



MEMORANDUM Transportation & Development – CC Memo No. 13-070

DATE: JULY 11, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR13-0006 SWC NORMAN WAY & PECOS ROAD
Introduction and Tentative Adoption of Ordinance No.4468

- Request: Rezoning from AG-1/PAD (Agricultural District with a Planned Area Development Overlay) for a solar PV system to PAD (single-family residential) for the development of one single-family residence with Preliminary Development Plan (PDP) for site layout and building design
- Location: Southwest corner of Pecos Road and Norman Way, west of Gilbert Road
- Applicant: Jim Crudele
- Project Info: Approximately 0.55 acre parcel (23,958 sq. ft.), one single-story home at 3,633 livable sq. ft.

RECOMMENDATION

Upon finding the Rezoning with Preliminary Development Plan (PDP) request to be consistent with the General Plan and Chandler Airpark Area Plan, Planning Commission and Planning Staff recommend approval.

GENERAL PLAN CONFORMANCE

The General Plan identifies the property being located in the Airpark Area Plan, which identifies the property as Public/Semi-Public Facilities and Medium Density Residential. It is important to note that the land use designations in the Airpark Area Plan do not follow property lines, and therefore, at first glance it may appear that the subject property is designated as Regional

Commercial. However, when the Rancho del Ray subdivision was zoned in 2001, it effectively moved the Regional Commercial land use area further east to where the Chandler 202 Auto Park is currently located.

BACKGROUND

The subject parcel is located just off of the southwest intersection corner of Pecos Road and Norman Way. The property wraps around a small 0.04 acre parcel owned by Qwest Corporation (now CenturyLink) for a telephone switching facility at the corner. The surrounding properties include Chandler-Gilbert Community College north of Pecos Road, Honda of Chandler to the east across Norman Way, and to the south and west is the residential townhouse component of the larger Rancho del Ray residential development. The property abuts perimeter block walls as part of Rancho del Ray. Beyond the western block wall is approximately a 10 foot wide landscape area and an adjacent 3-unit townhouse building. Adjacent to the southern wall is a landscape area, private street, and a 4-unit townhouse building approximately 30 feet away.

The property's underlying zoning is AG-1 (Agricultural District) which allows one single-family home per 43,000 sq. ft. In 2011, Council approved a request to rezone the subject site from AG-1 to AG-1/PAD (Planned Area Development overlay) to allow the installation of a 150 KW solar photovoltaic (PV) system. This project never commenced and the property was sold to the current owner proposing to build a single-family residence.

The request is to construct one, single-story residential home on approximately 0.55 acres (23,958 sq. ft.). The home is approximately 3,633 livable square feet including 4 bedrooms, 3 bathrooms, an integral rear yard covered patio area, and a 2-car side entry garage with a 1-car forward facing garage. The home is facing and accessed off of Norman Way. The minimum building setbacks include a front yard of 20 feet, rear yard of 20 feet, interior side yard of 10 feet, and corner street side yard of 10 feet. The home is sited to provide larger yards on all sides of the home. The parcel's maximum lot coverage is 40%. The home's height is approximately 22 ½ feet from grade.

The architectural style of the home incorporates sand finished stucco, a gable roof, an entry tower, stone veneer accent, shutters, trim around windows, wrought iron accent detail, tile roof, decorative wood rafter tails, recessed windows, and decorative garage doors. The home has varied rooflines and four-sided architecture.

This parcel is not a part of the Rancho del Ray subdivision and therefore not a part of that HOA. This was an exception piece not included with that community. There is no vehicular access from this property south into the subdivision's private street.

Additional perimeter block walls will be added along Pecos Road and Norman Way in accordance with City standards. The wall design shall be compatible with the adjacent Rancho del Ray perimeter walls. City sidewalks and off-site improvements are already completed along both street frontages. However, with the addition of a perimeter block wall along Pecos Road, there will be approximately 15 feet of City right-of-way to be landscaped. Rezoning Condition No. 5 addresses landscape improvements required by the developer.

