



MEMORANDUM Transportation & Development – PZ Memo No. 13-068

DATE: SEPTEMBER 18, 2013
TO: PLANNING AND ZONING COMMISSION
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: ZUP13-0010 FLORES RESIDENCE

Request: Use Permit approval for construction of a single-family residence to replace the existing structure proposed to be demolished

Location: 240 South Dakota Street, north of Frye Road and west of Arizona Avenue

Applicant: KNF Design & Development, Kenneth Fuller

RECOMMENDATION

Planning Staff, finding consistency with the General Plan and the South Arizona Avenue Corridor Plan (SAZACAP), recommends approval, subject to conditions.

BACKGROUND

The subject site is located at 240 S. Dakota St., north of Frye Road and west of Arizona Avenue, in the Pueblo Viejo Neighborhood. The lot was platted as part of Block 1, The Townsite of Chandler. San Marcos Country Club Estates is west and existing single-family residences are north, south, and east of the site.

The request is for Use Permit approval for construction of a single-family residence to replace the existing structure proposed to be demolished. The site is zoned Multiple-Family Residential District (MF-2). A single-family dwelling is permitted by a Use Permit in the MF-2 District.

The site is located within the South Arizona Avenue Corridor Area Plan (SAZACAP). The SAZACAP identifies this site for Low Density Residential. This category encourages new single-family infill with a density range of 0.0 to 5.9 dwelling units per acre. The SAZACAP designates that certain portions of the neighborhoods, currently zoned for multi-family uses,

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require a separate zoning action, such as a use permit, in order to build a single-family home. This request augments the preservation and enhancement of the single-family character of these neighborhoods.

The MF-2 front yard setback is determined by the approved right-of-way of the abutting street. Dakota Street has a 70 foot wide right-of-way which requires a 25 foot front yard setback. The side yard setbacks require five feet and a ten feet rear yard. The lot is about 144 feet by 50 feet, approximately 7,200 square feet in area. Maximum lot coverage allowed is 45% of the net lot area. The proposed residence will cover about 27.3% of the lot area. All MF-2 regulations, including the setbacks, height, and area, are in compliance.

The one-story residence will be around 1,940 square feet in total area with 1,323 square feet of livable area. The home will have a two-car garage, three bedrooms, two bathrooms, and a covered patio and entry. A six foot high block wall will be constructed on the sides and rear. The front yard landscape palette includes: grass, decomposed granite, two Ironwood trees, Purple Trailing Lantana, Bird of Paradise, and Yellow Bells.

DISCUSSION

Planning Staff supports the request, finding the proposed single-family home is compatible with the existing neighborhood and is a viable solution to a small infill site. The South Arizona Avenue Corridor Area Plan promotes this type of infill project that not only maximizes a property's viability, but maintains compatibility with the existing adjacent residential uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 18, 2013, at the Downtown Community Center. No one other than the applicant attended.
- As of this writing, Planning Staff received one phone call requesting information on the request. No opposition has been received.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan and the SAZACAP, recommends approval of ZUP13-0010 FLORES RESIDENCE, subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits and representations.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.

PROPOSED MOTION

Move to recommend approval of Use Permit, ZUP13-0010 FLORES RESIDENCE, subject to the conditions recommended by Planning Staff.

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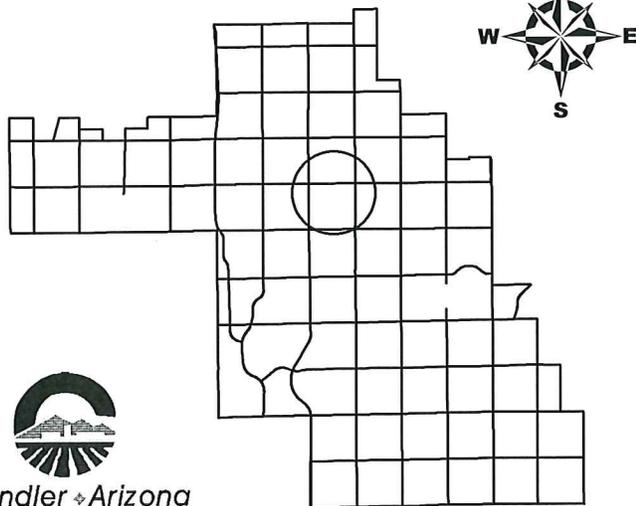
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Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Elevations
6. Narrative

