

#666

AUG 14 2014



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – CC Memo No. 14-072b

DATE: AUGUST 14, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER ^{MR}
JEFF KURTZ, PLANNING ADMINISTRATOR ^{JK}
KEVIN MAYO, PLANNING MANAGER ^{KM}

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER ^{JMN}

SUBJECT: ZUP14-0005 WASHINGTON RESIDENCE

Request: Use Permit approval to allow a single-family dwelling within the MF-2 (Multiple-Family Residential District)

Location: 380 S. Washington Street

Applicant: Robert Jarman

Project Info: 7,500 square foot residential lot, 1,390 livable square foot single-family residential home

RECOMMENDATION

Upon finding the Use Permit request to be inconsistent with the General Plan and South Arizona Avenue Corridor Area Plan, Planning Commission and Planning Staff recommend denial.

BACKGROUND

This case was continued from the Council meeting on July 10, 2014 to August 14, 2014, due to the applicant's scheduling conflicts and needed time to review the Planning & Zoning Commission meeting minutes of June 18, 2014.

The subject site is a vacant lot is zoned MF-2 (Multi-Family Residential District). There are two vacant lots and a single-family dwelling to the south abutting this property. To the east is property zoned Regional Commercial (C-3) developed with The Door Christian Center church. To the northeast is the former Dunn-Del Re, commonly referred to as the CMC steel facility. To the north is a single-family dwelling and a vacant lot.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as Revitalization/Infill Growth Area identifying areas suitable for a mix of land uses including commercial, office, public, and various residential. The South Arizona Avenue Corridor Area Plan further delineates the planned land uses downtown. The Area Plan designates this property as High Density Residential/Mixed use (18-40 du/ac). This category unique to the downtown corridor is intended to create a strong sense of place while at the same time provide an urban living lifestyle. Appropriate mixed uses consisting of high-density residential, selected commercial and office are desired.

SITE/HOME DESIGN

The request is to allow a 1,390 livable square foot single-family residential home upon the 7,500 square foot residential lot. The single-family dwelling is designed in conformance with the MF-2 zoning regulations including a minimum front yard building setback of 20 feet, a rear yard setback of 10 feet, side yard setbacks of 5 feet and 10 feet, and maximum lot coverage of 45%. A six-foot high masonry block wall will occur along the rear and side property lines. The three bedroom two bath home includes a two-car garage and a rear yard covered patio.

DISCUSSION

Planning Commission and Planning Staff recommend denial of the Use Permit request to build a single-family dwelling in MF-2 zoning. The land use is not consistent with the South Arizona Avenue Corridor Area Plan which designates this property to be a part of planned High Density Residential/Mixed Use. The surrounding area to the east includes a former steel plant site, an existing church, and a City Park. The steel plant site is in the zoning process to develop a high density residential development. While a single-family home on this property is not unlike nearby existing uses, its construction would be inconsistent with the adopted land use plans for the area. Incremental zoning decisions will be considered in the area that together will serve to further the long term plans for the area. Planning Commission and Planning Staff are of the opinion that permitting a single-family home on the property, while inconsistent with the adopted Area Plan, will act to delay the implementation of the City's planning objectives for the area.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 21, 2014. There was one attendee inquiring about the project and did not express any concerns.
- As of the writing of this memo, Planning Staff has received no calls or letters of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Deny.

In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Donaldson)

RECOMMENDED ACTION

Upon finding the Use Permit request to be inconsistent with the General Plan and South Arizona Avenue Corridor Area Plan, Planning Commission and Planning Staff recommend denial.