DISCUSSION

Planning Commission and Planning Staff find the proposed development of one, single-story residence on the ½-acre property appropriate and compatible with surrounding uses. The property is surrounded by two streets, medium-density townhouses with two-story units, a telephone switching facility, an auto dealership parking lot, and a community college. The home is positioned on the southern end of the parcel with access limited to Norman Way. The home is setback from Norman Way 35 feet and 83 feet from Pecos Road. The minimum building setbacks are typical for a traditional subdivision lot size and allow for the main residence to expand and/or allow for detached buildings/structures as permitted by Zoning Code.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the zoning amendment request in accordance with the Airport Conflicts Evaluation Process on June 12, 2013. The airport's Economic Development Specialist/Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed uses do not constitute a conflict with existing or planned airport uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 5, 2013. No one attended other than the applicant, Planning Staff, and Airport Staff.
- As of the date of this memo, Planning Staff is not aware of any opposition to this proposal. Planning Staff did receive one voice message from a nearby property owner who is on the Rancho del Ray HOA Board. He wanted information on the project to present to the HOA. The HOA conveyed they support the request. No other calls were received.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommend approval of the Rezoning request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant in case DVR13-0006 SWC NORMAN WAY & PECOS ROAD, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. 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.
6. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
7. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
8. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Airpark Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant in case DVR13-0006 SWC NORMAN WAY & PECOS ROAD, except as modified by condition herein.
2. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. The perimeter wall design shall be compatible with the adjacent Rancho del Ray perimeter walls.

PROPOSED MOTIONS

Rezoning

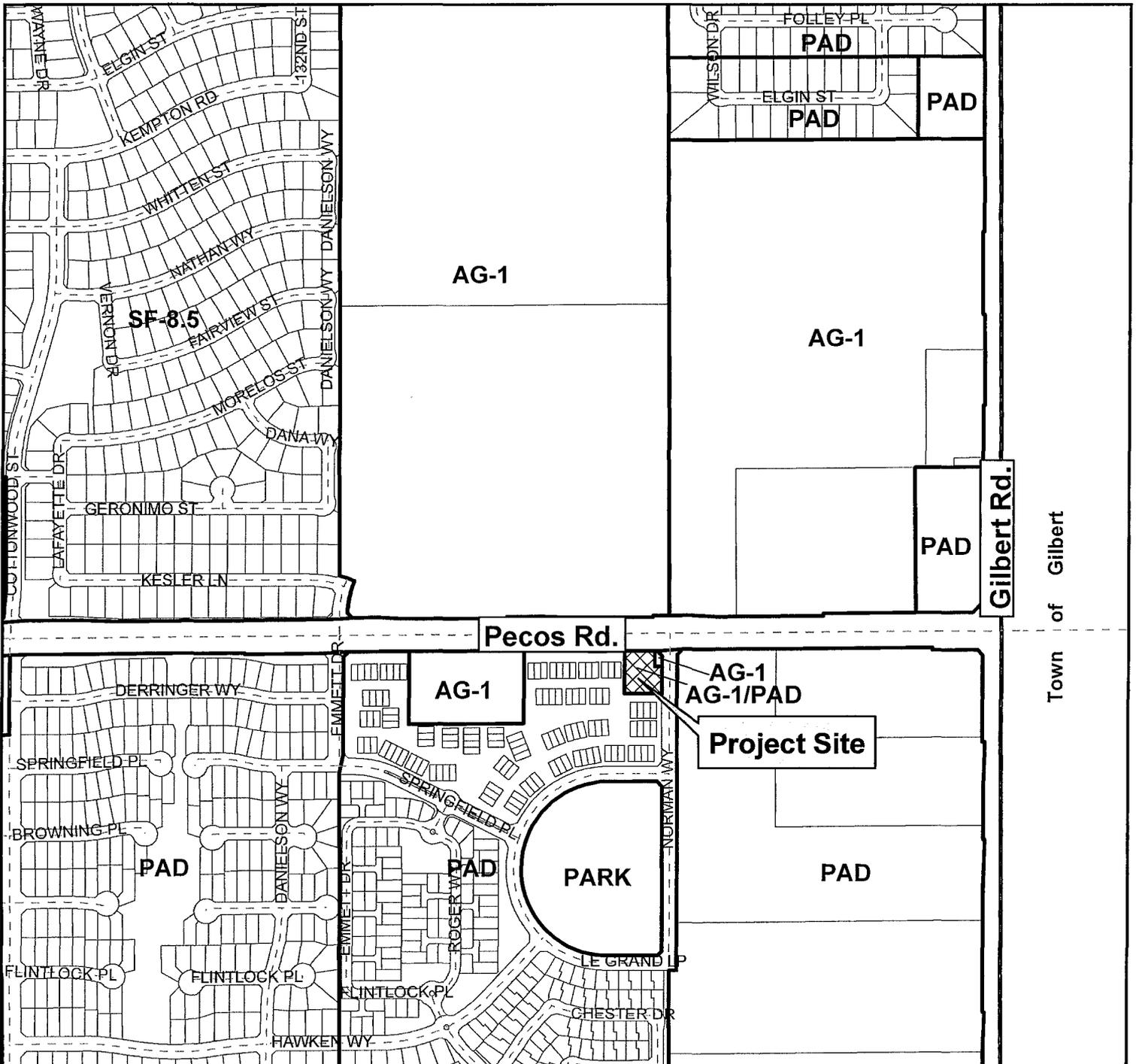
Move to introduce and tentatively adopt Ordinance No. 4468 approving Rezoning request DVR13-0006 SWC NORMAN WAY & PECOS ROAD from AG-1/PAD to PAD, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan:

