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MEMORANDUM **Planning Division – CC Memo No. 15-146**

DATE: DECEMBER 10, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: DVR15-0023 BOGLE HOUSE
 Introduction and Tentative Adoption of Ordinance No. 4677

Request: Rezoning from Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, and a Preliminary Development Plan (PDP) for site layout and building architecture

Location: 275 West San Marcos Drive, south and west of the southwest corner of Arizona Avenue and Chandler Boulevard

Applicant: Paul Hodges

Project info: Approximately 0.8 acre site, existing 3,400 square foot single family residence, and detached casita

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the request, subject to conditions.

The property, known as the “Bogle House”, is located at 275 West San Marcos Drive, south and west of the southwest corner of Arizona Avenue and Chandler Boulevard. San Marcos Hotel is northeast, San Marcos Fairways golf course and vacated casitas are west, vacant land is south, and the future DC Heights multi-family residential development is east.

The main house was built in 1958, with an 800 square foot addition completed in 1998. A 300 square foot, detached casita/guest house, and swimming pool are also contained within the property. Access to the property is via San Marcos Drive, a privately owned parcel of the San

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Marcos Fairway Association. The current property owner purchased the home in March, 2015, with the intention to redevelop the single-family property into a bed and breakfast with ancillary uses.

The request is for rezoning from Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, and a Preliminary Development Plan (PDP) for site layout and building architecture.

The existing property does not comply with the SF-10 zoning regulations. Accordingly, this rezoning request reconciles existing building setback nonconformities. Existing structures include the main house, containing three bedrooms, each with their own bathroom, plus two additional bathrooms. These three bedrooms would allow a maximum of three overnight guests per room. The casita/guest house has a bathroom and kitchenette and would be used by the owner. Future development is phased and includes construction of a ramada, a 3,200 square foot, multi-use garage/barn structure, and parking areas.

In conjunction with the bed and breakfast operation, small wedding and birthday events, rental bikes for guest use, and live musical entertainment such as a disc jockey or acoustical performances are elements of the business plan. Live music and entertainment and on-site liquor will be reviewed through a separate Liquor Use Permit application.

Events would be limited to 30 guests based on available on-site parking. The Zoning Code does not have a specific parking requirement for a bed and breakfast. A ratio of 2.5 guests per parking space was used based on similar uses located in local jurisdictions and equates to 12 required spaces. Existing drives, and new parking areas in the northeast section of the property and adjacent to the garage/barn would provide a maximum of 16 on-site parking spaces. To address future parking demands, it is suggested, prior to each phase, the applicant works with Planning Staff to evaluate parking requirements related to the intensity of the use. At such time, on-site parking no longer accommodates required parking the applicant will need to prepare a parking agreement for off-site parking with the San Marcos Hotel.

The business's operational plan requires minimal staffing, consisting of the owner and wife with housecleaning and caterers to be contracted out as needed. Given the conceptual nature of the proposal, the garage/barn, ramada, and other site amenities will be reviewed administratively. Signage, uniquely designed to market the quaintness of the bed and breakfast, is conveyed in the attached photographs. Sign permits will be required.

Additional details can be found in the attached Development Booklet.

DISCUSSION

Planning Staff finds the reuse of the home as a bed and breakfast to be a creative redevelopment of the property. The adjacency to the San Marcos Hotel, the golf course, and to Downtown Chandler furthers the economic vitality of the area as well as affording an untapped offering to visitors and residents. The small, intimate venue of a three bedroom bed and breakfast with

wedding, baby shower, and birthday events is found to be compatible with the surrounding developments.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 12, 2015. One resident attended with general inquiries about the request and the status of the property located south.
- Planning Staff received several phone calls from property owners with general inquiries on what is proposed. Planning Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff recommend City Council approve the Rezoning, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BOGLE HOUSE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0023, except as modified by condition herein.
2. Building setbacks shall be a minimum of 7 feet on San Marcos Drive, 12 feet on south, 25 feet on east, and 25 feet on north.
3. Utility easements, including but not limited to water and/or sewer, shall be dedicated to achieve conformance with City codes, standard details, and technical design manuals.
4. Permitted uses shall be those allowed in Article VI.1 Section 35.601.1 Single Family District (SF-10), as well as, a bed and breakfast with ancillary events including but not limited to weddings, baby showers, birthday parties.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BOGLE HOUSE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0023, except as modified by condition herein. The Development Booklet provides that building layout, architecture, and design for future development, and related onsite site layout related to such future development, will be reviewed and approved administratively.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