CC Memo No. 14-072b

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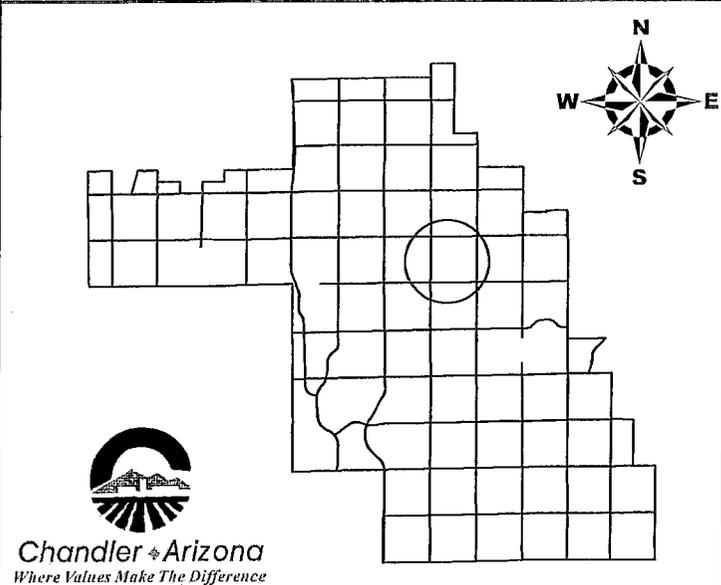
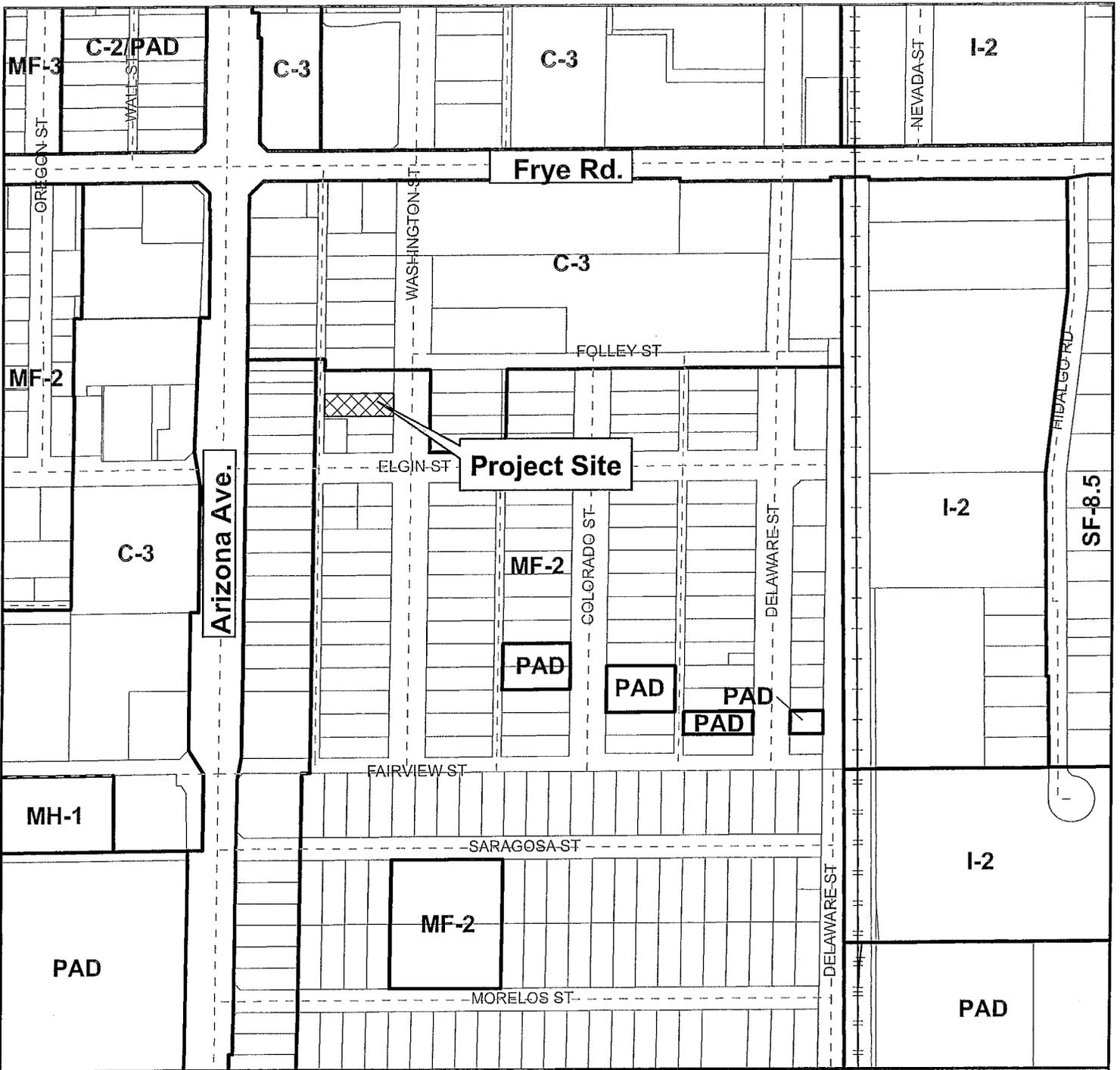
August 14, 2014