Move to approve Preliminary Development Plan request DVR13-0006 SWC NORMAN WAY & PECOS ROAD for a single-family residence, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

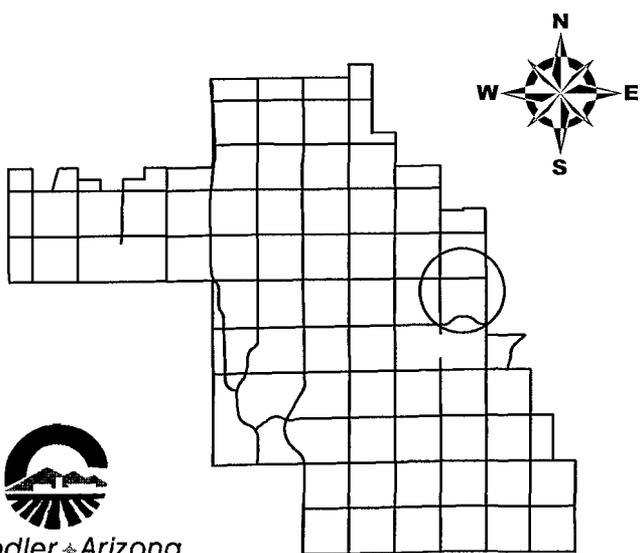
1. Vicinity Maps
2. Applicant Narrative
3. Plot Plan/Site Layout, Exhibit A
4. Floor Plan, Exhibit B
5. Building Elevations, Exhibit C
6. Building Materials/Paint Colors, Exhibit D
7. Airport Conflicts Evaluation
8. Ordinance No. 4468



Gilbert Rd.

Town of Gilbert

Vicinity Map



DVR13-0006

SWC Norman Way and Pecos Road

**NARRATIVE STATEMENT
DVR13-0006**

1020 S. Norman Way

Crudele Residence

06/11/13

We are requesting rezoning from AG-1/PAD (solar photovoltaic system) to PAD (single-family residential) with Preliminary Development Plan for the site layout and building design of one single-family residence. The previous zoning was approved in April 2011 to rezone a "0.547-acre site from AG-1 to AG-1/PAD to allow the installation of a 150 KW solar photovoltaic (PV) system. The requested PAD zoning overlay would allow the property owner to install the solar PV system while retaining the existing agricultural zoning rights. The proposed solar PV system includes 565 solar panels mounted on 14 ground mounted north-south axes that will enable the panels to rotate slowly throughout the day to follow the movement of the sun."

The location of the property is at the SW corner of Pecos and Norman way. The site is approximately 23,816 square feet with the Northeast section owned by Centurylink/ Qwest Communications. The other surrounding land uses in that to the west and south if the Rancho Del Ray residential subdivision, to the north and northeast is the Chandler Gilbert Community College, and to the east is a parking lot associated with a car dealership.

