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MEMORANDUM **Planning Division - CC Memo No. 15-076**

DATE: JUNE 11, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, SENIOR CITY PLANNER

SUBJECT: ZUP15-0001 SAN MARCOS GOLF RESORT

Request: Use Permit extension approval for the continued operation of a maintenance/cart storage facility in conjunction with the San Marcos Golf Resort

Location: South of the southwest corner of Chandler Boulevard and Dakota Street

Applicant: Michael Rus; San Marcos Golf Resort

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request for an extension of the Use Permit for the continued operation of a maintenance/cart storage facility in conjunction with the San Marcos Golf Resort to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The San Marcos Golf Resort facility is located south of the southwest corner of Chandler Boulevard and Dakota Street, approximately ¼ mile west of Arizona Avenue. The maintenance and golf cart storage facility is located near the property's northeastern end, adjacent to Chandler Boulevard (about 150 feet south of the Chandler Boulevard right-of-way). To the east is the San Marcos Commons residential/retail/office development, to the south and west are the golf course facilities, and to the north across Chandler Boulevard are the Chandler High School athletic fields and an existing single-family neighborhood. Farther west along Chandler Boulevard is an office development that is surrounded by the golf course. The adjacent townhomes are 3-story and have outdoor patios on the 2nd floor that overlook the storage facility.

In 2000, the site received its original Use Permit approval for the maintenance/storage facility with a 5-year time limit. The Use Permit was renewed in November 2006, for one year, August 2009, for an additional year, and in January of 2012, for an additional three (3) years.

During the 2012 approval process, concerns were expressed by the adjacent neighbors and property management group with the overall maintenance and aesthetics of the storage facility along the Dakota Street frontage. Due to the concerns, as part of the previous approval, conditions were added addressing the appearance and upkeep of the fencing and adjacent landscaping; the conditions of approval have been met and the adjacent landscaping is in good upkeep.

Depending on the location around the storage area, the existing maintenance and cart storage yard is enclosed by a 6'- to 12'-high chain link fence. In addition, mature trees exist along the street frontages. As part of the conditions of the previous approval, the applicant replaced the previous fence with the current 12' tall chain link fence along the Dakota Street frontage, incorporated durable plastic inserts rather than the woven wire material that was previously used, and have maintained the mature landscaping along Dakota Street. Upkeep of the facility has been ongoing and consistent with the previous conditions of approval.

DISCUSSION

Planning Staff supports the continued use and operation of the maintenance/cart storage facility. While the Resort continues to explore options for a more permanent solution to the maintenance area, with the improvements that are in place, Planning Commission and Planning Staff find that appropriate measures have been taken to address the aesthetics of the facility and that due to the upkeep of the site, a five year extension to the Use Permit is warranted.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 5, 2015. Three neighbors from the adjacent San Marcos Commons residential development attended and were favorable to the current condition of the area.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve
In Favor: 5 Opposed: 0 Absent: 2 (Cunningham, Foley)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the ZUP15-0001 SAN MARCOS GOLF RESORT, Use Permit extension approval for the continued operation of maintenance/cart storage facility in conjunction with the San Marcos Golf Resort, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.

2. The site shall be maintained in a clean and orderly manner. Use Permit approval does not constitute Final Development Plan approval. The site must conform to all applicable City regulations.

3. The Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.

4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

5. Storage shall be contained within the confines of the existing chain link fence. Non-compliance with this condition shall void Use Permit approval.

6. Building permits shall be obtained for any structure or assembled object used to shelter material from the elements that is placed upon the property.

