

#12

JAN 17 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-277a

DATE: DECEMBER 21, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: DVR06-0047 THE K ESTATE SUBDIVISION
Introduction and tentative adoption of Ordinance No. 4006

Request: Rezoning from Mobile Home District (MH-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for single-family attached housing product on 12 lots within a new single-family residential subdivision on approximately 1.31 acres

Location: 390 E. Commonwealth Avenue, east of the Union Pacific Railroad and ¼ mile south of Chandler Boulevard

Applicant: Smart K Investment Group, LLC

Project Info: Two floor plans attached in different combinations—each two-story with livable square footage of 1,981 or 1,989 square feet

RECOMMENDATION

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

BACKGROUND

The 1.31-acre vacant subject site is zoned MH-1 and was annexed in 1970. The site formerly contained an apartment complex that was demolished in late 2006. To the east is a 12-lot attached single-family residential subdivision facing Commonwealth Avenue, to the north is a mobile home subdivision, and to the west is an age-restricted apartment complex located

adjacent to the Union Pacific Railroad tracks. South across Commonwealth Avenue are a Qwest fleet facility and several lots zoned General Industrial District (I-2).

The project has 12 single-family homes attached in six pairs – three pairs facing Buffalo Street to the north, and three pairs facing Commonwealth Avenue to the south. The lots range in size from 4,150 to 5,167 square feet. The two largest lots incorporate 12'-wide drainage easements into their side yards, while the other lots are all of approximately equal size. Rear yards are approximately 20' deep from the main structure. The front yard setbacks are 15' along Commonwealth Avenue and 12' along Buffalo Street.

The attached houses use a Contemporary Southwest architecture that features concrete tile gabled roofs, stucco finish, and window popouts on all sides. Each elevation, particularly on the four house pairs that include a side-entry garage, is broken into smaller masses through partial single-story elements, several multi-level gabled elements, and stepped roof crests. Additionally, the front elevations include column features.

The property falls within an area designated by the Redevelopment Area Plan for Residential-Medium Density. This category encourages new single family infill, rehabilitation, and medium density housing, with a target density of 6-12 dwelling units per acre. The proposed density for this project is approximately 9.2 units per acre.

The applicant is pursuing funds from the City's Residential Infill Program. Eligibility for the Residential Infill Program requires two 15-gallon trees and six 5-gallon shrubs in the front yard, a 6-foot masonry wall enclosing the back yard, a 120 square foot storage enclosure, and demonstration of financial need, among other requirements.

Planning Commission and Staff find this to be a quality infill project that will fit into the existing neighborhood while at the same time strengthening the area's appearance and improving the housing supply near Downtown. The requested front yard setbacks of less than 20' are justified because of the unique circumstances of the streets they front (Buffalo Street carries a very minimal amount of traffic, and Commonwealth Avenue has a very large right-of-way that will probably never be developed with a wider street), and because of the proximity to Downtown.

The applicant has stated that they will start to put construction documents together after this approval.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 16, 2007 at the Downtown Community Center. One citizen attended to ask general questions.
- At the time of this writing, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

Planning Commission added Condition No. 8 to increase the widths of the shared driveways.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the Redevelopment Area Plan, recommend approval of DVR06-0047 THE K ESTATE SUBDIVISION subject to the following conditions:

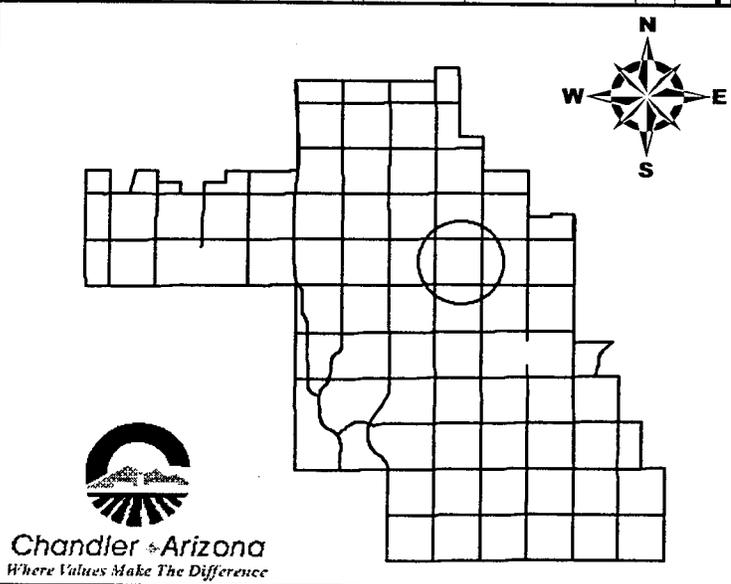
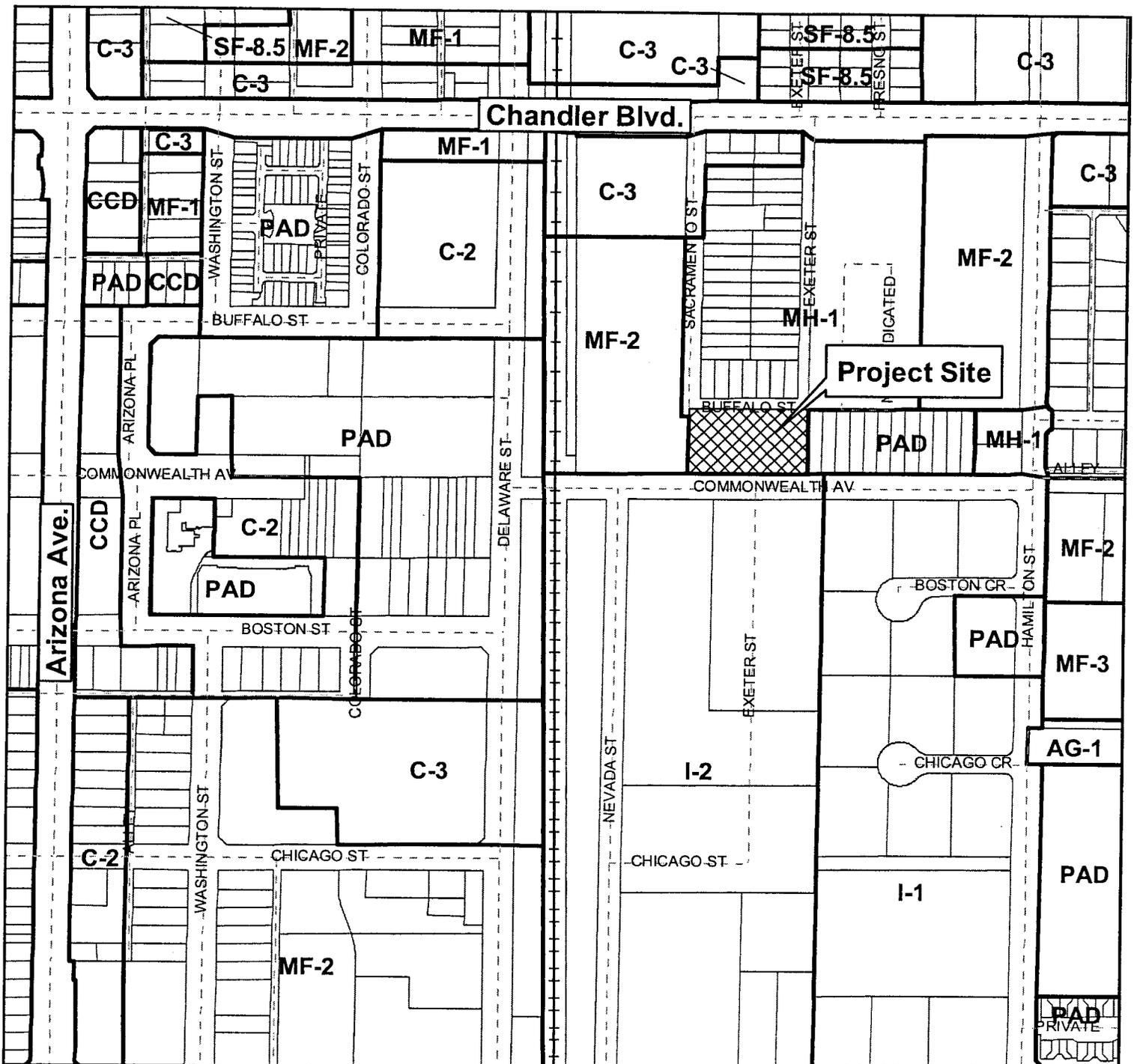
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The K Estate Subdivision", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0047, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
4. Approval by the Zoning Administrator of all project details required by Code or condition.
5. Buyers shall be notified that the land south of Commonwealth Avenue is zoned for industrial uses.
6. The rear yards shall be enclosed by 6'-high masonry walls.
7. A minimum of two 15-gallon trees shall be planted in all front yards.
8. Lots 1, 2, 11 and 12 shall be moved west by six feet with six feet added to the shared driveway widths.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4006, approving Planned Area Development zoning and Preliminary Development Plan in case DVR06-0047 THE K ESTATE SUBDIVISION subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Development Booklet
3. Site Plan
4. Floor Plans
5. Building Elevations
6. Ordinance No. 4006