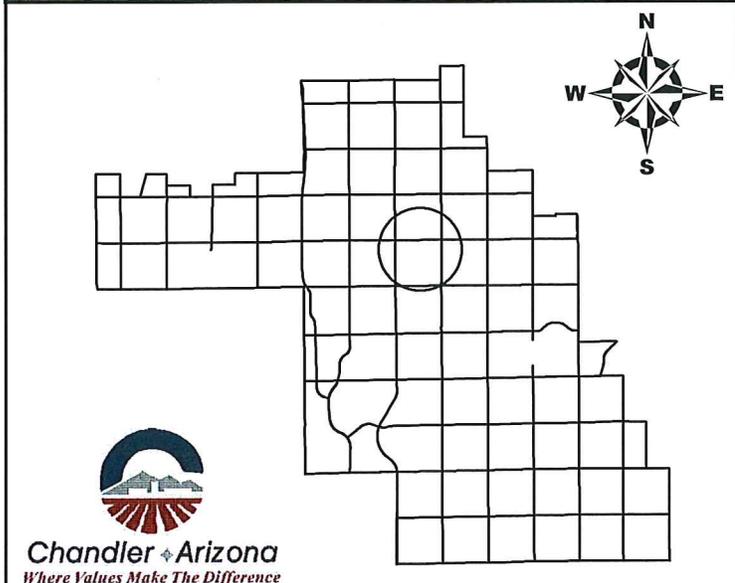
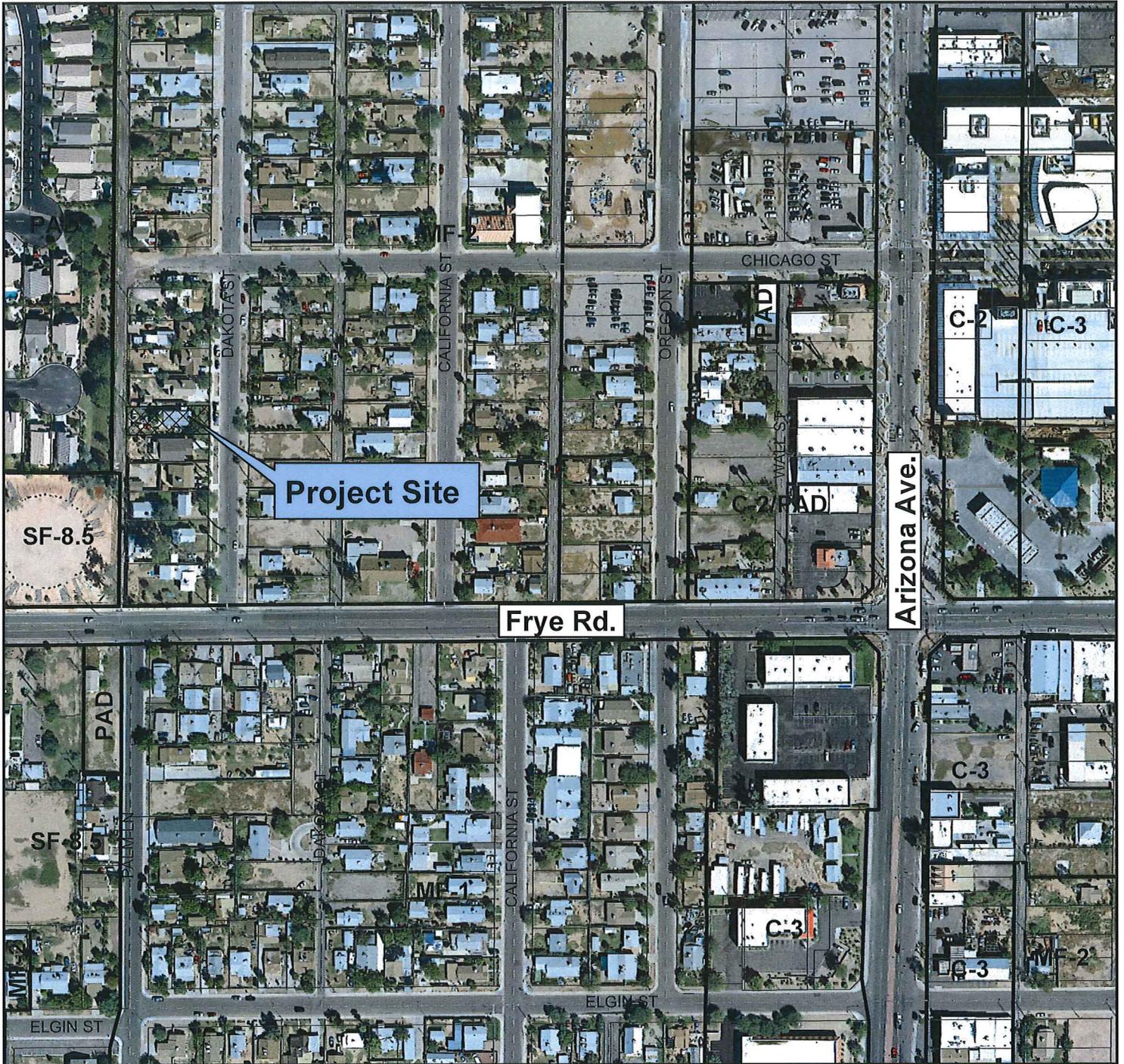


