



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-124**

**DATE:** MAY 17, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER *WMP*  
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DKB*  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*  
BOB WEWORSKI, PLANNING MANAGER *BW*

**FROM:** BILL DERMODY, CITY PLANNER *BD*

**SUBJECT:** UP07-0022 DAKOTA DUPLEX

**Request:** Use Permit approval for the construction of a residential duplex in a Multiple Family Residential (MF-2) zoning district

**Location:** 131 S. Dakota Street, south of Boston Street and west of Arizona Avenue

**Applicant:** Melody P. Hulse

**Owner:** Mike & Stephanie Percival

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan and the Redevelopment Area Plan, recommend approval.

**BACKGROUND**

The request is for Use Permit approval to construct a residential duplex in a Multiple Family Residential (MF-2) zoning district. The 7,214 square foot subject site is vacant and surrounded by single family homes and duplexes built primarily in the 1950s, 1960s, and 1970s. The City Center District (CCD) is located one block to the east. The MF-2 zoning district requires a Use Permit for new single family homes and duplexes, and the lot size does not allow for a triplex that meets density and site development requirements.

The property falls within an area designated by the Redevelopment Area Plan for Commercial/Residential. This category encourages neighborhood preservation in the short term

with the possibility of high density housing and commercial uses that support the San Marcos Hotel and city center in the future. The South Arizona Entry Corridor Study, which has not yet been adopted, designates the subject site and surrounding area for Single Family Residential Infill with the possibility for accommodating expansion of the Cultural Entertainment Area as market demand warrants.

The application proposes to construct an approximately 1,780 square foot duplex with equally sized one-story, two-bedroom units. The duplex features frame and stucco construction, a pair of two-car enclosed carports (garages minus the garage doors) for off street parking, and outdoor patio spaces. The building is oriented toward the north with the living spaces located at the center of the structure and the carports providing the bookends on the east and west. Each unit has a 95 square foot enclosed, uncovered patio space accessed through the carport. Each carport features two windows. The side and rear property lines are to be bounded by a new 6-foot masonry wall that replaces the existing chain-link fence.

The project meets or exceeds all site development standards for duplexes, including those pertaining to minimum setbacks and covered parking spaces.

### **DISCUSSION**

Planning Commission and Staff support the application and believe the development will enhance the existing neighborhood as an improvement over what currently exists. Though the design layout and architecture is simple, the carport and trees in the front yard serve to break up the facade. The development is consistent with the Redevelopment Area Plan in that it preserves the neighborhood by upgrading quality and continuing the existing style. The development is consistent with the recommendations of the South Arizona Entry Corridor Study in that it provides low density housing infill more similar to single family than to high density apartments or condominiums.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 30, 2007 at the Downtown Community Center. One neighbor attended to ask general questions about the development.
- At the time of this writing, Staff is not aware of any public opposition to this request. The neighbor to the north of the subject site has expressed support for the development, specifically the block wall to be constructed along their property line.

### **PLANNING COMMISSION VOTE REPORT**

Motion to recommend approval.

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

Condition No. 5 was added in response to Planning Commission concerns regarding front yard shade. After initial concerns about the lot coverage of the proposed duplex, the Commission ultimately found it to be an appropriate use in the context of the neighborhood.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and the Redevelopment Area Plan, recommend approval of UP07-0022 DAKOTA DUPLEX subject to the following conditions:

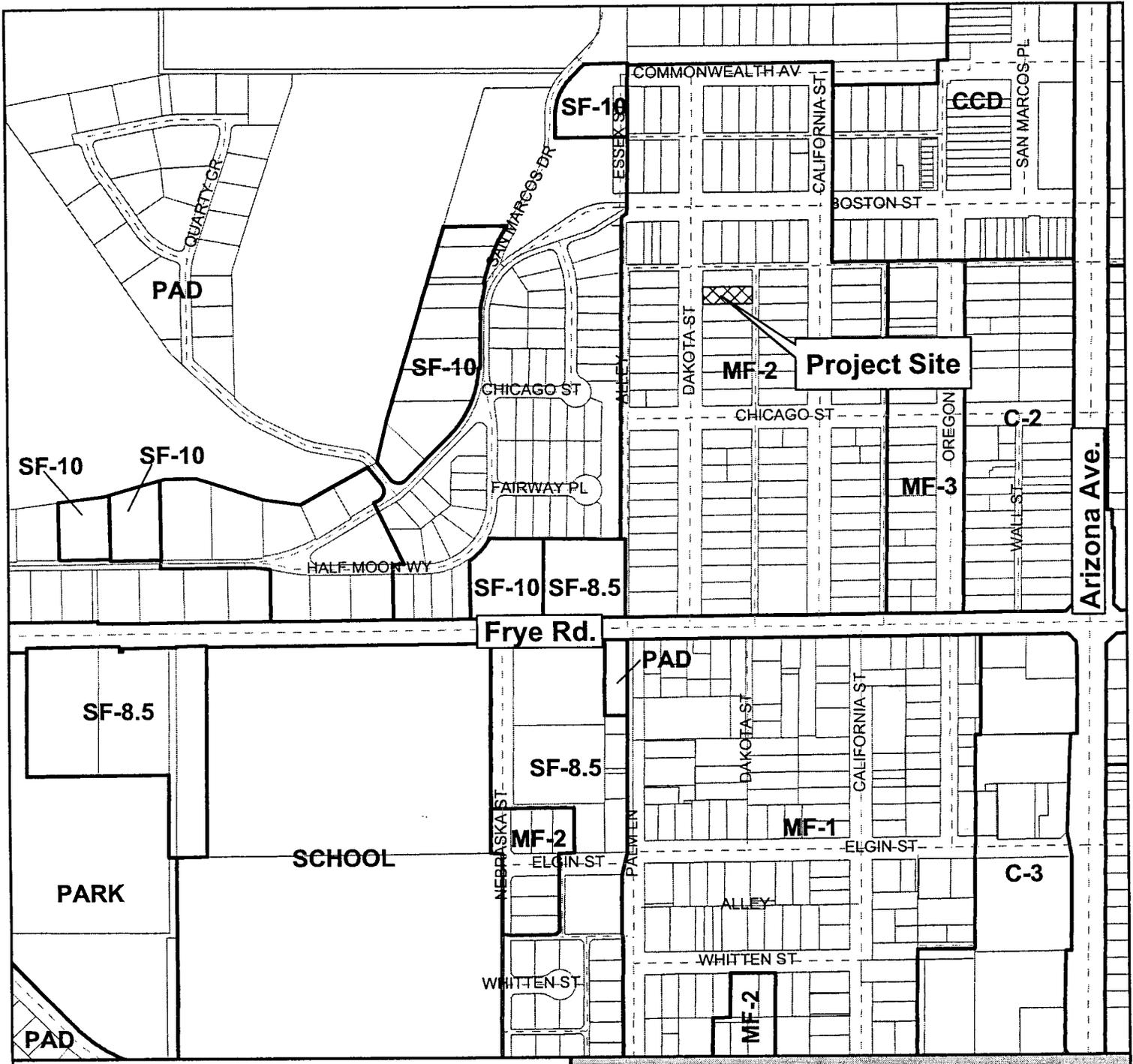
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.
3. Base landscaping shall be installed along the northern walls of the building adjacent to the driveway. Details to be worked out with Staff.
4. There shall be a landscaped strip installed along the northern property line of at least 30" in width.
5. The two front yard trees shall be shade trees rather than palm trees. The trees shall be at least 36"-box in size at the time of planting.

**PROPOSED MOTION**

Move to approve Use Permit UP07-0022 DAKOTA DUPLEX subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Applicant Narrative
6. Staff Photos



**MF-2 Project Site**

SF-10

CCD

SF-10

SF-10

SF-10

SF-10

SF-8.5

SF-8.5

SF-8.5

MF-2

MF-1

C-3

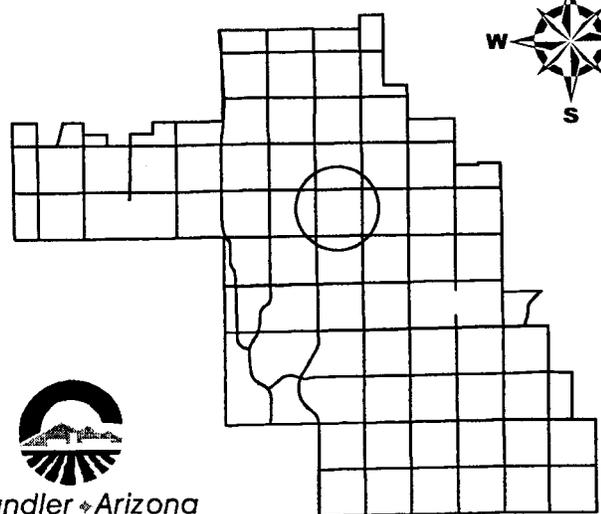
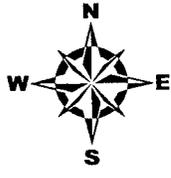
MF-2