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3. Building architecture shall promote consistent architectural character and detail on all sides of the structure.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
5. All outdoor events shall end no later than 11 p.m.
6. The Applicant shall work with Planning Staff to insure adequate parking is provided during each project phase including new construction, altering an existing floor plan, additions to existing structures, and wedding and special events. When parking demands exceed available on-site parking as phases and/or modifications occur, off-site parking shall be provided through a parking agreement with the San Marcos Hotel. Details of the parking agreement shall be developed by the property owners in consultation with Staff.
7. The property shall be maintained in a clean and orderly manner.

PROPOSED MOTIONS

Rezoning

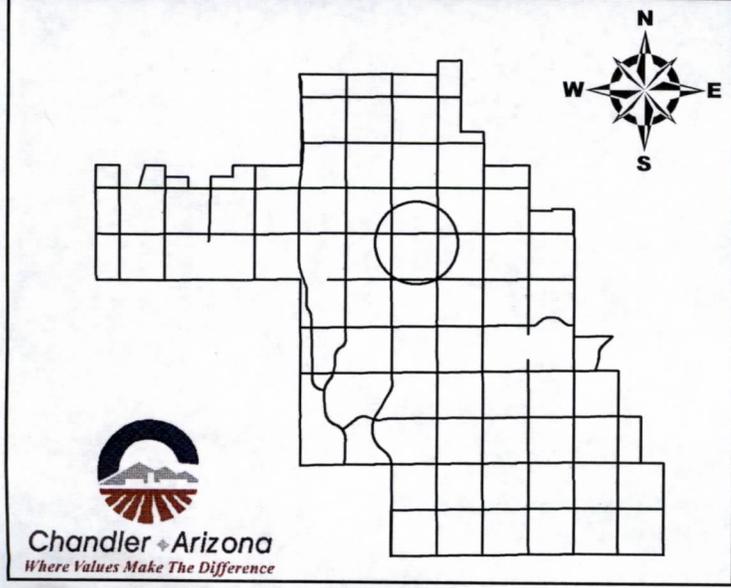
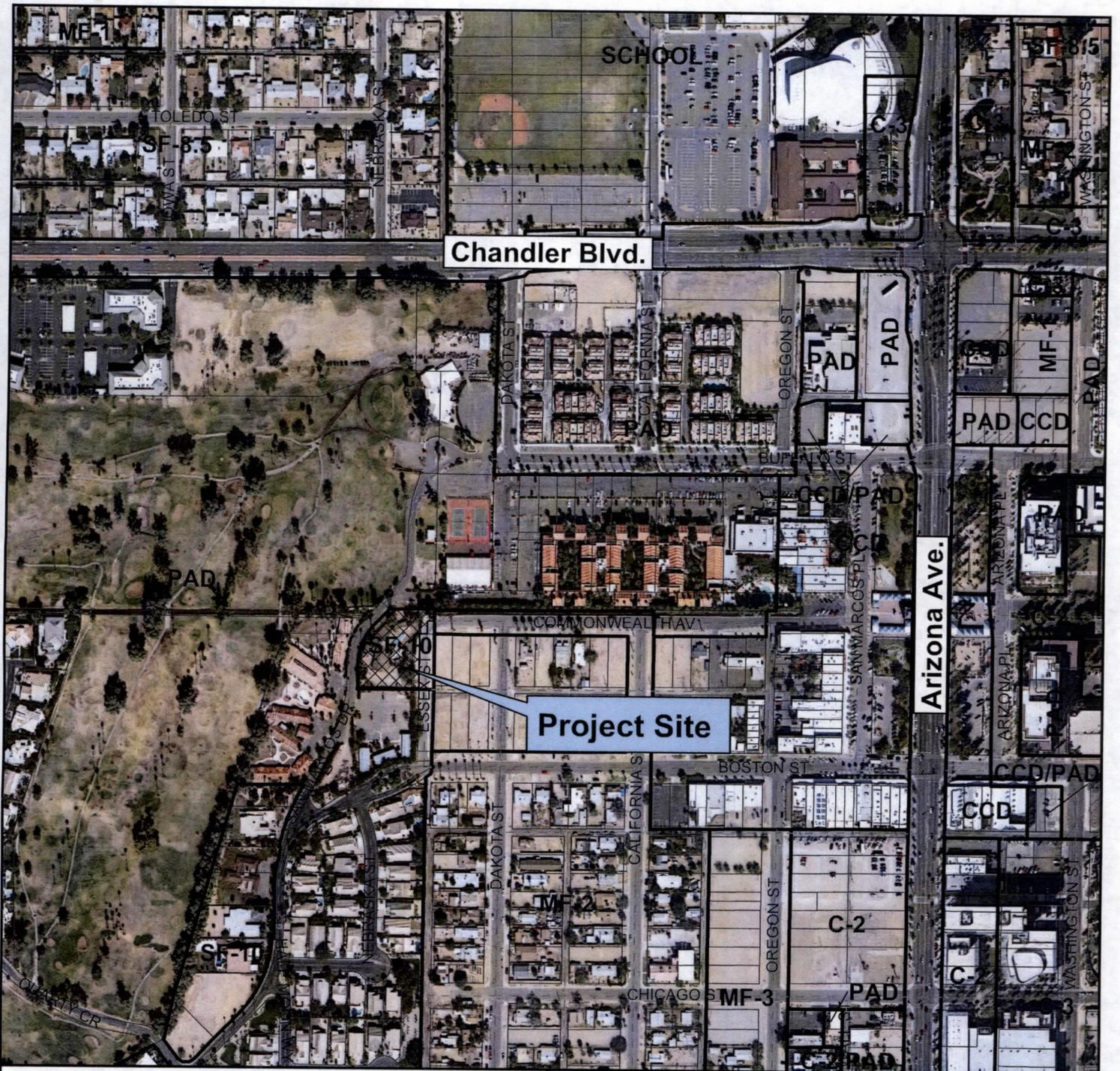
Move City Council introduce and tentatively adopt Ordinance No. 4677 approving DVR15-0023 BOGLE HOUSE, Rezoning from Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