PROPOSED MOTION

Move to deny Use Permit case ZUP14-0005 WASHINGTON RESIDENCE.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Floor Plan
5. Building Elevations
6. Colors/Materials



Vicinity Map

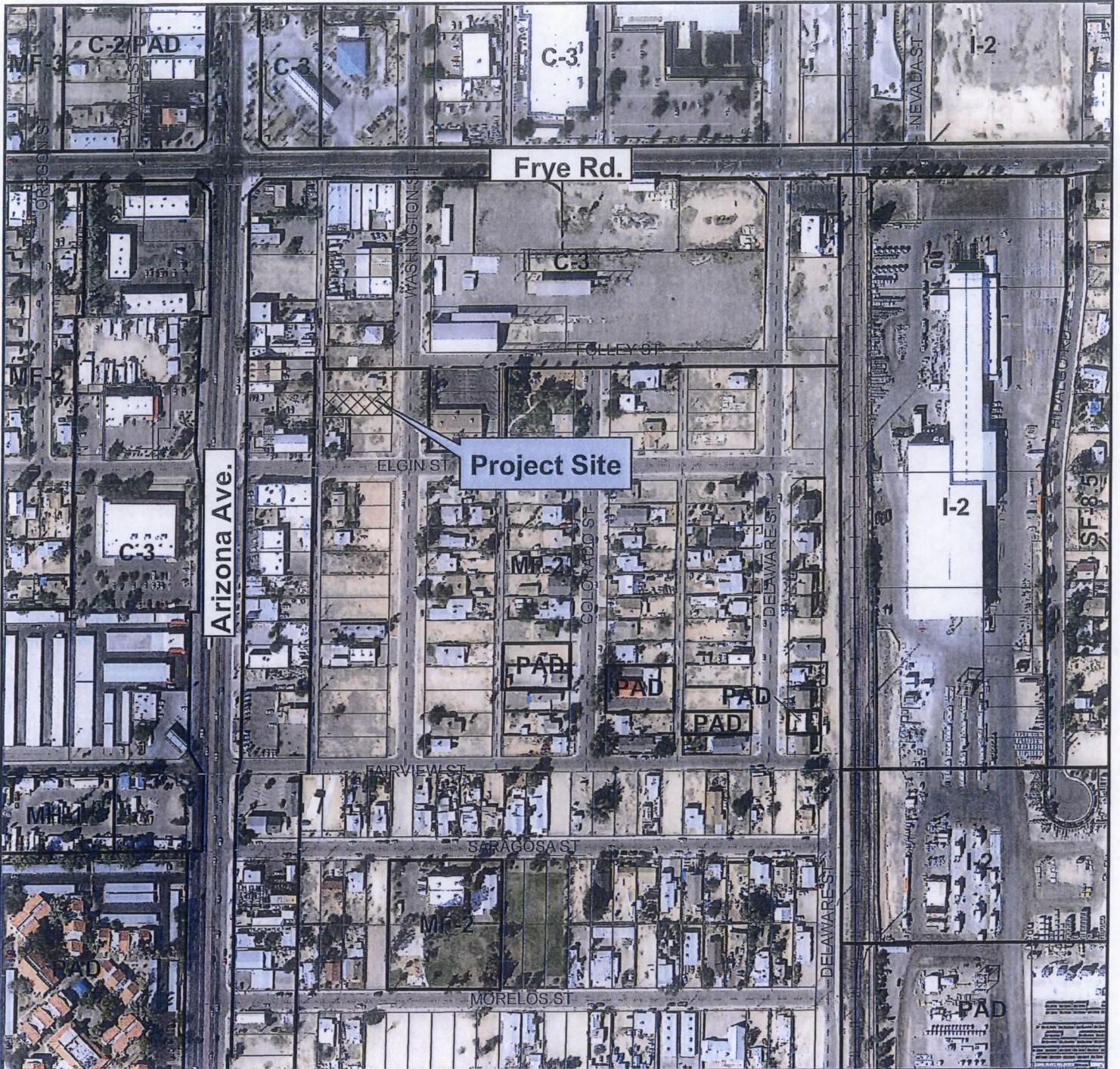


ZUP14-0005

Washington Residence

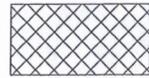
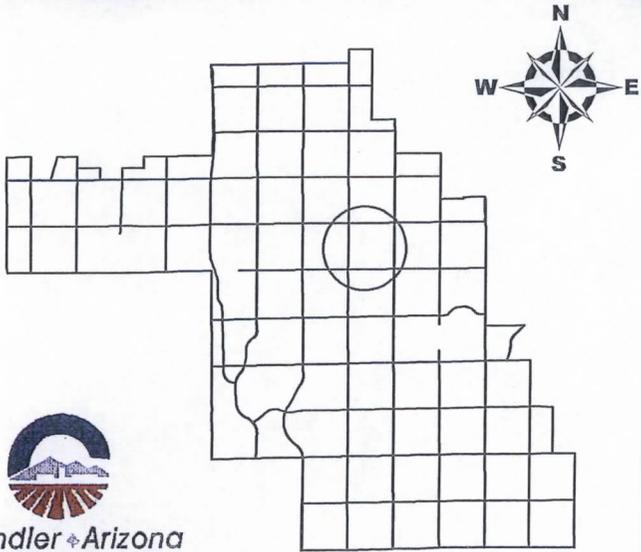