**Vicinity Map**



UP07-0022

**Percival-Dakota Duplex**

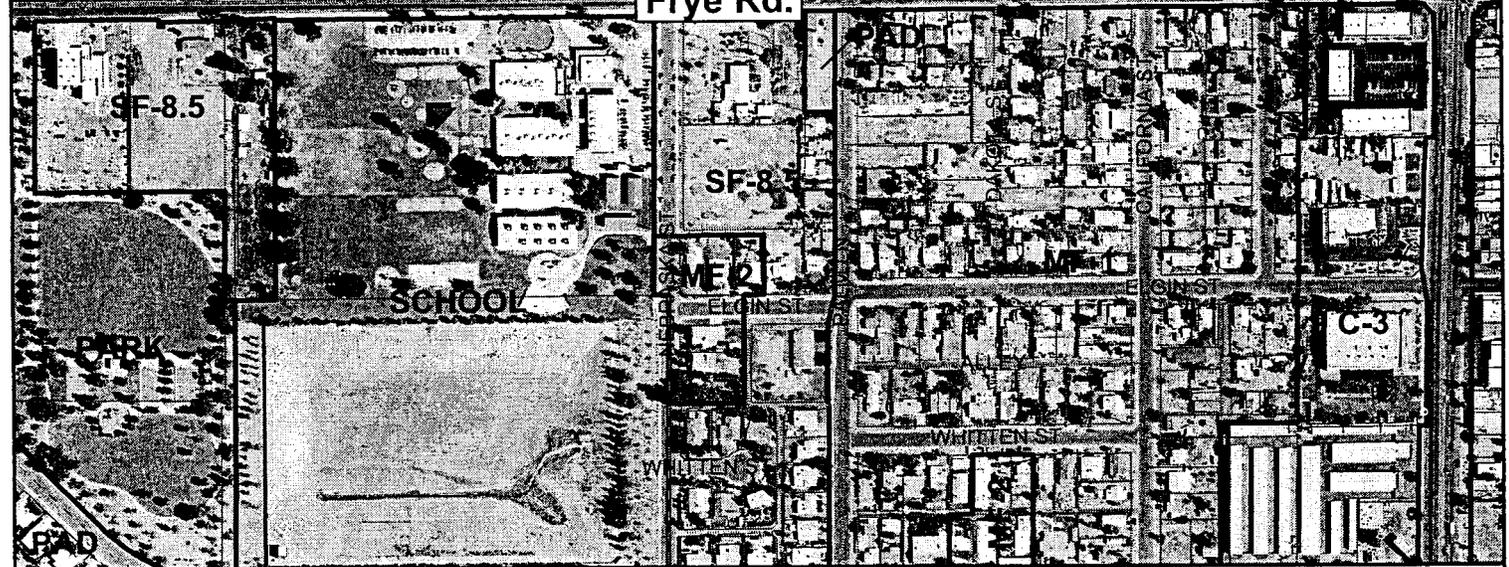


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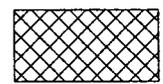
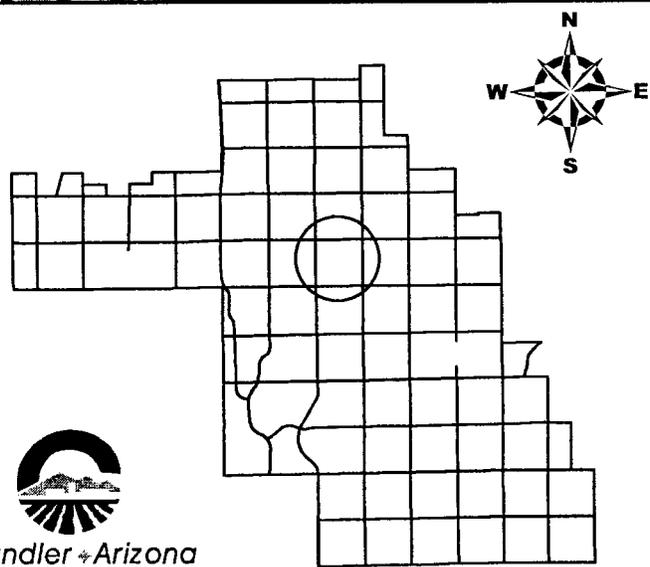
CITY OF CHANDLER 3/13/2007



Frye Rd.