Vicinity Map

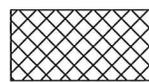


ZUP13-0010

Flores Residence

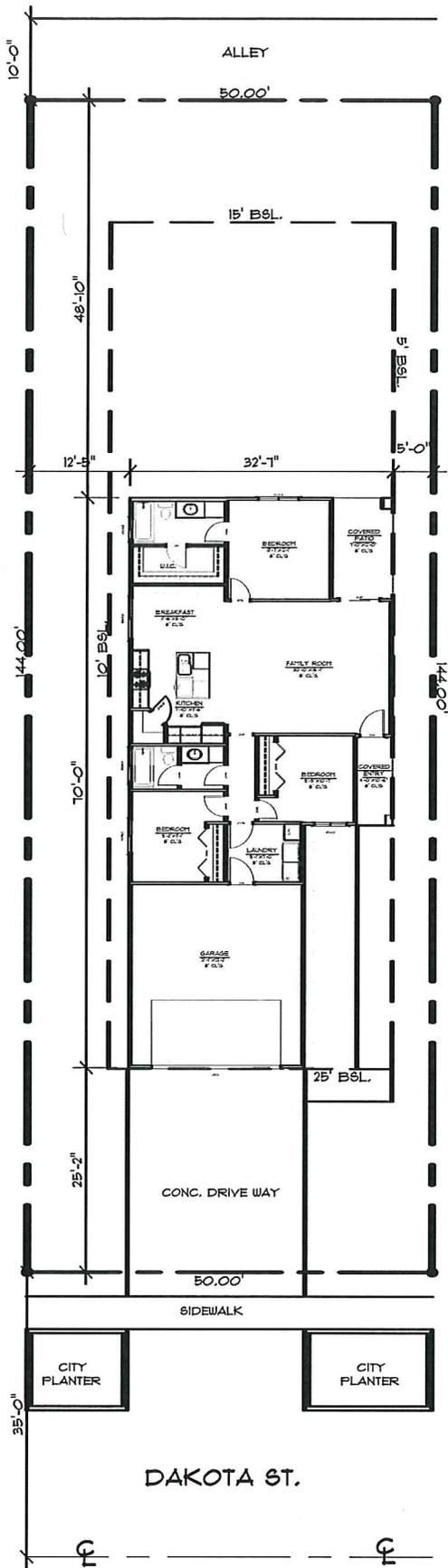


Vicinity Map



ZUP13-0010

Flores Residence



LEGAL DESCRIPTIONS:

PARCEL# 303-09-162
 PROPERTY
 ADDRESS# 240 S DAKOTA ST CHANDLER AZ
 85225
 SUBDIVISION: CHANDLER BLOCK I MCR 9-2
 33 16 5E
 LOT# 962

PROJECT DATA

OWNER : IRACEMA FLORES

SITE DATA

SITE AREA : MCR
 7,109 SQ. FT.
 PER LOT DIMENSION
 7,200 SQ. FT.