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Project Site

Vicinity Map

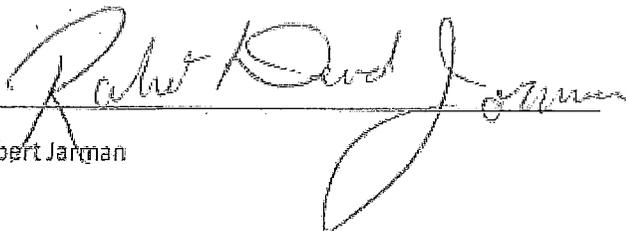


ZUP14-0005

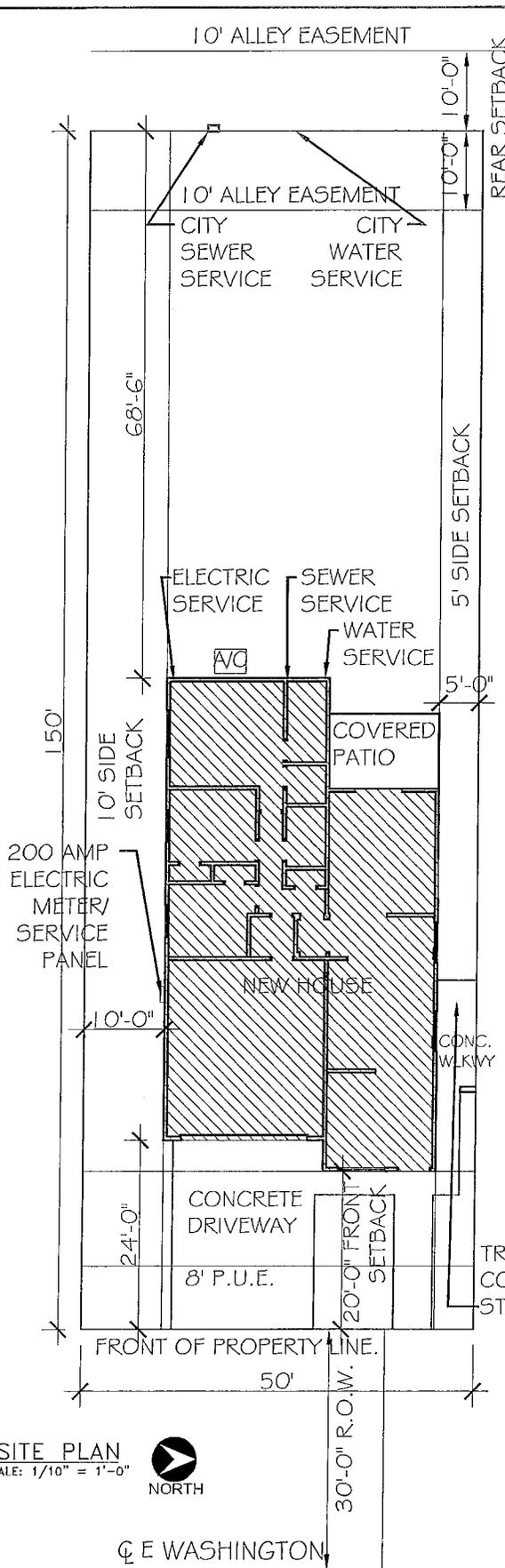
Washington Residence

To whom it may concern,

I, Robert Jarman, owner of the property located at 380 S Washington St Chandler AZ 85225, request approval of a Use Permit for a single-family residential use in an MF-2 multi-family residential zoning district. The property has a lot size of 7497 square feet, the livable square feet of the home will be 1390 sqft with a total roofed area of 2580 square feet and total footprint of 3145 square feet. The home will have a two car garage and a rear covered patio. It will be wood framing with black asphalt dimensional shingles. The exterior will have a grey painted smooth sand stucco finish, with all fascia, trim, and doors painted white. All windows will be low e double pane. It will meet all other city of chandler building standards. The front yard will have an irrigation system with a mixture of decorative rock, native plants, and grass.



Robert Jarman



DESCRIPTION
 380 S WASHINGTON ST
 CHANDLER AZ 85225
 APN# 303-18-015 CORRECTED
 SUBDIV: X
 LOT: X

NEW HOUSE CONSTRUCTION