The Crudele residence lot square footage is 23,816. The home will cover approximately 20% of the lot. The livable square footage is approximately 3633 sqft and the non-livable is 980 for a total under roof square footage of 4613. The home itself will be a 4 bedroom, 3 ½ bath, single story, with a split 3 car garage. The home measures approximately 70" x 76". The max height of the home is 22'5" to the highest ridge line and a 10'1" plate height. The midpoint roofline is approximately 15'2". The home will sit on the lot facing Norman way at the present driveway entrance of the lot. The home will have a 35' setback from Norman way and leaving a 35' setback from the rear of the home to the lot line. The side setback to the South will be 17'9" to the lot line and to the North will be 83'4" to the lot line. The minimum future setbacks are as follows:

Front - 20 feet to a side-entry garage or livable space

Rear - 20 feet for a one-story home

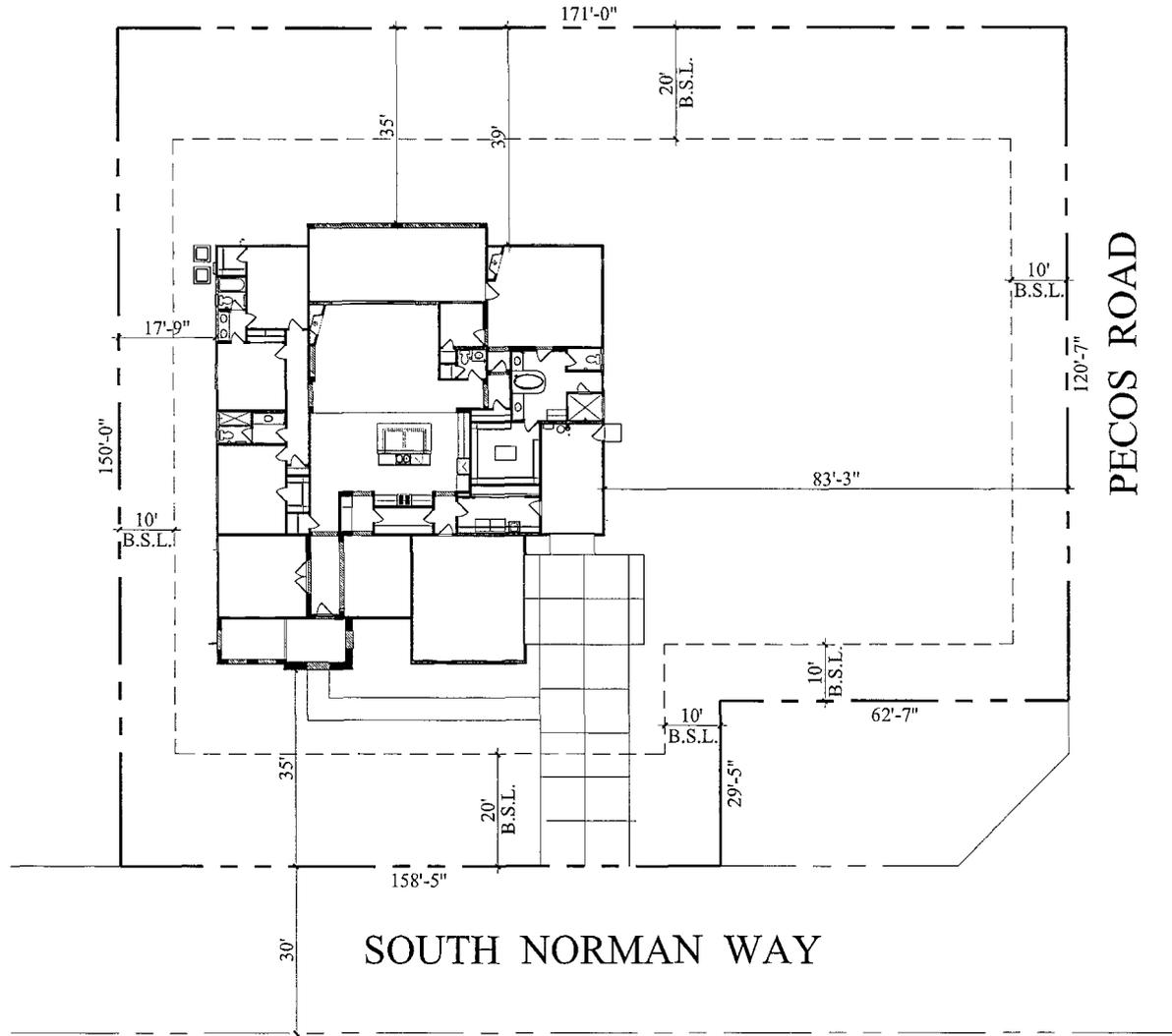
Sides - 10 feet

The maximum lot coverage will be 40% including any future structures.