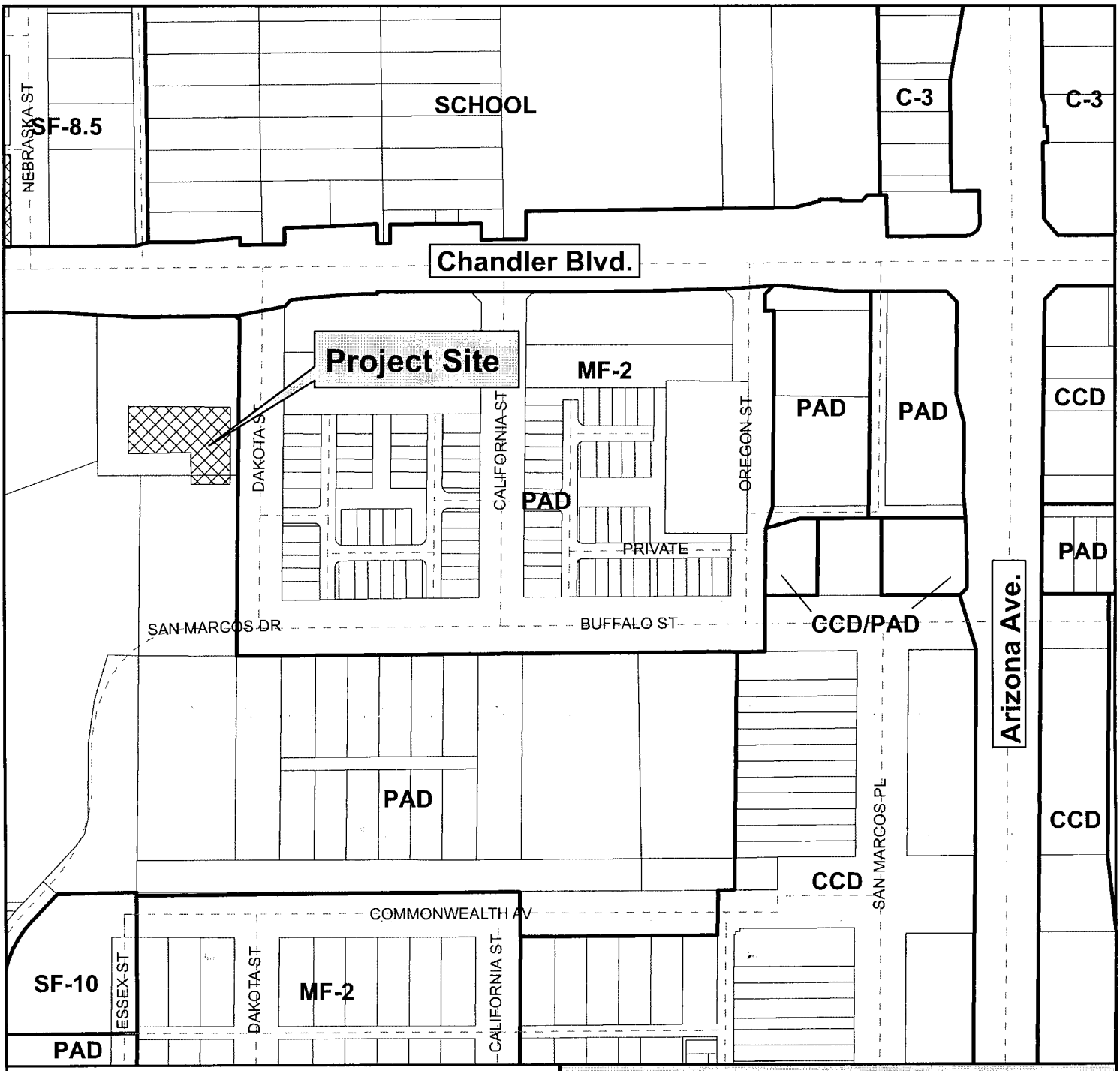
7. There shall be no maintenance-related deliveries between the hours of 10:00 p.m. and 6:00 a.m.

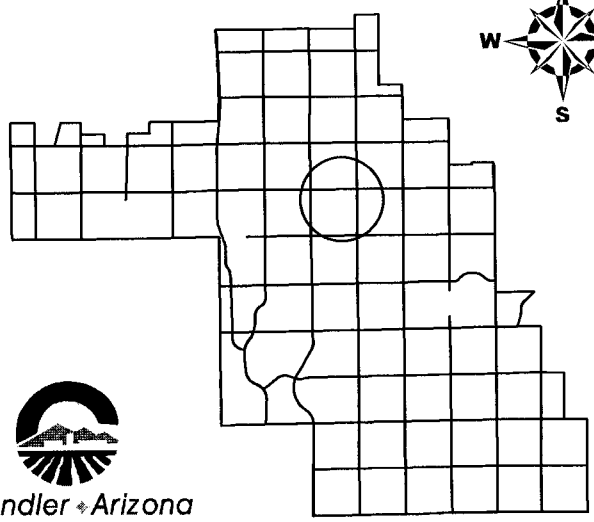
PROPOSED MOTION

Move to approve ZUP15-0001 SAN MARCOS GOLF RESORT, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Photos of Screening
4. Narrative