BUILDING DATA

PROPOSED USES : SINGLE FAMILY RESIDENCE
 BUILDING CODES FOR:
 MARICOPA COUNTY, AZ :
 : 2006 INTERNATIONAL BUILDING CODE
 : 2006 INTERNATIONAL RESIDENTIAL CODE
 ZONING TYPES : MF-2
 CONSTRUCTION TYPE : V.N.
 OCCUPANCY TYPES : B
 BUILDING AREA : 1,940 SF
 TOTAL : 1,940 SF
 GROSS BUILDING AREA : 1,940 SF / 7,109 SF
 LOT COVERAGE : 27.28 %

SITE PLAN

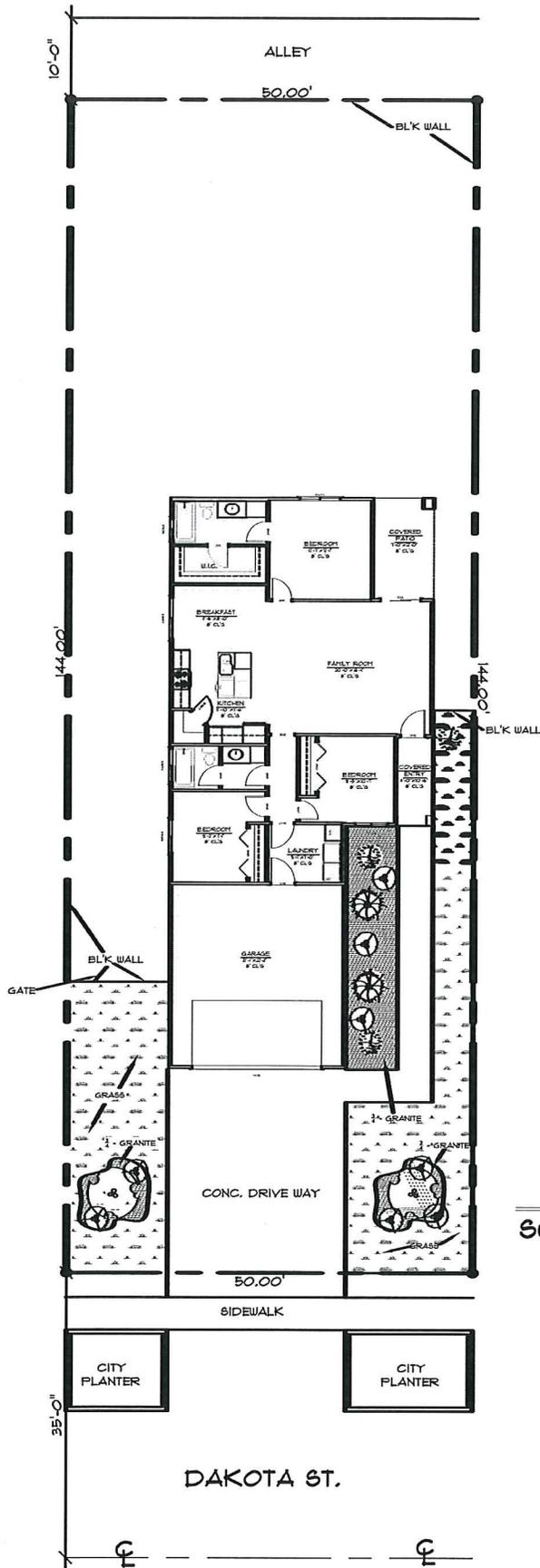
SCALE: 1"=10'-0"