The home's architectural style is going to be Tuscan. The home will feature a sanded stucco finish with a curved (Eagle Tile Malibu Artisan Glenn Canyon 29709) multi-color concrete roof tile and decorative wood rafter tails. The entry tower of the home will have a stone veneer finish (Coronado Ledge stone Dakota Brown) with custom iron features. The windows will have ledges and faux shutters. We will utilize natural tone colors (Body of home: Dunn Edwards DEC760 Desert Gray; Trim: Dunn Edwards DEA162 Log Cabin; Details: Dunn Edwards DE6244 Smoky Forest) that will complement the homes in the surrounding community. The yard will be surrounded by a rough edge block wall approximately 6-7 feet tall to match that of the Ranch del Rey subdivision and painted the exact same brown tone. The wall itself will have a cap and the columns at the entry will have a stone veneer to match that of the home. The front wall will have a view fence and drive gate.

Applicant Narrative

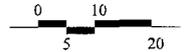
EXH. A



Plot Plan

1020 South Norman Way

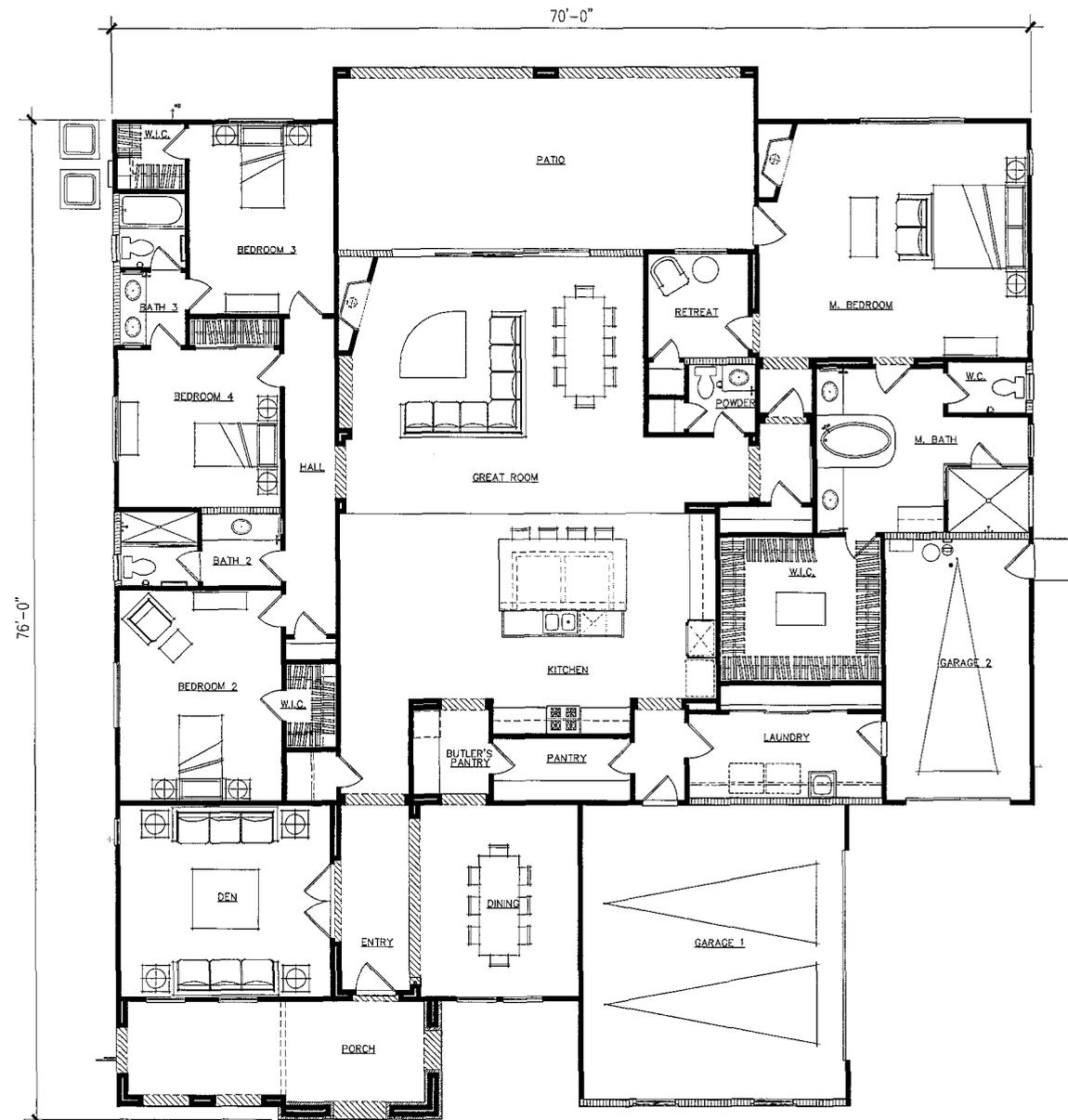
Chandler, Arizona



PH: 949.230.4537
dmaldonado@id33design.com

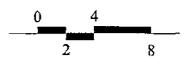
PROJECT NO. 20130030
05-08-2013

Exh. B



Floor Plan - 3,633 Sq. Ft.
1020 South Norman Way