Vicinity Map



UP07-0022

Percival-Dakota Duplex

**PROJECT DATA**

OWNER : MIKE & STEPHANIE PERCIVAL  
 2761 ALICIA PLACE  
 HENET, CA 92545  
 (951) 577-1271

PROJECT LOCATION : LOT #545 131 S. DAKOTA ST.  
 CHANDLER, AZ 85225

**APPLICABLE CODES**

INTERNATIONAL RESIDENTIAL CODE : 2003 IRC  
 ELECTRICAL CODE : 2002 NEC  
 PLUMBING CODE : 1994 UPC  
 MECHANICAL CODE : 2003 IMC  
 FIRE CODE : 1997 IFC

**BUILDING DATA**

PROPOSED USES : MULTI FAMILY RESIDENCE

ZONING : MF2

TOTAL LOT AREA : 1214 SF

BUILDING DUPLEX AREA : 1780 SF

TOTAL ENTRY AREA : 28 SF

TOTAL CARPORT AREA : 122 SF

TOTAL BUILDING AREA : 2530 SF

TOTAL LOT COVERAGE : 35%

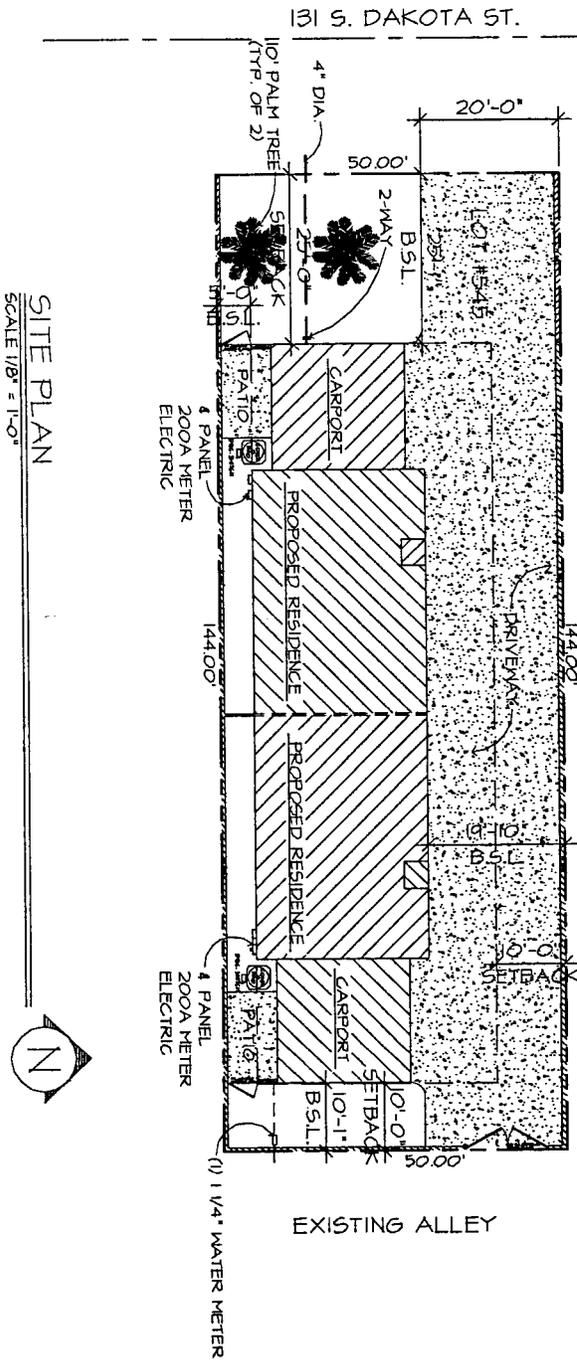
BUILDING HEIGHT : 14'-6" ONE STORY

OCCUPANCY TYPES : R-3 DWELLING

CONSTRUCTION TYPE : TYPE V-B

**LEGAL**

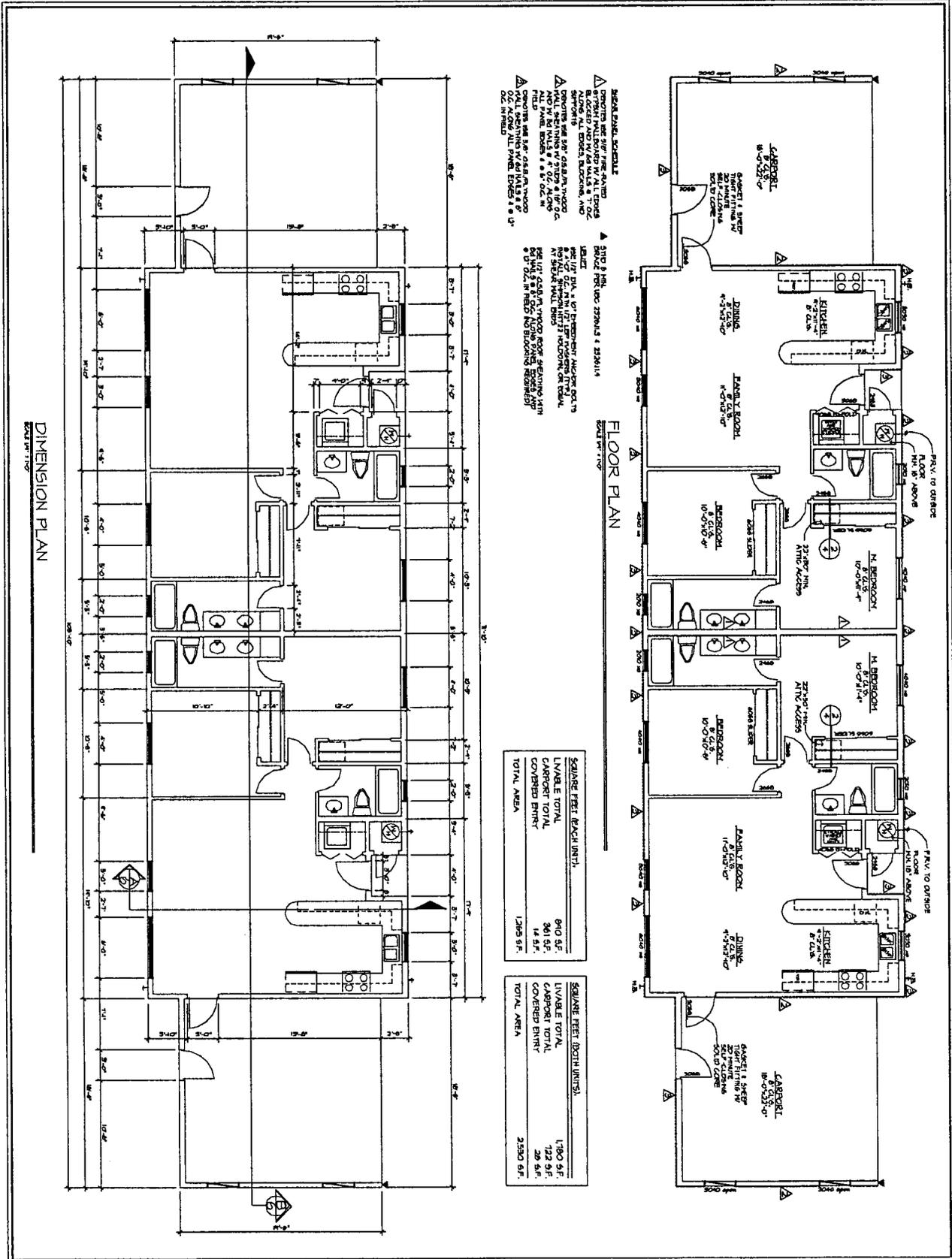
LOT #545  
 CHANDLER BLKS M, P, Q, R, S, T, U, V  
 MCR #534, SEC 33, T15, R5E  
 GILA & SALT RIVER BASE & MERIDIAN MC AZ