Vicinity Map

DVR06-0047

The K Estate Subdivision

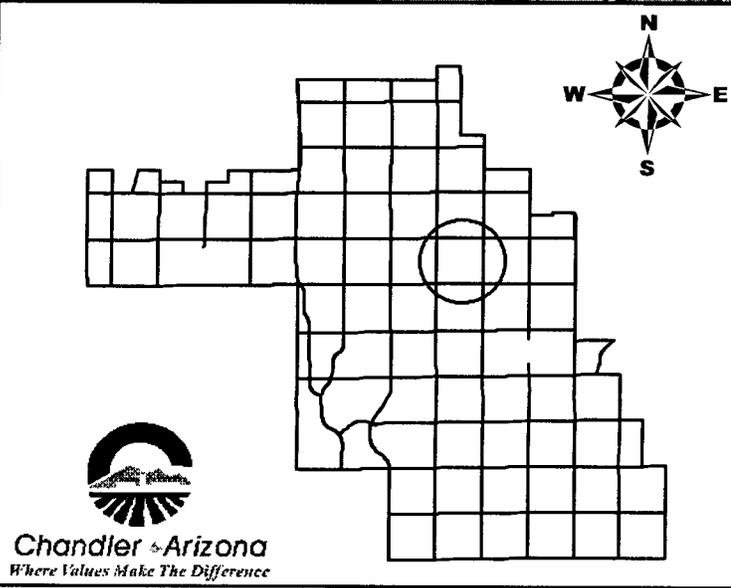
CITY OF CHANDLER 9/22/2006



Chandler Blvd.

Project Site

Arizona Ave.