Chandler, Arizona

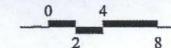


Design &
DK3
Planning
PH: 949.230.4537
dmadonado@dk3design.com

PROJECT NO. 20130030
05-08-2013

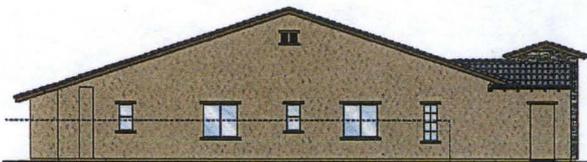


Front Elevation



- A Concrete 'S' Tile Roof
- B Decorative Wood Rafter Tails
- C Stucco Exterior
- D Stone Veneer
- E Decorative Recess w/ Wrought Iron Detail
- F Distinctive Divided Light Patterns Authentic to Architectural Style
- G Decorative Shutters
- H Distinctive Window & Door Trim
- I Distinctive Garage Door Style
- J Gable End Stucco Recess
- K Distinctive Windows

Exh-C



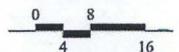
Left Elevation



Rear Elevation



Right Elevation



Conceptual Elevations

1020 South Norman Way

Chandler, Arizona

Design &
DKSI
Planning
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dmcdonald@dksi.com

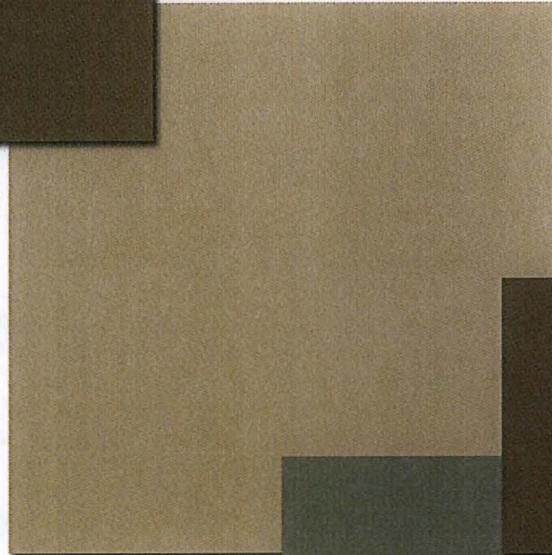
PROJECT NO. 20130030
05-08-2013

1020 South Norman Way

Fascia/Trim



Stucco



Garage Door



Entry Door/Shutters



Roof Tile



Stone



Exh-D

05.08.2013

1020 South Norman Way - Crudele Residence

Scheme	Stucco	Fascia/Trim	Entry Door/ Shutters	Garage Door	Roof	Stone
Tuscan	DEC760 Desert Gray	DEA162 Log Cab	DE6244 Smoky Forest	DEA162 Log Cab	29709 Glenn Canyon	Dakota Brown Mountain Ledge