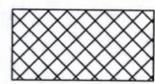
Move City Council approve Preliminary Development Plan DVR15-0023 BOGLE HOUSE, for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Conceptual Garage/Barn
4. Ordinance No. 4677
5. Development Booklet, Exhibit A



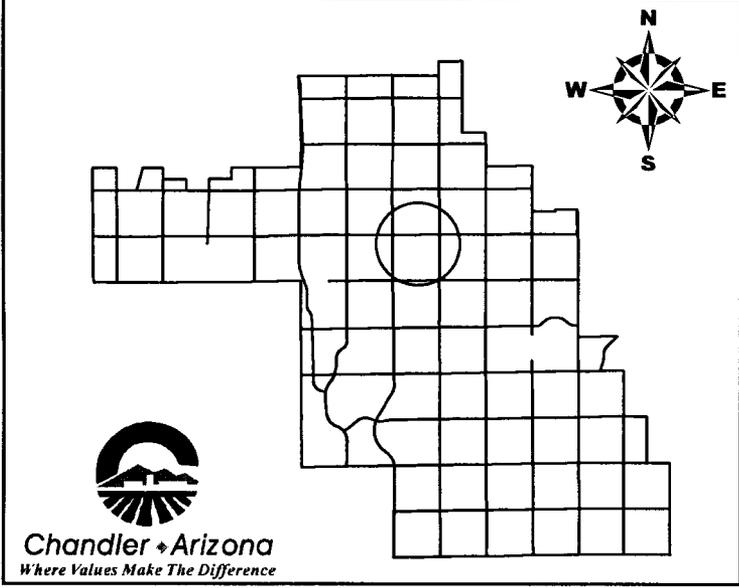
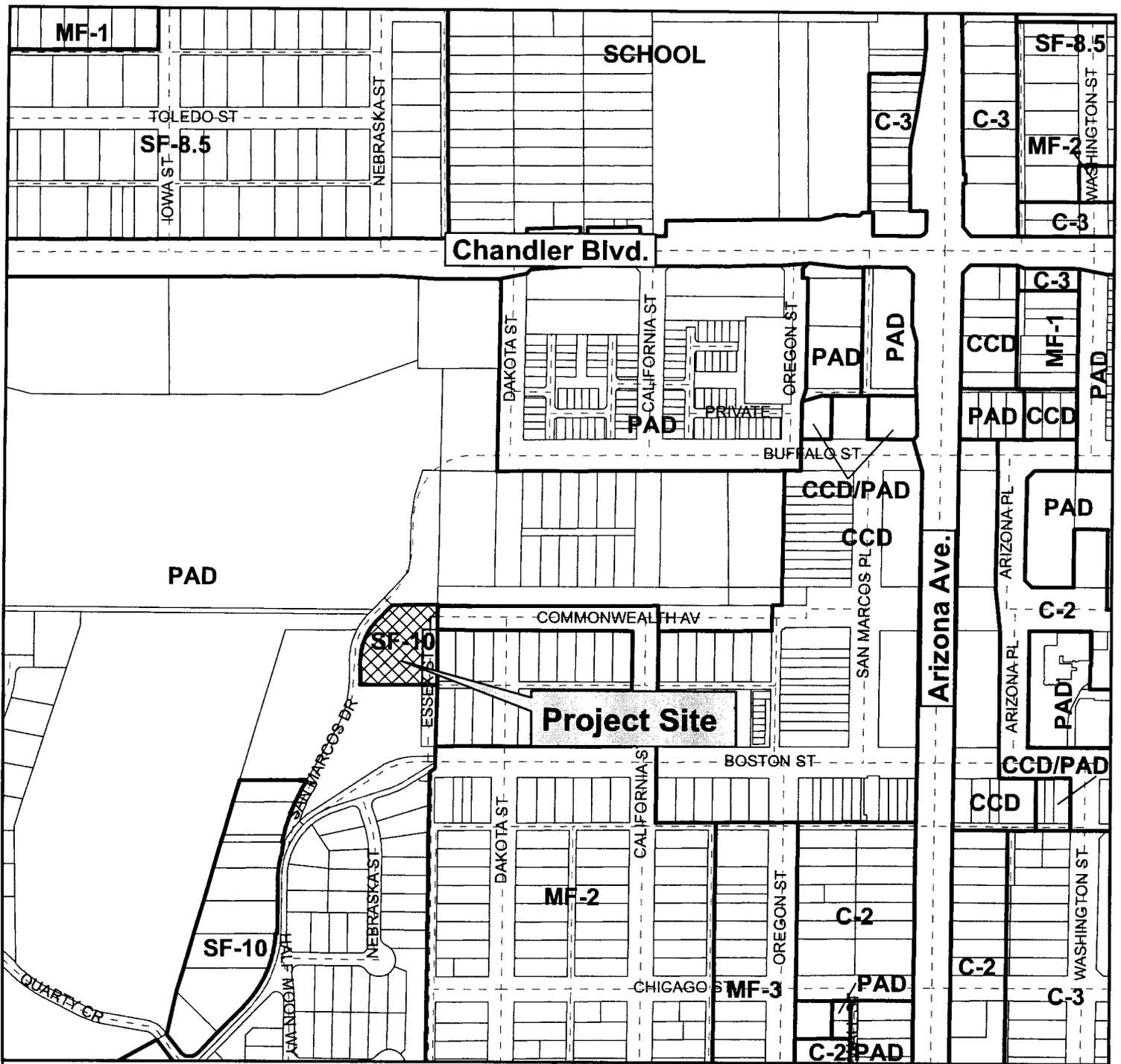
Vicinity Map



