



Chandler • Arizona
Where Values Make The Difference

#43
JUL 28 2016
Chandler
All-America City
2010

MEMORANDUM

Planning Division – CC Memo No. 16-067

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: SUSAN FIALA, AICP, CITY PLANNER *SF*

SUBJECT: ZUP16-0005 NORTH PRICE STABLES

Request: Use Permit time extension approval to continue horse boarding for up to 22 horses on an approximately 4-acre site in the Agricultural (AG-1) zoning district

Location: 2885 North Price Road, south of Elliot Road and on the east side of the Loop 101 Price Freeway

Applicant: Marshall E. Field and J. Irene Pinefield

RECOMMENDATION

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

BACKGROUND

The subject site is one of two remaining large lot rural properties located south of Elliot Road and on the east side of the Loop 101 Price Freeway. Marlborough Estates single-family subdivision is located to the north and one-acre single-family lots located in unincorporated Maricopa County are to the east. To the south of the adjacent agriculturally zoned property are the Tre Allagio condominiums.

The request is for Use Permit time extension approval to continue horse boarding for up to 22 horses on an approximately 4-acre site in the Agricultural (AG-1) zoning district. The AG-1 zoning district allows up to two horses to be kept by right per 35,000 square feet of lot area (equivalent to nine horses on the subject site). Additionally, the AG-1 district permits riding stables on properties containing a minimum of 10 acres. A Use Permit is required to both exceed the maximum number of horses and to allow riding stables on less than 10-acre sites.

In 2009, a Use Permit for horse boarding was approved for up to 22 horses and extended in 2010 and in 2013 for 3-year time periods. The horse boarding facility currently accommodates up to 22 horses and provides equine assisted psychotherapy sessions. The property is rented out to residents who operate the horse boarding along with the equine assisted psychotherapy business. The 2010 Use Permit placed conditions on the property relating to dust and odor control to address concerns from the adjacent property owners to the south. A water system was installed in the arena area and machinery is on site to properly distribute the manure into the pasture and arena areas. Decomposed granite was also added to the driveway and parking areas as a dustproofing measure.

The site contains a single-family home, a yard, stables, a lighted riding arena east of the stables, and approximately two acres of grass pasture. Pick-ups and drop-offs occur in the driveway adjacent to the stables and the house. Horses are primarily kept in the stables or within the pasture area. During psychotherapy sessions, the horses are usually in the riding arena and are not mounted or ridden. The therapy sessions are conducted on the ground. The equine assisted psychotherapy program is a considered a low impact use which only does ground work. The use does not generate large amounts of vehicular traffic as the sessions are by appointment only and relatively short in duration. This type of program is done in conjunction with a boarding facility with a higher number of horses to avoid any stress to the animals.

DISCUSSION

Planning Staff finds horse boarding up to 22 horses and riding stables to be appropriate at this location provided that it is managed well, as it apparently has been over the past few years. The implementation of the dust and odor control measures appear to address past concerns. Planning Staff contacted the Maricopa County Air Quality Department to verify if any complaints have been made since the previous Use Permit and there have been no complaints. Planning Staff is recommending a five (5) year time condition to allow for continued monitoring of proper dust, odor, and traffic management.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 17, 2016. One resident from the adjacent condos attended and commented that he walks to the site to watch the horses. The other attendee was the land renter.
- Planning Staff is not aware of any opposition to the request. Three letters and several phone calls were received indicating support of the request. See attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 2 (Pridemore, Baron)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit, ZUP16-0005 NORTH PRICE STABLES, subject to the following conditions:

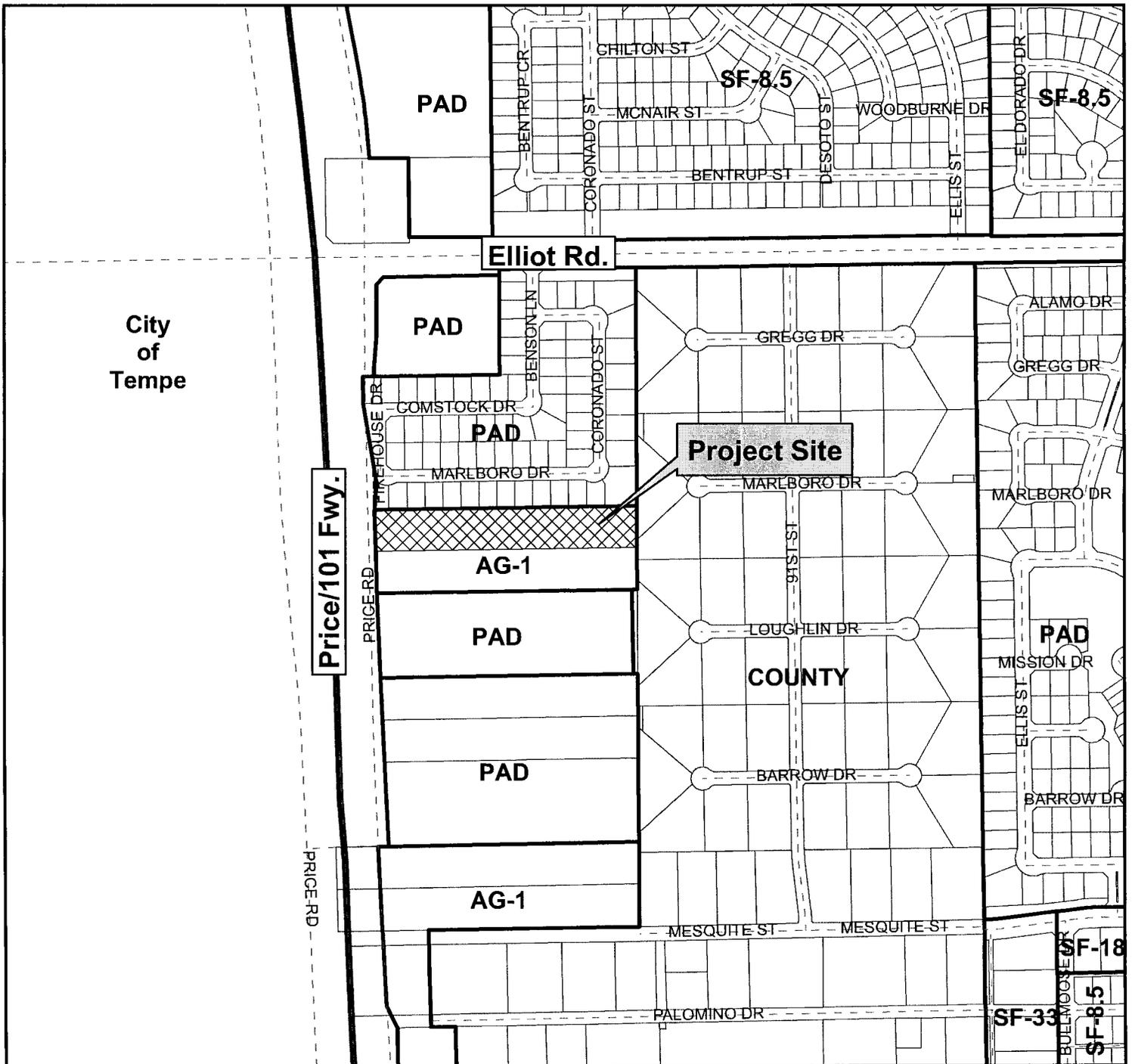
1. Expansion or modification beyond the approved exhibits (Site Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The number of horses shall be limited to 22.
4. Riding activities shall be limited to a maximum of three days per week.
5. Riding activities shall cease by 9:00 p.m. each night.
6. The site shall be maintained in a clean and orderly manner.
7. The riding area shall be watered down prior to riding activities.
8. The property shall remain in compliance with any applicable Maricopa County Air Quality Department regulations.
9. The Use Permit shall remain in effect for five (5) years from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

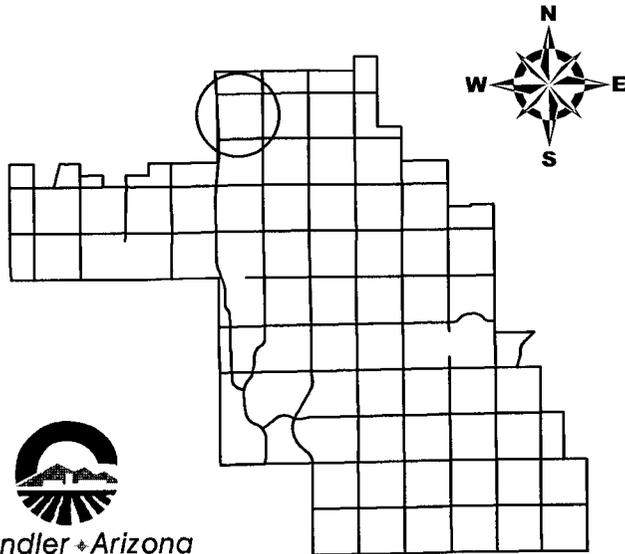
Move City Council approve Use Permit case ZUP16-0005 NORTH PRICE STABLES, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Letters of support