2/26/2013 CAD FILE 1310X SHEET: 1 OF 7

FLORES RESIDENCE
 PARCEL # 303-09-162
 240 S DAKOTA ST CHANDLER AZ

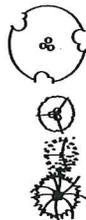
K.N.F
 DESIGN & DEVELOPMENT
 246W 1ST AVE. MESA AZ 85210
 KENNETH FULLER 480-242-1981



LANDSCAPE LIGHTING GUIDELINES

1. SITE LIGHTING MUST BE DIRECTED ONTO VEGETATION OR PROMINENT SITE FEATURES SUCH AS BUILDINGS AND SHALL BE LOW VOLTAGE.
2. BUILDING MOUNTED LIGHTING MUST BE DIRECTED DOWNWARD AWAY FROM ADJACENT LOTS, STREETS AND OPEN SPACES AND MAY NOT BE USED TO LIGHT WALL OR BUILDING ELEMENTS FOR DECORATIVE PURPOSES.
3. ALL EXTERIOR LIGHTING MUST PROVIDE FOR SIGNIFICANT SHIELDING OF LIGHT SOURCES; NO BARE LAMPS WILL BE PERMITTED.
4. ONLY INCANDESCENT LAMPS WITH A MAXIMUM WATTAGE OF 40 WATTS WILL BE ALLOWED UNLESS EXPRESS APPROVAL IS RECEIVED FROM THE COMMITTEE.
5. NO LIGHTING WILL BE PERMITTED IN NATURAL AREAS OR OUTSIDE AREAS ENCLOSED BY FENCE OR BUILDING WALLS. SITE LIGHTING MUST BE CONFINED TO AREAS ENCLOSED BY WALLS OR IN THE VICINITY OF THE MAIN ENTRANCE.
6. SECURITY LIGHTING, WHICH BY ITS NATURE IS BRIGHT AND OF A GENERAL NATURE, HAS BEEN PERMITTED ONLY WITH THE UNDERSTANDING THAT IT WILL ONLY BE USED IN EMERGENCIES.

PLANT SCHEDULE:



IRONWOOD <i>OLNEYA TESOTA</i>	36" BOX MINIMUM MULTI-TRUNK
PURPLE TRAILING LANTANA <i>LANTANA MONTENSIS</i>	
BIRD OF PARADISE <i>CAESALPINA PULCHERRIMA</i>	5-GAL
YELLOW BELLS <i>TECOMA STANS</i>	5-GAL

