2,000 and max of 5,000	1	22
R-43	43,560	165	40	20	40	40	25	2,000	2	24
R-35	35,000	150	40	20	40	40	25	1,800	2	24
R-10	10,000	100	20	7	25	20	None	1,500	1	24

Table 2 Accessory Structures

DISTRICT	Min Front Setback (ft)	Min Side Setback (ft)	Min Rear Setback (ft)	Min Side/Rear Frontage (ft)	Max No. Stories	Max Height (ft)	Pool (ft)
Proposed	Assume same as primary	7	10	10	1	Not given	Same as accessory
R-43 CP	60	20	20	40	1	16	40 ft yd 20 other
R-35 CP	60	10	10	40	1	15	40 ft yd 20 other
R-18 CP SUP	35	10	35	35	1	15	40 ft yd 20 other
R-43	60	20	20	40	1	16	40 ft yd 20 other
R-35	60	10	10	40	1	15	40 ft yd 20 other
R-10	20	7	7	20	1	15	7 to any property line

- The proposed modeling of the R-10 standards is more generous on the following points:

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- o There is a minimum 12,000 sf lot size instead of 10,000 sf size.
 - o There is a 50% floor area ratio instead of no requirement.
 - o There is an increased setback for accessory structures/pools from 7' to 10' in most instances.
- The proposed modeling of the R-10 standards is less generous on the following points:
 - o Lots with a side or rear frontage in the R-10 district requires a 20' setback for accessory structures, whereas the request proposes a 10' setback in this instance. Lots 1, 6, 7, and 8 have a side or rear adjoining right-of-way.
 - o There is a request for a 10' front yard setback on side-loaded garages with a condition that an equal amount of square footage behind the 20' front setback shall not be enclosed. No such provisions presently exist in any Town residential zoning district.
 - o There is a request to measure the 24' height from the regulatory flood elevation which will likely be 6' to 9' higher than natural grade. Height is typically measured from the lowest point of natural grade underneath the home.