DVR15-0023

Bogle House





Vicinity Map

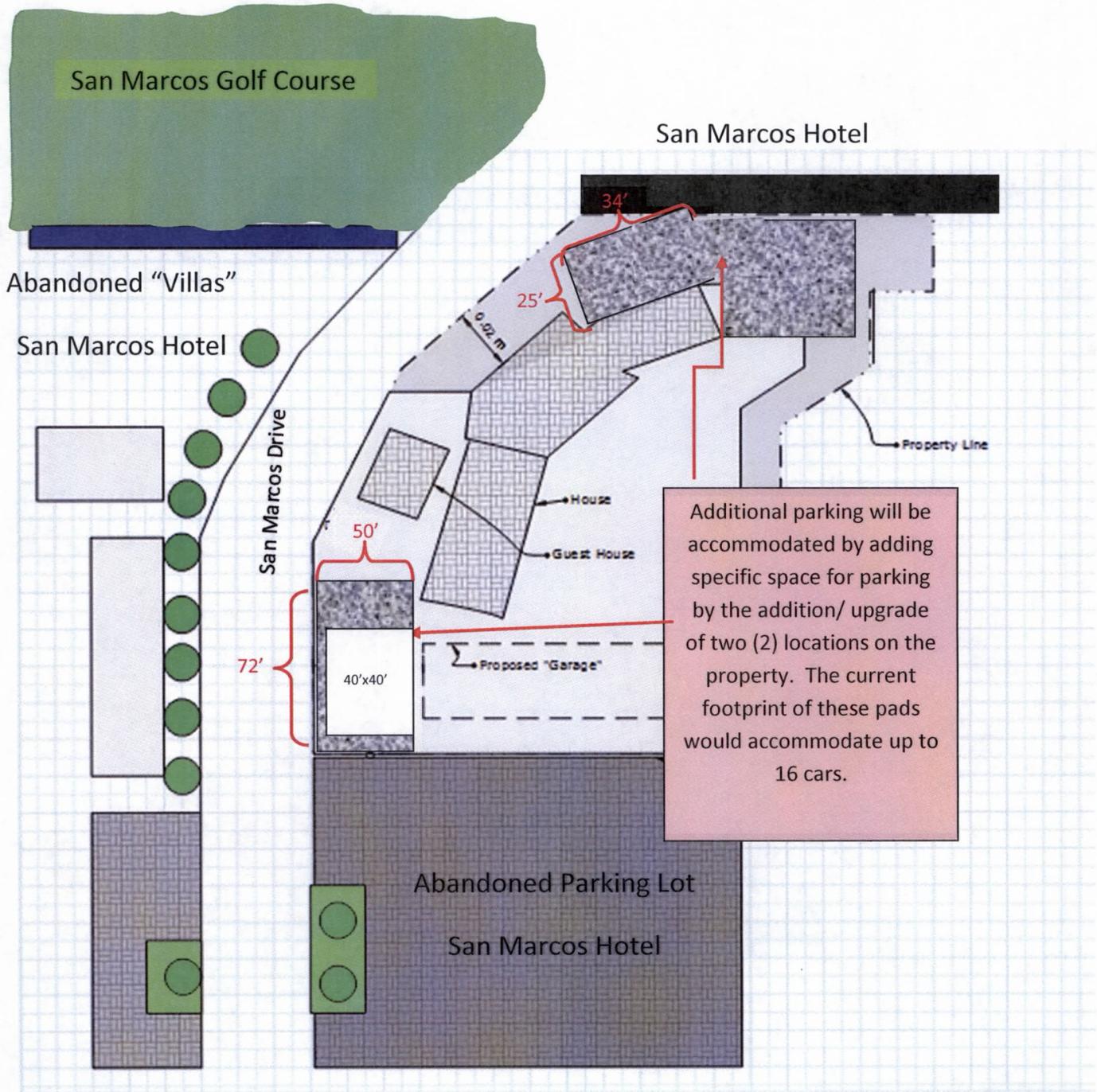


DVR15-0023