Vicinity Map



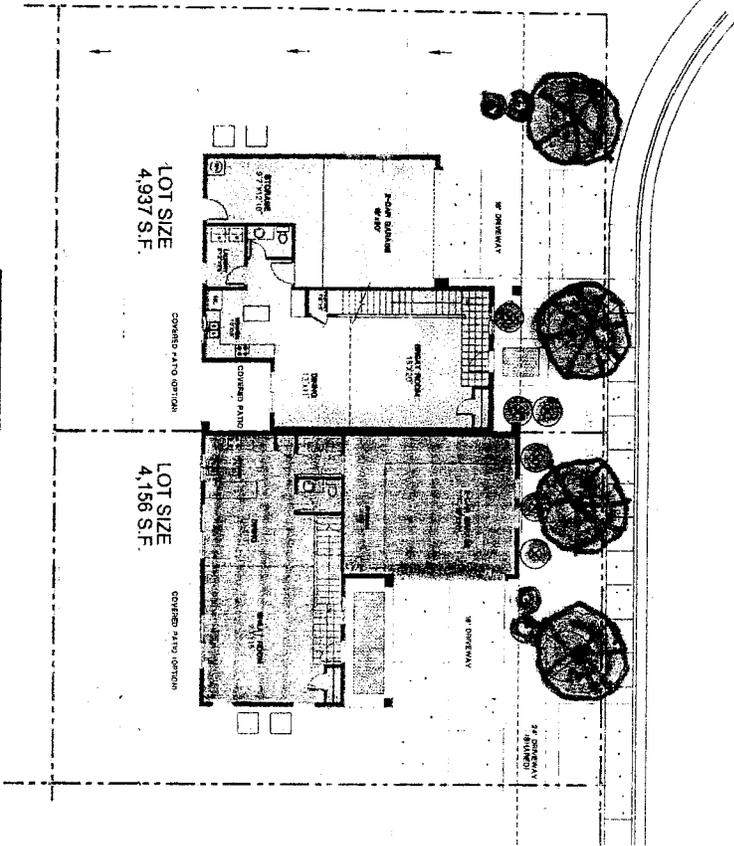
DVR06-0047

The K Estate Subdivision

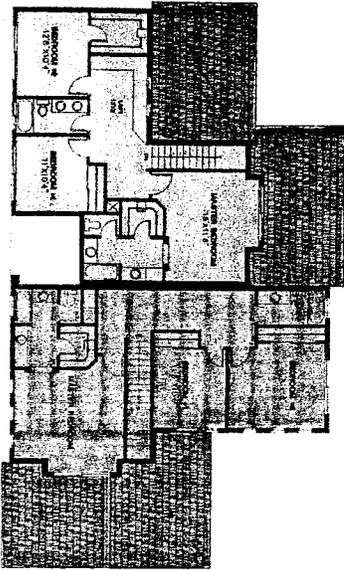


SINGLE FAMILY DWELLING FLOOR PLANS AND NOTES

FLOOR PLAN A
(FIRST FLOOR)
LIVABLE AREA: 823 S.F.
GARAGE & STORAGE: 349 S.F.



FLOOR PLAN A
(SECOND FLOOR)
LIVABLE AREA: 1,033 S.F.



FLOOR PLAN B
(SECOND FLOOR)
LIVABLE AREA: 1,128 S.F.

FLOOR PLAN B
(FIRST FLOOR)
LIVABLE AREA: 881 S.F.
GARAGE & STORAGE: 513 S.F.



LANDSCAPE LEGEND

PROJECT DATA

RESIDENTIAL IN-FILL DEVELOPMENT FOR:
THE K ESTATE SUBDIVISION
SMART K INVESTMENT GROUP

PRELIMINARY



SCALE: 1/8"=1'-0"

PROJECT DATA

LANDSCAPE LEGEND



RESIDENTIAL IN-FILL DEVELOPMENT FOR:
THE K ESTATE SUBDIVISION
 SMART K INVESTMENT GROUP

PRELIMINARY

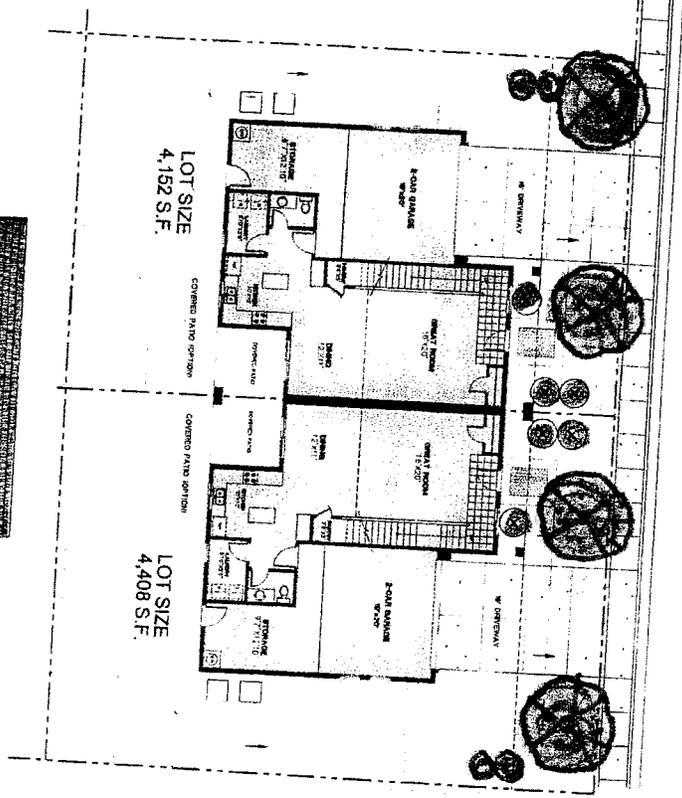


A-4

SCALE: 1/8" = 1'-0"

SINGLE FAMILY DWELLING FLOOR PLANS AND NOTES

FLOOR PLAN A
 (FIRST FLOOR)
 LIVABLE AREA: 828 S.F.
 GARAGE & STORAGE: 548 S.F.