 PROPOSED LIVABLE: 1390 S.F.
 TOTAL ROOFED AREA: 2580 S.F.
 GARAGE: 465 S.F.
 PORCH: 100 S.F.
 TOTAL FOOTPRINT: 3145 S.F.
 LOT SIZE: 7497 S.F.
 TOTAL LOT COV: 42%

SINGLE STORY RESIDENCE HT: 15'-0"
 ALL CONSTRUCTION TO COMPLY WITH 2009 IRC
 (AS AMENDED PER CITY OF TEMPE LOCAL ADDITIONAL AND ADDENDA).
 OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
 TYPE OF CONSTRUCTION: STUD
 FIRE SPRINKLER: N

GENERAL PLAN NOTES

ALL EXTERIOR DOOR AND WINDOW HEADER HEIGHTS TO BE VERIFIED.

WALL FRAMING-- U.N.O.
 EXTERIOR WALLS-- 2X4 AT 16" O.C.
 INTERIOR BRG. WALLS-- 2X4 AT 16" O.C.
 INT. NON-BRG. WALLS-- 2X4 AT 24" O.C. U.N.O.

INSULATION: --U.N.O.
 R-30 ROOF
 R. 13 EXT. WALLS

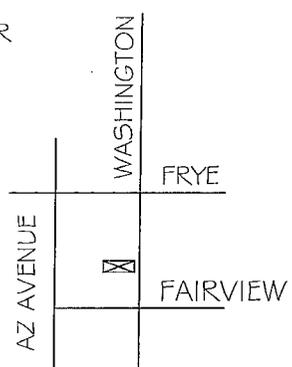
SEE FOUNDATION PLAN FOR ALL EXTERIOR CONCRETE INCLUDING:
 WALKS AND DRIVEWAYS
 PATIO AND PORCHES
 A/C UNIT SLABS

NOTE: NO GAS LINES SHALL BE INSTALLED

CONTRACTOR TO VERIFY ALL NOTES & DIMS ARE SUITABLE FOR ACCURATE BUILDING.

SHEAR WALL SCHEDULE
 ALL EXT. WALLS TO BE SHEARED W/ 3/8" O.S.B. OR APA RATED SHEATHING.
 PANELS SHALL BE APPLIED DIRECT TO FRAMING WITH 2x STUDS SPACED AT 16" O.C. UNLESS NOTED OTHERWISE.
 3/8" PANELS: 8d NAILS AT 6" O.C. ON PANEL EDGE AND 8d NAILS AT 12" FIELD NAILING.