LANDSCAPE PLAN

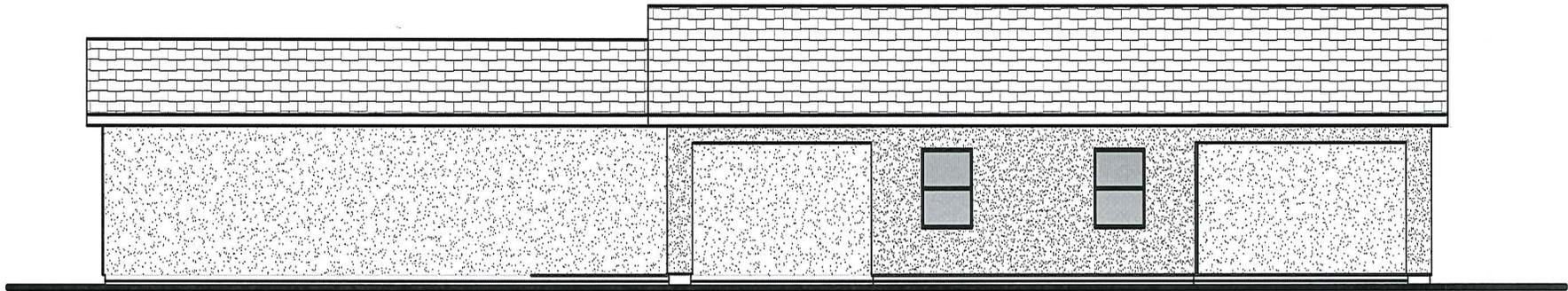
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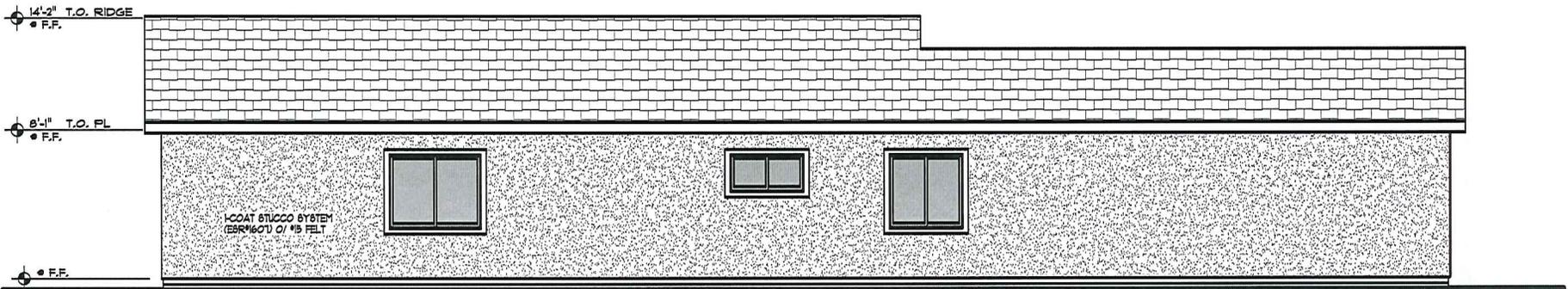
FRONT ELEVATION (EAST)

SCALE 1/4" = 1'-0"



RIGHT ELEVATION (NORTH)

SCALE 1/4" = 1'-0"



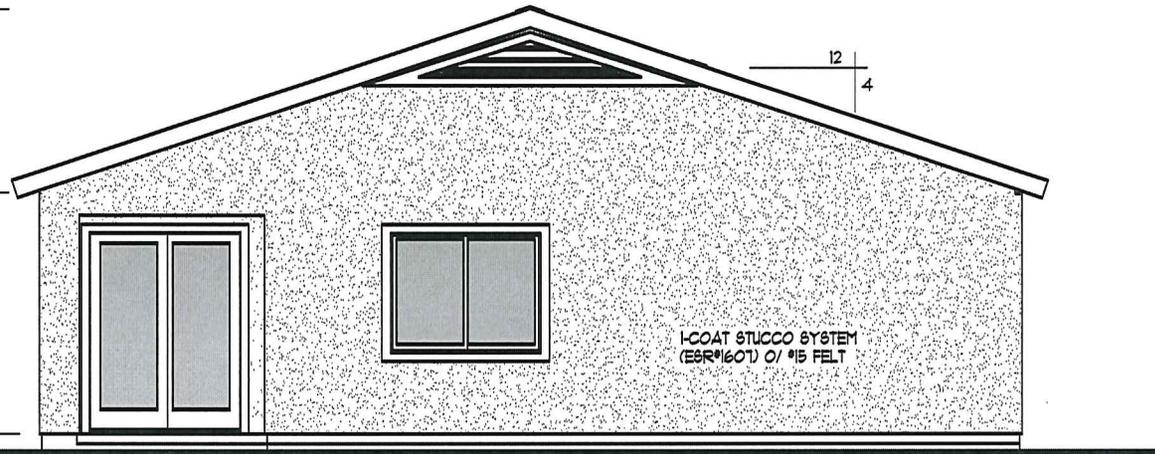
LEFT ELEVATION (SOUTH)

SCALE 1/4" = 1'-0"

14'-2" T.O. RIDGE
• F.F.

8'-1" T.O. FL
• F.F.

• F.F.