**SITE PLAN**  
 SCALE 1/8" = 1'-0"



<p><b>SHEET: 1</b></p>	<p>DATE: 6/21/08</p> <p>DRAWN: AAC</p> <p>CHECKED: S&amp;J</p> <p>FILE: 08102-SM.dwg</p> <p>JOB # 06102</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/15/07</td> <td>PRELIM</td> </tr> <tr> <td>2</td> <td>2/26/07</td> <td>SUBMITTAL</td> </tr> <tr> <td>3</td> <td>3/26/07</td> <td>COMMENTS</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	2/15/07	PRELIM	2	2/26/07	SUBMITTAL	3	3/26/07	COMMENTS	<p>CLIENT</p> <p><b>MULTI FAMILY RESIDENCE</b>          MARICOPA COUNTY          2 BR 2.5 BTH 2 CAR GARAGE          DUPLEX          131 S. DAKOTA ST.          CHANDLER, AZ 85225          MELODY HULSE: (480) 380-1001</p>	<p>PLANS PREPARED BY</p> <p>5040 N. CENTER ROAD          SUITE 100 (SUITE 100)          PHOENIX, (480) 943-7600</p> <p><b>J.R. Stewart</b></p>
	REV.	DATE	DESCRIPTION													
1	2/15/07	PRELIM														
2	2/26/07	SUBMITTAL														
3	3/26/07	COMMENTS														



**NOTES:**

- 1. ALL DOOR SWINGS TO BE SHOWN.
- 2. ALL WINDOW TREATMENTS TO BE SHOWN.
- 3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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- 10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

SCALE/FEEET (EACH UNIT)	SCALE/FEEET (EACH UNIT)
LIVABLE TOTAL	890 SF.
CARPORT TOTAL	361 SF.
COVERED ENTRY	14 SF.
TOTAL AREA	1,265 SF.

SCALE/FEEET (EACH UNIT)	SCALE/FEEET (EACH UNIT)
LIVABLE TOTAL	1,790 SF.
CARPORT TOTAL	722 SF.
COVERED ENTRY	28 SF.
TOTAL AREA	2,540 SF.