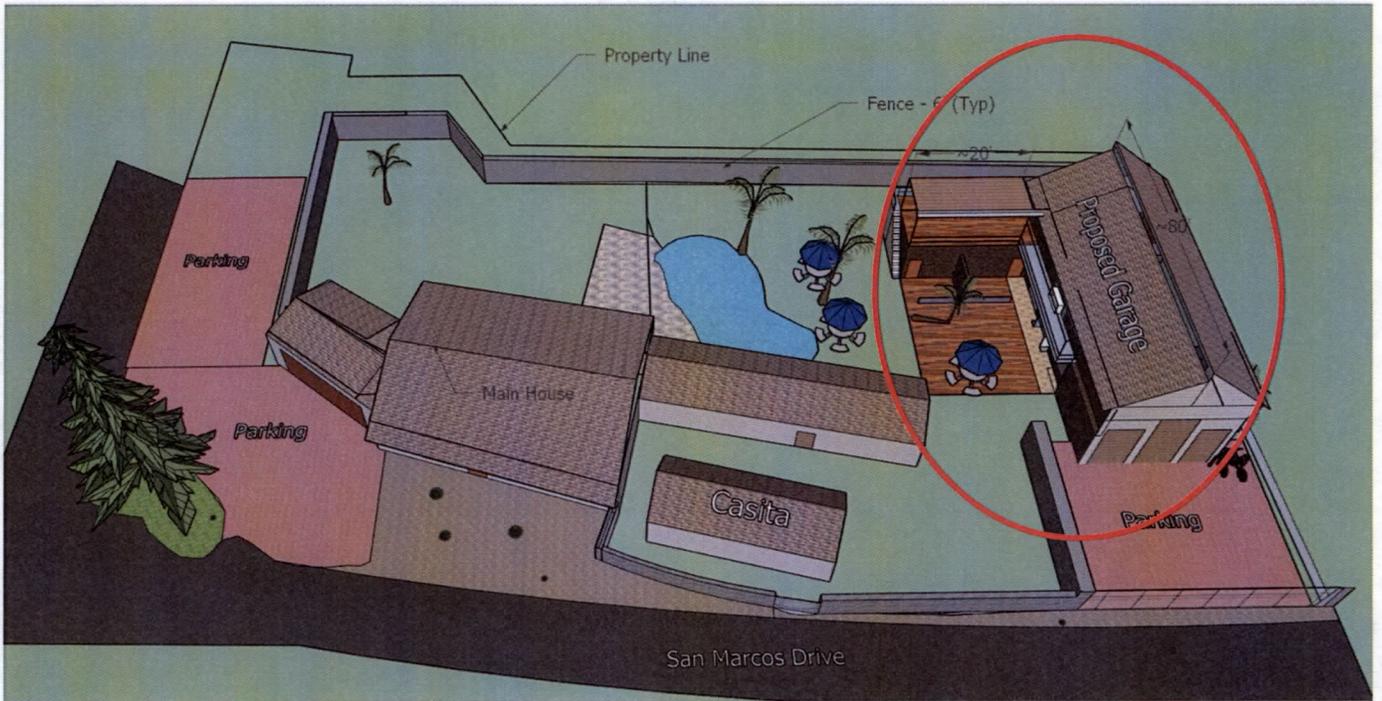
Bogle House

CITY OF CHANDLER 7/20/2015