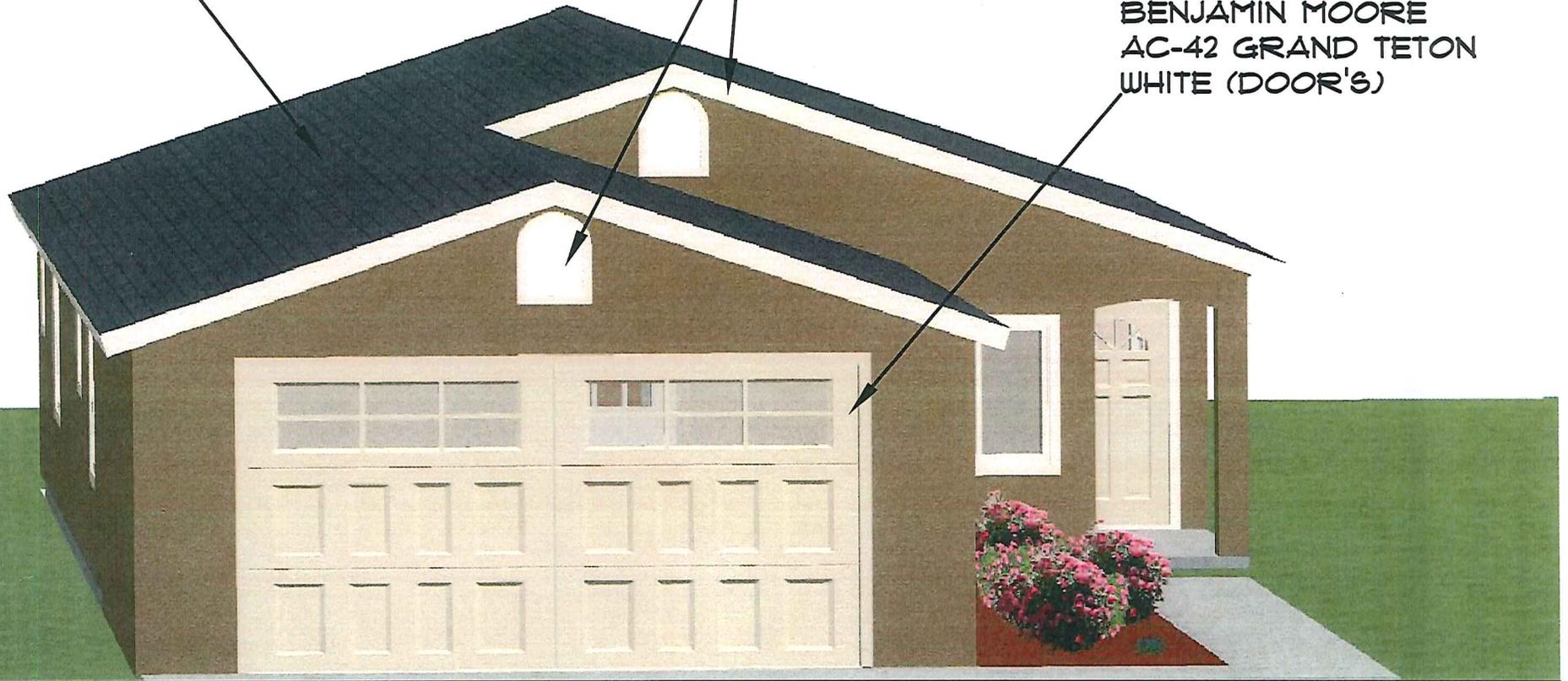
REAR ELEVATION (WEST)

SCALE 1/4" = 1'-0"

ASPHULT SHINLES
OWENS CORNING
SUPREME METRIC
ONYX BLACK (ROOF)

BENJAMIN MOORE
AC-41 ACACIA WHITE (TRIM)