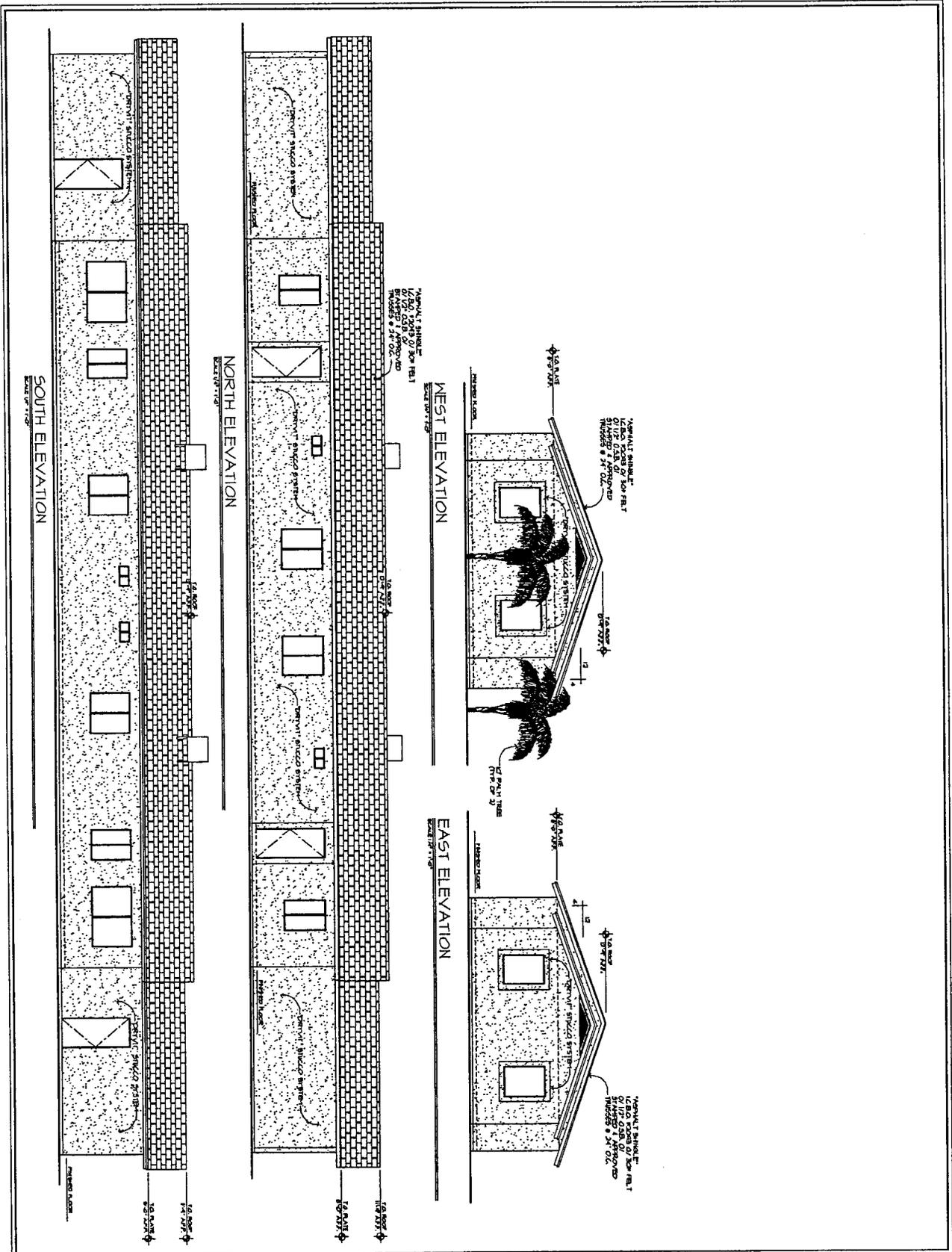
DIMENSION PLAN

SHEET: 3

REV.	DATE	DESCRIPTION
1	12/13/07	PRELIM
2	12/26/07	SUBMITTAL
3	1/28/07	COMMENTS

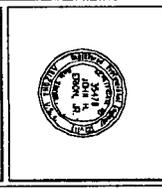
CLIENT  
**MULTI FAMILY RESIDENCE**  
**MARICOPA COUNTY**  
**2 BR 2.5 BTH 2 CAR GARAGE**  
**DUPLEX**  
 131 S. DAKOTA ST.  
 CHANDLER, AZ 85225  
 MELODY HULSE: (480) 380-1001

PLANS PREPARED BY  
 3800 N. CENTER AVE  
 CHANDLER, AZ 85226  
 (480) 380-1001



JOB INFORMATION	
DATE:	8/27/08
DRAWN:	JAC
CHECKED:	SAJ
CD FILE:	08101-dw-449
JOB #:	06102

CLIENT  
**MULTI FAMILY RESIDENCE**  
**MARICOPA COUNTY**  
**2 BR 2.5 BTH 2 CAR GARAGE**  
**DUPLEX**  
 131 S. DAKOTA ST.  
 CHANDLER, AZ 85225  
 MELODY HULSE: (480) 380-1001



PLANS PREPARED BY  
**J.R. Stewart**  
 3000 N. CENTER AVE  
 MESA, ARIZONA 85205  
 PHONE: (480) 841-7686

**Project Information:**

Percival – Dakota Duplex  
 131 S. Dakota St.  
 Chandler, AZ 85249

APN: 303-09-059

**Proposed Use:**

This application is for a new construction single story multi-family duplex. Each unit would be two bedrooms and two bathrooms, with a living room, dining room, and kitchen area. Each unit in this duplex would include a livable area of 890 square feet. The total livable square footage for both units would be 1780. Each unit would include a two car covered carport with a square footage of 416. The total square footage of the car ports would be 832. The total lot area is 7214 square feet. Each unit will also include an outdoor private open space of 13' X 7.4' at the back of the unit. Each unit will include a concrete driveway and basic desert landscaping (including small shrubs, plants, and rocks) in all open areas on the lot. The west side of the lot would feature two trees. Each unit would be equipped with one heat pump at the back of the lot for heating and cooling purposes. The exterior of the building would be stucco, with a shingled roof.

A 6' CMU wall will be erected along the north, east, and south side of the lot. Along the north side of the lot the CMU wall would replace the existing chain link fence. Along the east side of the lot the wall would separate the property from the alley, but include a vehicle access gate. Along the south side of the lot the wall would separate the property from the duplex unit on the adjacent lot and also separate the rear of the two units on our lot. This wall will enclose the rear of each unit, the patio and the heat pump unit. There will be an entry gate into the back of each unit. The west side of the lot would be left open to Dakota Street, the driveway entrance, and existing side walk.

This lot has not been previously developed. The adjacent lot to the south currently has a completed duplex, as do many other lots along this street. The adjacent lot to the north has a single family home, as do many other lots along this street. This neighborhood is located in downtown Chandler and is in close proximity to the many other rejuvenation projects.