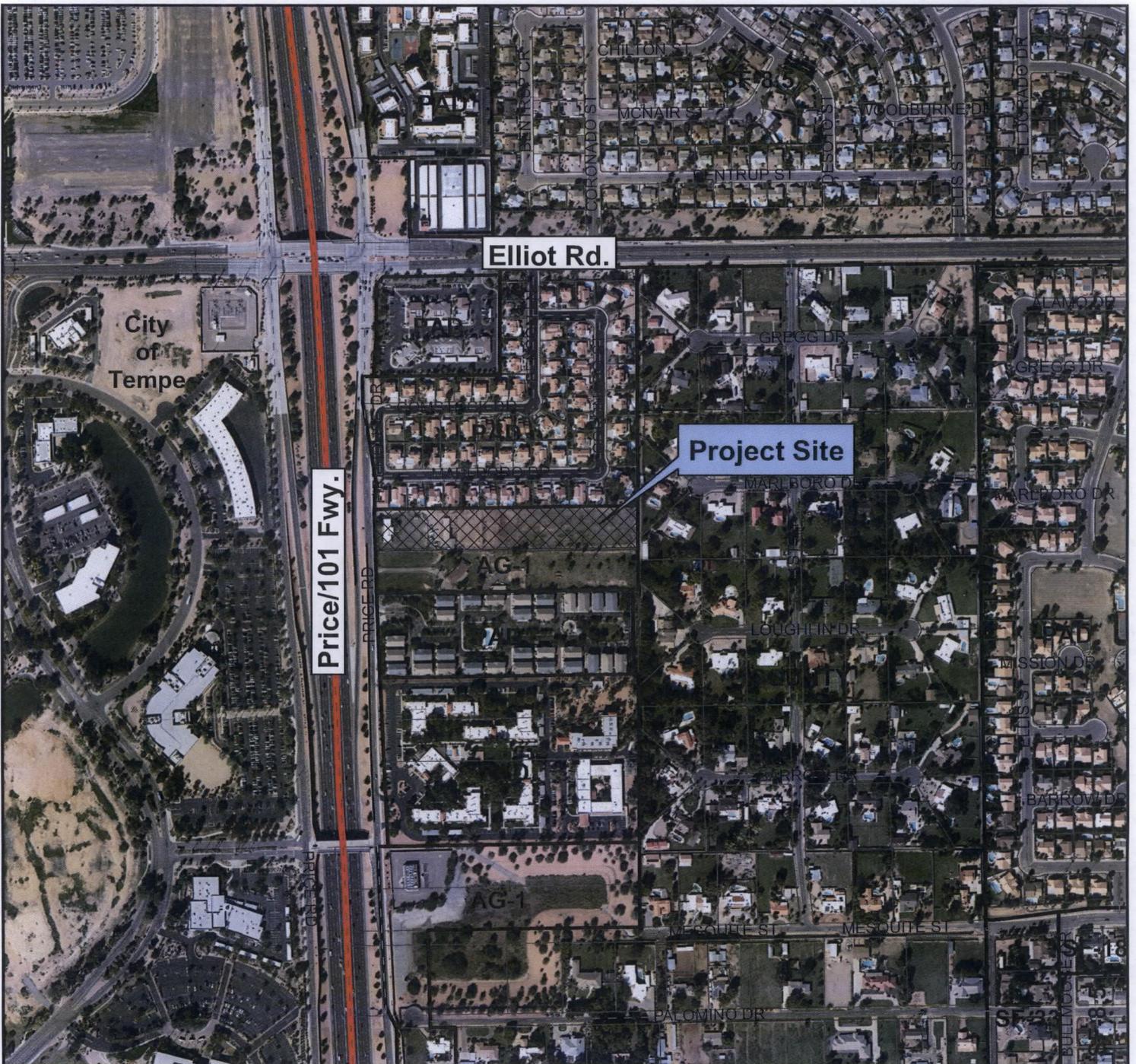


Vicinity Map



ZUP16-0005

North Price Stables



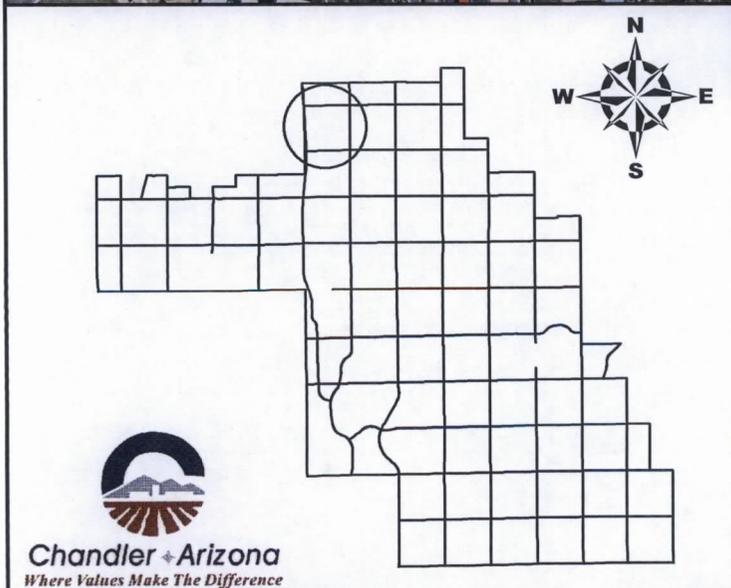
Elliot Rd.