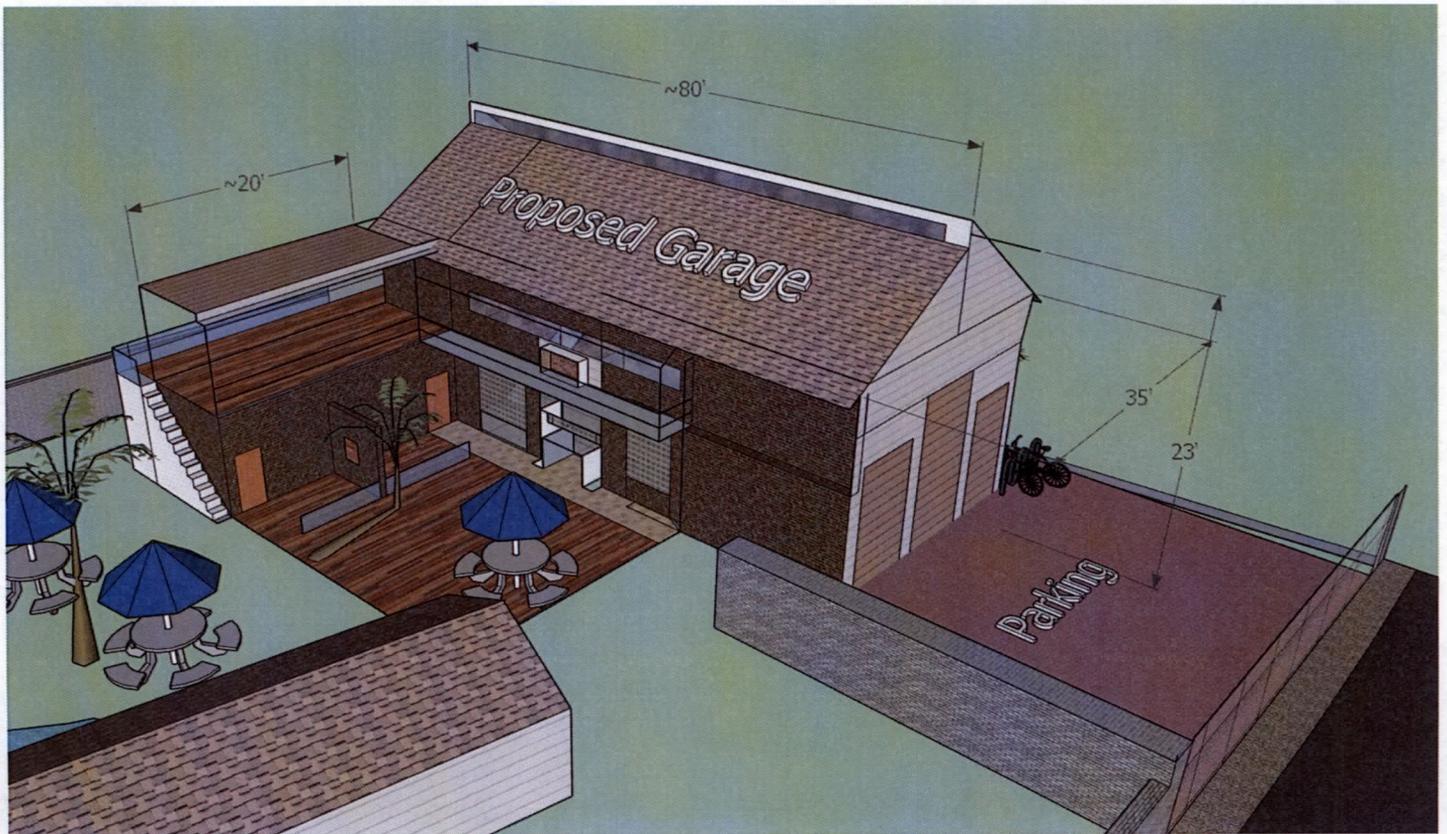
275 W. San Marcos Site Map with Proposed Parking (Ref. 1a)