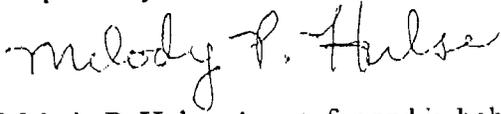
<b>Current zoning:</b>	<b>MF – 2</b>
Zoning to North:	MF-2
Zoning to East:	MF-2
Zoning to South:	MF-2
Zoning to West:	MF-2

**Narrative:**

The proposed site will bring two families into the downtown Chandler area. Currently this property is zoned as MF-2, meaning a triplex or larger. This property is only allowed to hold 2.975 units as per City of Chandler code. The proposed duplex will maximize the useable square footage of the lot, yet be able to meet all city residential building requirements.

The proposed project will utilize connections to the City of Chandler water, sewer and waste collection system

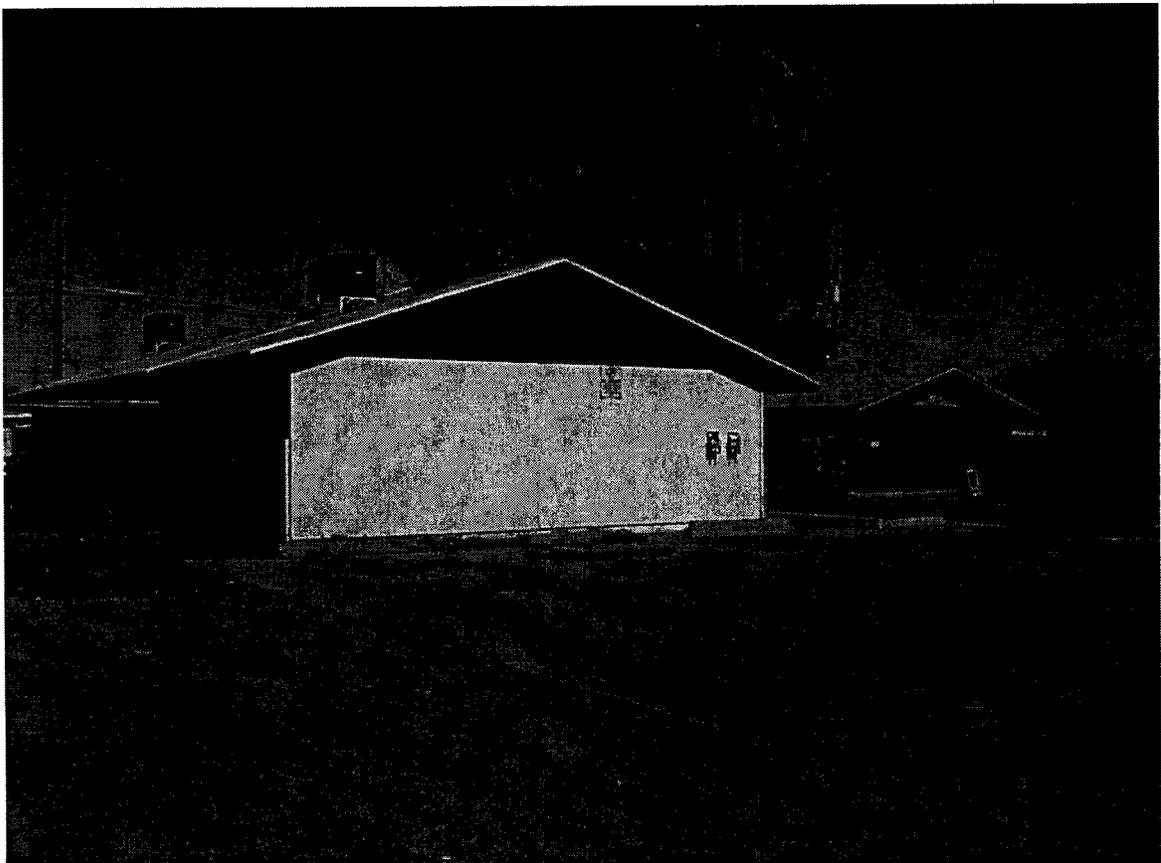
Respectfully submitted,

A handwritten signature in cursive script that reads "Melody P. Hulse". The signature is written in black ink and is positioned above the typed name.

Melody P. Hulse, Agent, for and in behalf of  
Michael A. Percival & Stephanie D. Percival



Subject site as viewed from Dakota Street. Northern neighbor on the left.



Neighboring duplex and single family home to south of the subject site.