① **SITE PLAN**
 SCALE: 1/10" = 1'-0"
 NORTH

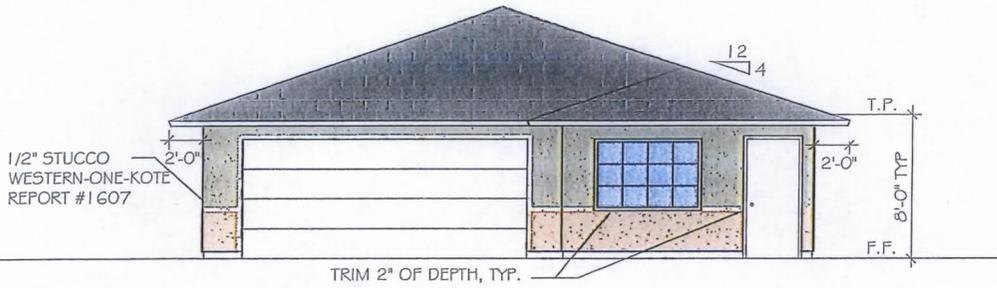


WASHINGTON RESIDENCE
 380 S WASHINGTON
 CORRECTED
 CHANDLER AZ 85225

SITE PLAN

DATE	REV	DESCRIPTION

T&Ch.cad
 timboj@gmail.com
 SHEET
 1 OF 3



2 FRONT ELEVATION

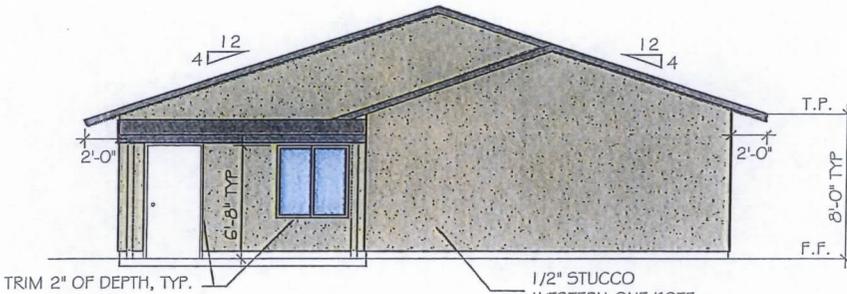
SCALE: 1/8" = 1'-0"

COMPOSITE SHINGLE ROOF
CERTANTEED E5R-1389
OVER ONE LAYER 30LB. FELT, TYP



3 RIGHT ELEVATION

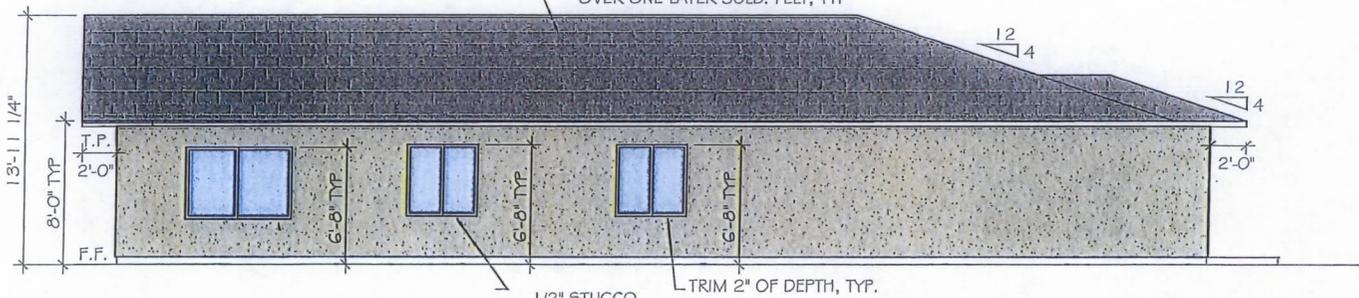
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION

SCALE: 1/8" = 1'-0"

COMPOSITE SHINGLE ROOF
CERTANTEED E5R-1389
OVER ONE LAYER 30LB. FELT, TYP



5 LEFT ELEVATION

SCALE: 1/8" = 1'-0"

1/2" STUCCO
WESTERN-ONE-KOTE
REPORT #1607

NOTE: AIR CONDITIONERS, HEATERS, UTILITY
EQUIPMENT AND METERS OR OTHER EQUIPMENT
SHALL BE LOCATED AT THE SIDE OR REAR OF
DWELLINGS, NOT ON STREET-FACING FACADES,
OR SHALL BE COMPLETELY SCREENED FROM VIEW
OF ANY PUBLIC STREET.

WASHINGTON RESIDENCE
380 S WASHINGTON
CORRECTED
CHANDLER AZ 85225

ELEVATIONS

DATE	REV	DESCRIPTION

T&Ch.cad
timboy@gmail.com

SHEET
3 OF 3

380 S Washington - Washington Residence

Stucco	Trim/Fascia/Doors	Roof	Stone
Grey Tweed	Brilliant White	Oak Ridge Onyx Black	Table Mesa Brown

- *Paint Glidden
- *Roofing Roofing Whole Sale Company
- *Stone Centurion Stone