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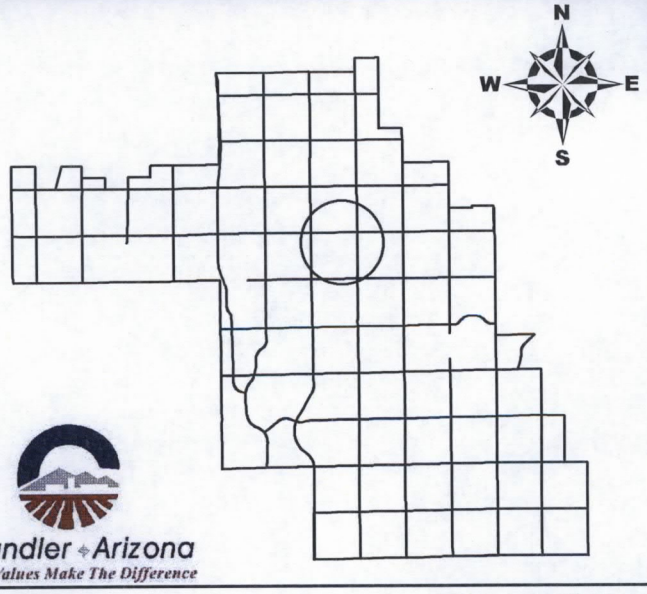
Vicinity Map

ZUP15-0001

San Marcos Golf Resort

CITY OF CHANDLER 1/12/2015

Vicinity Map



ZUP15-0001

San Marcos Golf Resort

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CITY OF CHANDLER 1/12/2015

Site Plan – San Marcos Golf Course Maintenance Yard – Cart Storage

- Assessor's Parcel Number – 303-08-155c
- Physical Address – 100 N. Dakota Street – Chandler, AZ
- Approximate Acreage – 1 acre

January 9, 2015

Erik Swanson
Senior City Planner
City of Chandler
Current Planning Division
215 East Buffalo Street
Chandler, Arizona 85225

RE: USE PERMIT – PENDING EXPIRATION
ZUP10-0032 SAN MARCOS GOLF RESORT

Dear Mr. Swanson,

This application is being submitted requesting the extension of the Use Permit approval to allow the continuance of the maintenance/cart storage facility in conjunction with the existing San Marcos golf course. This request seeks to permit the existing golf course maintenance yard and storage facility (which has been at its current location for at least 20 years) to remain at its current location. The subject site is approximately one acre in size.

The existing maintenance yard and cart storage is currently screened by a chain link fence with privacy double wall slats. This fence was substantially upgraded following the last Use Permit approval process in 2012 and now consists of a new 12 foot high fence with privacy slats which has screened the view of the maintenance yard from the adjacent street and nearby condominium properties. The exposed chain links and other metal elements of the fence were also painted a dark green color to further improve the aesthetics and reduce any potential visibility concerns from the street or from nearby homeowners.

The recommended actions from the 2012 Use Permit have been adhered to and any potential impact to the surrounding road or neighborhood has been eliminated. The landscaping along N. Dakota Street has been maintained to a standard consistent with the rest of the resort property and has been kept clean and orderly. All storage has been contained within the confines of the existing chain link fence. Maintenance related deliveries have been restricted to between the hours of 6:00am and 10:00pm. The usage of the maintenance yard and cart storage would continue in the same manner as it has for many years. It would continue to serve as the storage and maintenance location for the golf cart fleet and for the golf course maintenance equipment.

The San Marcos Golf Resort would like to request the extension of the current Use Permit with the possibility of extending this permit "indefinitely" which would preclude us from re-applying every 3 years.

Any questions related to this submittal can be directed to myself at the San Marcos Golf Resort.

MICHAEL RUS | PGA General Manager
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michael.rus@sanmarcosresort.com | www.sanmarcosresort.com
The San Marcos Golf Resort – Established 1913 - "Restoring the Legacy"