Price/101 Fwy.

Project Site

AG

AG-1



Vicinity Map



ZUP16-0005

North Price Stables





Maricopa County Assessor
Keith E. Russell, MAI

1 parcels selected

Search Imagery
Basemap

POWERED BY
esri

PRICE ROAD

Riding Area

Area 2-79-216A

Stable

Pasture Area

SITE

SITE PLAN

↑ N

Geographic Map Coords: Lat = 33.3473, Lon = -111.8916

March 17, 2016

City of Chandler Planning Department
215 East Buffalo Street
Chandler, AZ 85225
Fax 480-782-3075
Office 480-782-3056

My wife and I are applying for an extension to our use permit (#ZUP13-0002) to allow various tenants to continue boarding up to 22 horses at our property at the following address:

North Price Stables
2885 N Price Road
Chandler, AZ 85296

We applied for a use permit in 2009 and received a one year time limit, 2010 we received a three-year time limit, and in 2013 we received another 3-year time limit.

We have complied with all regulations that have been require by the City and the County for the past 7 years and we would like you to consider a long term or indefinite use permit.

Over the last 7years we have improved our water storage by 1500 gals; and installed a more powerful pressure pump. This last month Shaun and Brendan Rodrigues (our leasers for the last 7 years) added a truck system to water down the area before being used by riders.

We believe that with our track record for the pass 7 years speaks for itself.

We thank you for your consideration in this request.

Please call us if you need additional information.

Sincerely,

Marshall Ed Field
P.O Box 164, Mesa, AZ 85211
480-363-3308
E-mail: edheber@cox.net

2963 W. Marlboro Dr.
Chandler, Arizona 85224
May 09, 2016

Mr. + Mrs. Ed Field
P.O. Box 164
Mesa, Arizona 85211

To Whom It May Concern:

Once again, I respectfully request that a "Forever" "Use Permit" be issued to have on board or own as many horses as they desire on the 2885 N. Price Rd Property. In addition to that, chickens, roosters, goats, burros, and cows are very welcome, too!

Everything has always been in perfect order on that property through the years. That property is directly behind my home in which I have lived for almost thirty years.

Please issue a "Forever" "Use Permit" for that property to have as many horses as they desire.

Respectfully,

Mrs. Sonya R. Gunders Parsh



Fwd: Use permit

edheber to: Susan.Fiala@chandleraz.gov
Cc: Shaun

05/05/2016 11:24 AM

From: <edheber@cox.net>
To: "Susan.Fiala@chandleraz.gov" <Susan.Fiala@chandleraz.gov>
Cc: Shaun <aporia34@aol.com>

1 attachment

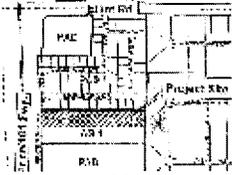


image001.png

> From: "Walterscheid" <walterscheidp@asme.org>
> To: <edheber@cox.net>
> Subject: Use permit
> Date: Wed, 4 May 2016 20:19:58 -0700

> To whom it may concern,
>

> We understand that Ed and Irene Field are requesting that the City of
> Chandler renew their use permit to board horses on their property at 2885 N
> Price Rd. We reside at 2631 W. Marlboro Dr. and border the East side of
> their property marked with a red star below. We fully support their request
> to renew this permit and have had no problems from horse boarding over the
> past 25 years and consider their property an asset to our quality of life.
> Please feel free to email or call my cell phone listed below if there are
> any questions.

> Sincerely,

> Peter & Kelly Walterscheid

> 602-723-1720

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May 3, 2016

Re: extension of use permit 2828 N. Price Road, Chandler, AZ

To Whom It May Concern,

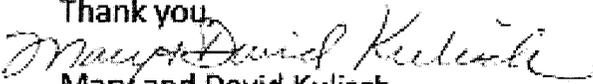
My husband and I own a townhome that backs up to the horse property.

We are unable to attend the meeting schdueled on May 17th.

We would like to let the city know that we have no problem with the extension of the use permit for the current owners, Ed and Irene Field.

If you have any questions regarding this letter, please contact me at 509-954-8504.

Thank you,


Mary and David Kulisch

2727 North Price Road, unit 59