* **PAINT:** Dunn Edwards

* **ROOFING:** Eagle Roofing Products (Malibu Artisan Series)

* **STONE:** Coronado Stone

EXH-D



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Economic Development - Airport - Memo No. AP13-032

DATE: JUNE 13, 2013

TO: JEFF KURTZ, ZONING ADMINISTRATOR

FROM: GUY LENNON, MANAGEMENT ASSISTANT 

SUBJECT: AIRPORT CONFLICTS EVALUATION – AIRPORT COMMISSION FINDINGS
FOR SINGLE FAMILY RESIDENCE AT THE SWC OF PECOS AND NORMAN WAY
(DVR13-0006)

The Airport Commission discussed the rezoning proposal for a single-family residence located at the southwest corner of Pecos Rd and Norman Way at their regular meeting on June 12, 2013. The subject property is currently zoned Agricultural (AG-1) and the applicant is seeking to rezone to Planned Area Development (PAD) for a single-family residential use.

Finding: The Commission determined that the single-family residence located at the southwest corner of Pecos Rd and Norman Way does not constitute a conflict with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None.

Commission Members in Attendance: Frank Nechvatal, Kelly McMullen, Schulyer McCorkle and Chelle Daly. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 4-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Jodie Novak, City Planner

ORDINANCE NO. 4468

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1/PAD (AGRICULTURAL DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY) FOR A SOLAR PV SYSTEM TO PAD (SINGLE-FAMILY RESIDENTIAL) FOR ONE SINGLE-FAMILY RESIDENCE (DVR13-0006 SWC NORMAN WAY & PECOS ROAD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from AG-1/PAD (Agricultural District with a Planned Area Development overlay) for a solar PV system to PAD (Single-Family Residential) for one single-family residence, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant in case DVR13-0006 SWC NORMAN WAY & PECOS ROAD, except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. 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.
6. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
7. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
8. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

Ord. # 4468

Attachment 'A'

Exhibit A

A portion of Farm Units "H" and "J" or the West half of the Northeast quarter of Section 1, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

COMMENCING at the North quarter corner of said Section 1;
THENCE North 89° 27' 31" East, along the North line of the Northeast quarter of said Section 1, a distance of 1,321.32 feet;
THENCE departing said North line, South 00° 12' 57" East, a distance of 91.17 feet;
THENCE North 89° 47' 03" West, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;
THENCE South 00° 12' 57" East, a distance of 151.00 feet;
THENCE South 89° 27' 31" West, a distance of 150.00 feet;
THENCE North 00° 12' 57" West a distance of 171.00 feet;
THENCE North 89° 27' 31" East, parallel to and 71.00 feet South of the North line of said Section 1, a distance of 130.00 feet;
THENCE South 45° 22' 43" East, a distance of 28.20 feet to the TRUE POINT OF BEGINNING;

EXCEPT the North 33 feet;

EXCEPT that portion deeded to the City of Chandler in Warranty Deed recorded in Document No. 2003-1416939, records of Maricopa County, Arizona;

EXCEPT that portion described as follows:

COMMENCING at the Northeast corner of said Section 1;
THENCE South 89° 27' 31" West along the North line of the Northeast quarter of said Section 1, according to the Final Plat of Rancho del Ray, recorded in Book 648 of Maps, page 50, records of Maricopa County, Arizona, a distance of 1321.32 feet;
THENCE departing said North line, South 00° 12' 57" East a distance of 91.17 feet;
THENCE South 89° 47' 03" West a distance of 30.00 feet to the POINT OF BEGINNING;
THENCE South 00° 12' 57" East, a distance of 42.57 feet;
THENCE South 89° 27' 31" West, a distance of 29.31 feet;
THENCE North 00° 12' 57" West, a distance of 62.57 feet to a point on a line which is parallel with and 71.00 feet Southerly, as measured at right angles from the North line of the Northeast quarter of said Section 1;
THENCE North 89° 27' 31" East, along said parallel line, a distance of 9.31 feet;
THENCE South 45° 22' 43" East, a distance of 28.20 feet to the POINT OF BEGINNING