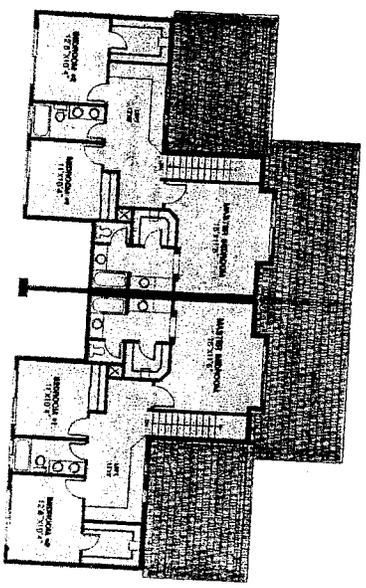


LOT SIZE
 4,152 S.F.

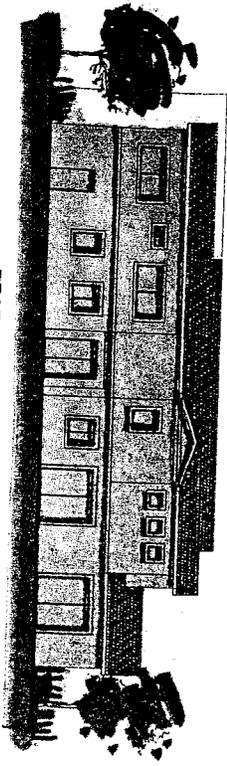
LOT SIZE
 4,408 S.F.

FLOOR PLAN A
 (FIRST FLOOR)
 LIVABLE AREA: 828 S.F.
 GARAGE & STORAGE: 548 S.F.

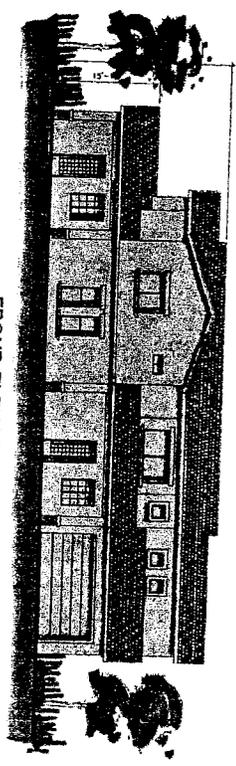
FLOOR PLAN A
 (SECOND FLOOR)
 LIVABLE AREA: 1038 S.F.



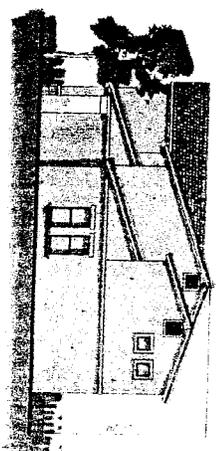
FLOOR PLAN A
 (SECOND FLOOR)
 LIVABLE AREA: 1038 S.F.



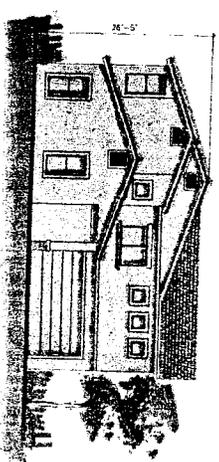
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

BUILDING ELEVATIONS & NOTES

SCALE: 1/8"=1'-0"



- KEYNOTES**
1. EXISTING SITE AND SURROUNDINGS
 2. EXISTING BUILDING FOOTPRINT
 3. EXISTING DRIVEWAY
 4. EXISTING DRIVEWAY
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY
 11. EXISTING DRIVEWAY
 12. EXISTING DRIVEWAY
 13. EXISTING DRIVEWAY
 14. EXISTING DRIVEWAY
 15. EXISTING DRIVEWAY
 16. EXISTING DRIVEWAY
 17. EXISTING DRIVEWAY
 18. EXISTING DRIVEWAY
 19. EXISTING DRIVEWAY
 20. EXISTING DRIVEWAY