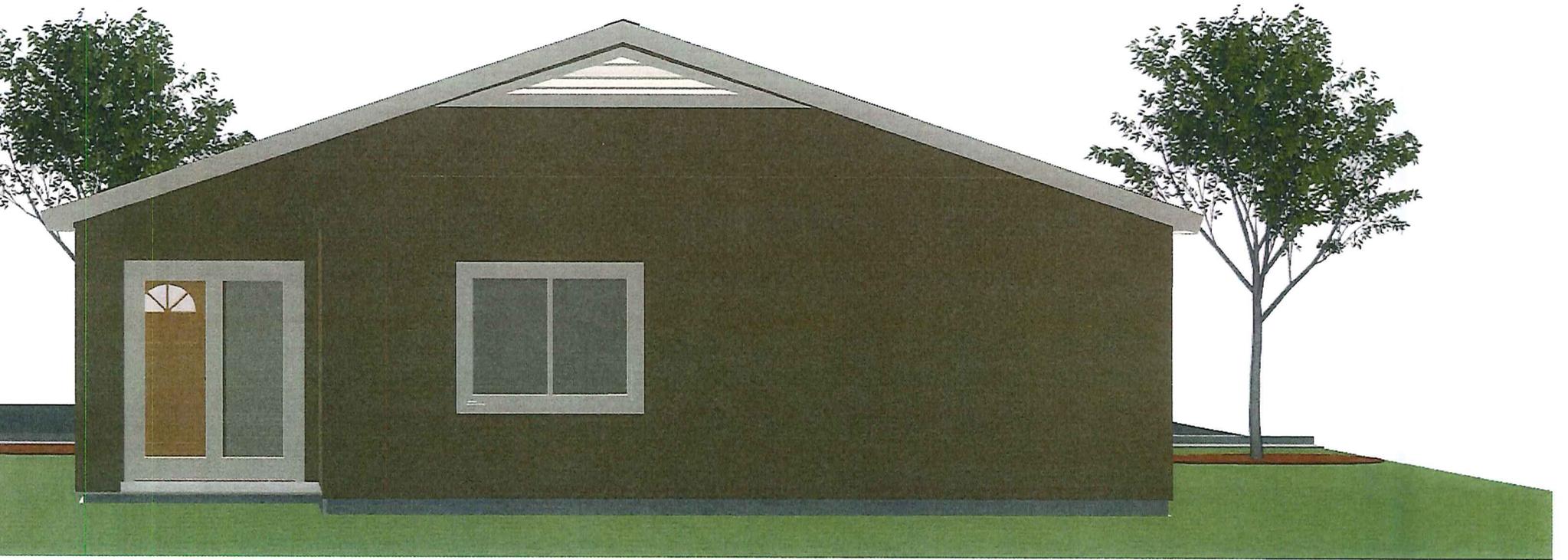
BENJAMIN MOORE
AC-42 GRAND TETON
WHITE (DOOR'S)



PAINT COLOR & MATERIAL EXHIBIT PLAN

SCALE NTS

FRONT



REAR



SOUTH SIDE



NORTH SIDE

KNF Design (480) 242-1981

246 W. 1st Ave.

Mesa, AZ. 85210 Suites "B"

Kenfullerx@aol.com

June 10, 2013

Subject: (ZUP13-0010) Flores Residence, 240 S. Dakota Street, Chandler AZ.

This correspondence is an attempt to receive approval for a zoning Use permit for the above mentioned property.

NARRATIVE:

Our intentions are to demolish the existing house and then to construct a new house in its place. The new house will be a ranch style home with a 2-car garage. The property itself was rezoned to MF-2 when the owner purchased the house, it was single family zoning at that time. The owner wishes to remain in the area but the house itself is not habitable in its current condition, so the owner(s) would like to construct a new house. We are currently utilizing the MF-2 zoning setbacks. The following are three primary (3) reasons that this particular project should be approved.

1. It would definitely help in the improvement of the area. Studies have shown when remodels and infill construction occurs within a vicinity, it tends to encourage other property owners to do the same. This type of activity also tends to bring in interested investors into the area who purchase properties and improve on them, thus making the neighborhood more family friendly.
2. Because the new construction is considered to be a single family home and not a multifamily dwelling, it will not add any undue burden to the current traffic situations.
3. The existing older home will be replaced by a newer home thus making the neighborhood much more attractive and pleasing to the eye, not to mention property rates will increase.

This project when completed will not cause any unnecessary pollution, noise, and no businesses will be conducted from out of the home itself.

Thank you!

Sincerely

Kenneth Fuller