Reference Dwg. 6b



Conceptual Garage /Barn elevation Reference Dwg 6c



ORDINANCE NO. 4677

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY DISTRICT (SF-10) TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL WITH A BED AND BREAKFAST IN CASE (DVR15-0023 BOGLE HOUSE) 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 Single-Family District (SF-10) to Planned Area Development (PAD) for single-family residential with a bed and breakfast, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "BOGLE HOUSE", kept on file in the City of Chandler Planning Division, in File No. DVR15-0023, except as modified by condition herein.
2. Building setbacks shall be a minimum of 7 feet on San Marcos Drive, 12 feet on south, 25 feet on east, and 25 feet on north.

3. Utility easements, including but not limited to water and/or sewer, shall be dedicated to achieve conformance with City codes, standard details, and technical design manuals.
4. Permitted uses shall be those allowed in Article VI.1 Section 35.601.1 Single Family District (SF-10), as well as, a bed and breakfast with ancillary events including but not limited to weddings, baby showers, birthday parties.

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 Planning Division 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4677 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

EXHIBIT "A"

Parcel No. 1:

That portion of Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder of Book 5 of Maps, Page 34 and that portion of Lot 88, of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, records of Maricopa County, Arizona, described as follows:

BEGINNING at a point 63 feet West of the Southwest corner of Lot 570 of said Townsite of Chandler;

Thence due West to the East line of San Marcos Drive, as shown on the plat of said San Marcos Fairways;

Thence in a Northerly direction along the Easterly line of said San Marcos Drive, to the Southerly line of Commonwealth Ditch;

Thence Easterly along the South line of said ditch to a point due North of the True Point of Beginning;

Thence due South to the True Point of Beginning.

Parcel No. 2:

That portion of abandoned Essex Street as dedicated on the plat of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, lying within the East 63 feet in Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder in Book 5 of Maps, Page 34, records of Maricopa County, Arizona;

EXCEPTING therefrom the East 40 feet; and

EXCEPT any portion lying South of the West prolongation of the South line of Lot 570 of said Townsite of Chandler.

Parcel No. 3:

That portion of the East 63 feet of Block J, Townsite of Chandler, according to the plat of record in the office of the County Recorder in Book 5 of Maps, Page 34, records of Maricopa County, Arizona, lying South of the South line of Essex Street as shown on the plat of San Marcos Fairways, according to the plat of record in the office of the County Recorder in Book 20 of Maps, Page 33, records of Maricopa County, Arizona, and North of the West prolongation of the South line of Lot 570 of said Townsite of Chandler;

EXCEPT the East 40 feet as measured along the West prolongation of the South line of said Lot 570.