RESIDENTIAL IN-FILL DEVELOPMENT FOR:
THE K ESTATE SUBDIVISION
 SMART K INVESTMENT GROUP
 930 N. Commonwealth Ave., Chandler, Arizona

A-3

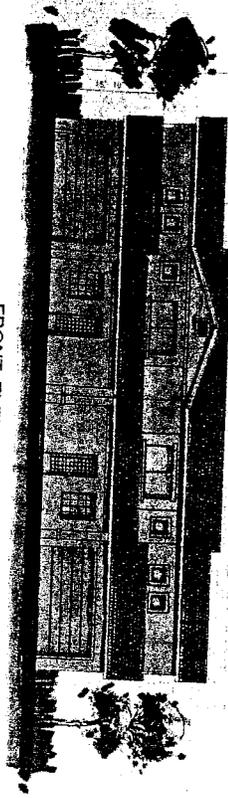


CHEN
 ARCHITECTS
 1000 N. GILBERT AVENUE, SUITE 100
 CHANDLER, ARIZONA 85226
 (480) 948-8888

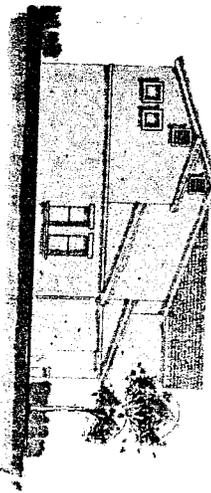
DATE: 08/11/11	PROJECT: THE K ESTATE SUBDIVISION
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: 1/8"=1'-0"	STATUS: PRELIMINARY

PRELIMINARY

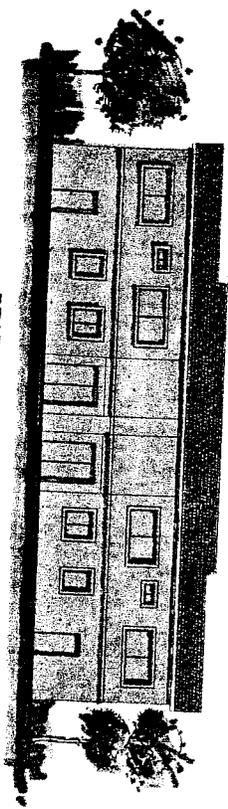
KEYNOTES



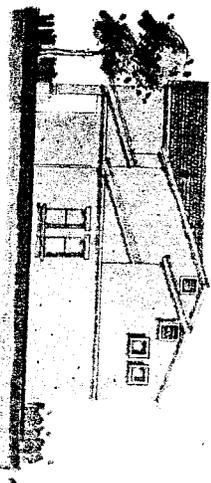
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BUILDING ELEVATIONS & NOTES

SCALE: 1/8"=1'-0"

RESIDENTIAL IN-FILL DEVELOPMENT FOR:
THE K ESTATE SUBDIVISION
SMART K INVESTMENT GROUP

PRELIMINARY



ORDINANCE NO. 4006

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MOBILE HOME DISTRICT (MH-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR06-0047 THE K ESTATE SUBDIVISION) 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 Mobile Home District (MH-1) to Planned Area Development (PAD) subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The K Estate Subdivision", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0047, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for

development or take legislative action to cause the property to revert to its former zoning classification.

3. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at www.chandleraz.gov/infomap, or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
4. Approval by the Zoning Administrator of all project details required by Code or condition.
5. Buyers shall be notified that the land south of Commonwealth Avenue is zoned for industrial uses.
6. The rear yards shall be enclosed by 6'-high masonry walls.
7. A minimum of two 15-gallon trees shall be planted in all front yards.
8. The western side yards of Lots 1 & 12 shall be shrunk by 6', with that 6' to be added to the widths of the shared driveways farther east.

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 & Development Department 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 this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4006 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED: