



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



**MEMORANDUM**

**Planning Division – PZ Memo No. 16-041**

**DATE:** JUNE 1, 2016

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*

**SUBJECT:** DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME

**Request:** Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for site layout and building design for one single-family residential home

**Location:** 900 W. San Marcos Drive, east of Alma School Road and north of Frye Road

**Applicant:** Stacey Chuck

**Project info:** Approximately one-half acre lot, one-story custom single-family home, 3,467 livable square feet

**RECOMMENDATION**

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

**BACKGROUND**

The subject property is located within the San Marcos Fairways single-family development and zoned Agricultural District (AG-1). The property is bounded on the north by the San Marcos Golf Course and single-family residential homes to the west, east, and south.

The request is to rezone from AG-1 to Planned Area Development (PAD) for a custom single-family home with Preliminary Development Plan (PDP) for site layout and building design on approximately one-half acre. The PAD zoning with PDP for site layout and building design allows the parcel to develop with building setbacks consistent with the adjacent custom home

lots. The parcel's current AG-1 zoning requires minimum building setbacks intended for rural agrarian use with a front yard of 20 feet, rear yard of 40 feet, side yards of 30 feet each, and a maximum lot coverage of 40%. The request is to allow building setbacks with a front yard of 20 feet, rear yard of 10 feet, side yards of 5 feet and 10 feet, and a maximum lot coverage of 45%.

The home is approximately 3,467 livable square feet with a four-car garage and a rear yard covered patio. The home is a one-story Santa Barbara Style design with a tile roof, white stucco, dark wood trim, window shutters, and varied window sizes. The home includes varied rooflines and wall planes. The property is within a homeowners association (HOA) and subject to the HOA's architectural review and approval.

### **DISCUSSION**

Planning Staff finds the proposed rezoning for a single-family residential use and PDP for building setbacks, maximum lot coverage, and building design to be compatible with the adjacent custom home lot's site layout and architectural design.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 12, 2016. Two area property owners attended to meet the applicant and review the proposal.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant and kept on file in the City of Chandler Planning Division, in File No. DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, modified by such conditions included at the time the Exhibits were approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

4. 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.

### **Preliminary Development Plans**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibits A, B, C, and D as represented by the applicant and kept on file in the City of Chandler Planning Division, in File No. DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME, modified by such conditions included at the time the Exhibits were approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Perimeter walls shall be designed to be compatible with adjacent walls.
5. 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.

### **PROPOSED MOTIONS**

#### **Rezoning**

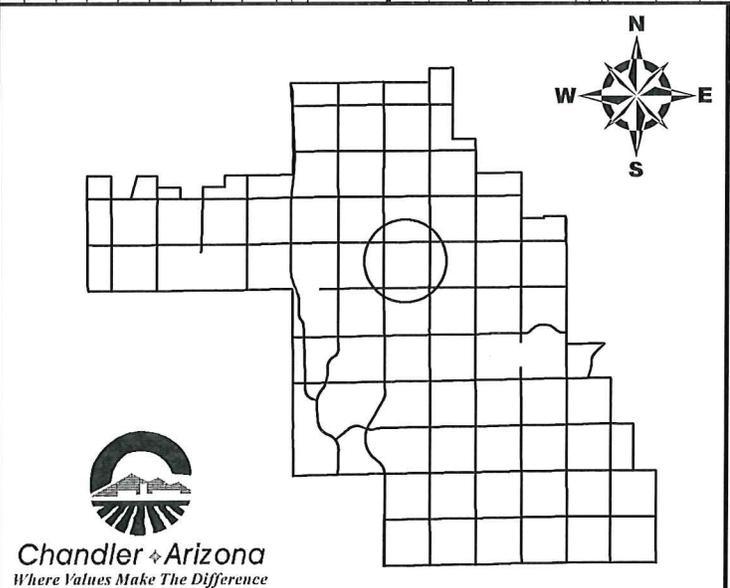
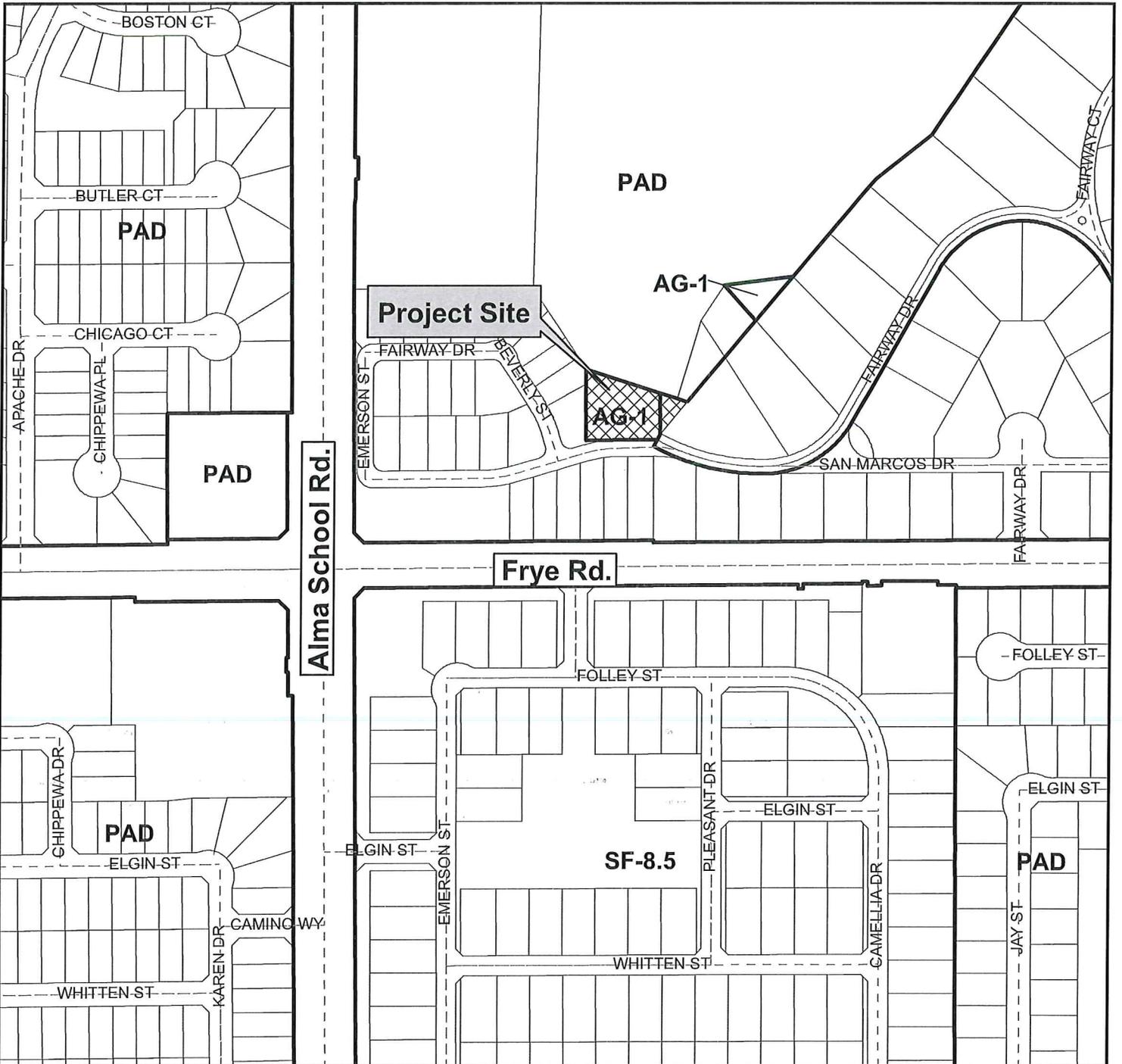
Motion Planning Commission to recommend approval of Rezoning request DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning Staff.

#### **Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR16-0002 SAN MARCOS DRIVE CUSTOM HOME for site layout and building design for a custom single-family residential home, subject to the conditions as recommended by Planning Staff.

#### **Attachments**

1. Vicinity Maps
2. Exhibit A, Narrative
3. Exhibit B, Site Plan/Plot Plan
4. Exhibit C, Building Elevations
5. Exhibit D, Floor Plan



**Vicinity Map**

**DVR16-0002**

**San Marcos Drive Custom Home**

CITY OF CHANDLER 2/14/2012



Project Site

Alma School Rd.

Frye Rd.

AG-1

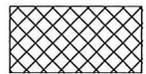
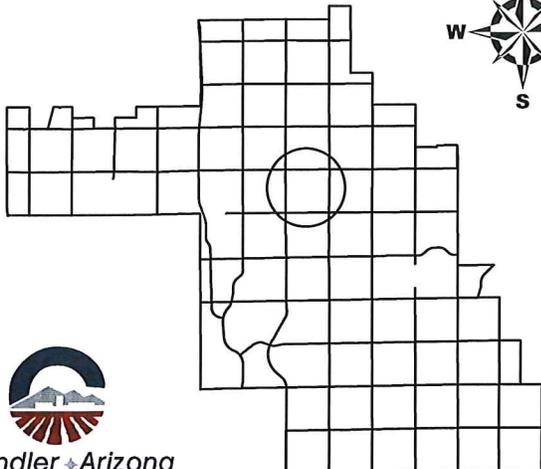
PAD

PAD

PAD

PAD

## Vicinity Map



DVR16-0002

San Marcos Drive Custom Home



Chandler, Arizona  
Where Values Make The Difference

April 11, 2016

## Narrative

### The Chuck Family Home

I, Stacey Chuck, am proposing to build a custom single family home on a .56 acre property located at Lot 43, 900 West San Marcos Drive. Nearest crossroads Alma School Rd. and Frye Rd. (Application #DVR16-0002).

The purpose of this proposal is to rezone said property from AG 1 to PAD land use to allow construction of one single family home in compliance with San Marcos Country Club Estates Home Owners Association.

The home will be single story slab with a 4-car garage, Santa Barbara style with a tile roof. White stucco with dark wood trim. With a 20 foot minimum front set back, 5 foot minimum west yard setback, 10 ft minimum east yard setback and 10 foot set back on rear yard.

Rear fence designed in accordance with San Marcos Country Club Estates HOA guidelines.

Drainage will be addressed when site plans are finalized and submitted to the city for building permits.

The proposed home will be approximately 3,467 livable sq. ft. and 1,182 sq. ft for the garage and approximately 778 of total patio space. The plan will not exceed 45% of maximum allowed under roof. Access to the home will be from West San Marcos Drive as proposed on preliminary plan.

The lot size is approximately 24,567.84 square ft. which is comparable to other homes in the area.

We request the same permitted uses as our neighbors as our lot is on one of the last in the community to to be built on. This is in keeping with the surrounding land use.

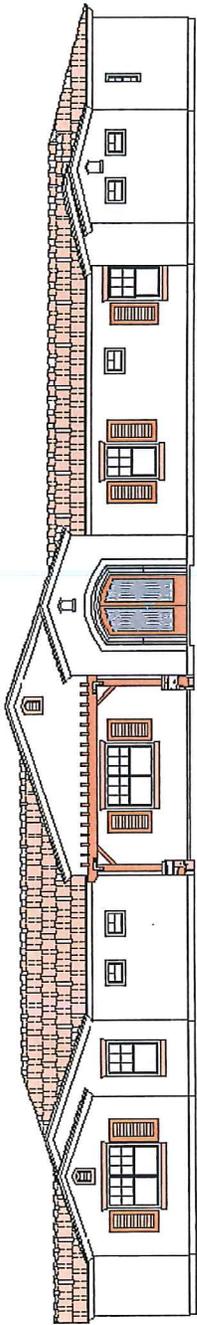
In closing I look forward to building our home in Chandler. Should any questions arise in the future feel free to contact me directly on my cell phone at 480-823-8336 or email me at [staceychuck@gmail.com](mailto:staceychuck@gmail.com).

Sincerely,

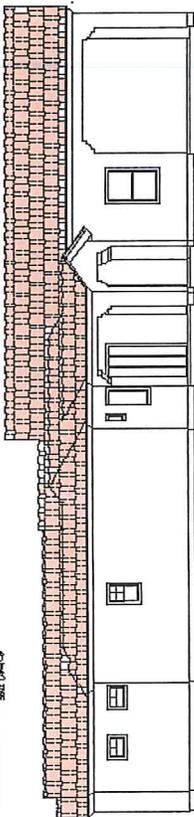
Stacey Chuck

Exhibit A  
Narrative  
4-11-16

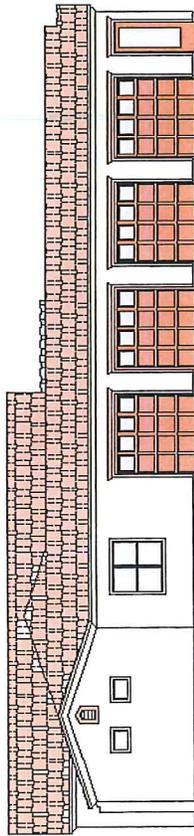




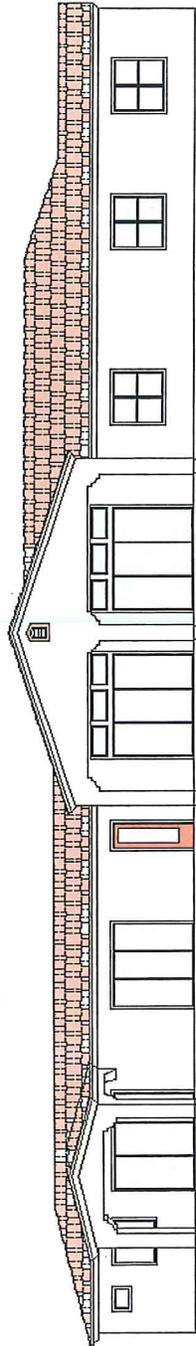
FRONT ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE 1/8" = 1'-0"

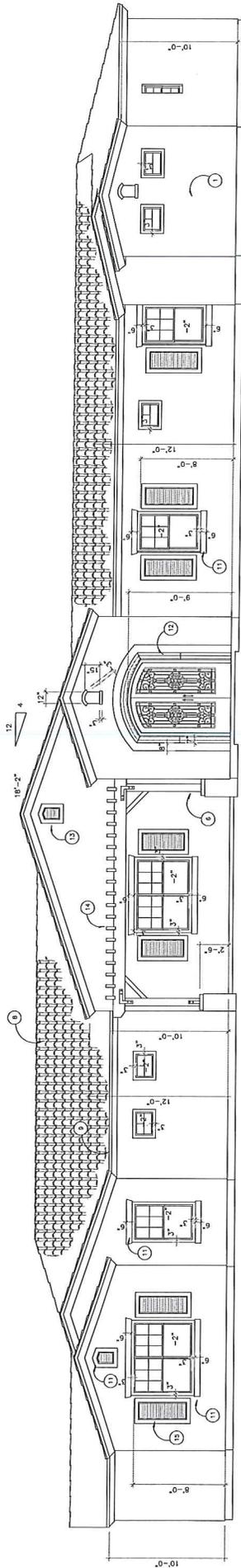


LEFT ELEVATION  
SCALE 1/8" = 1'-0"

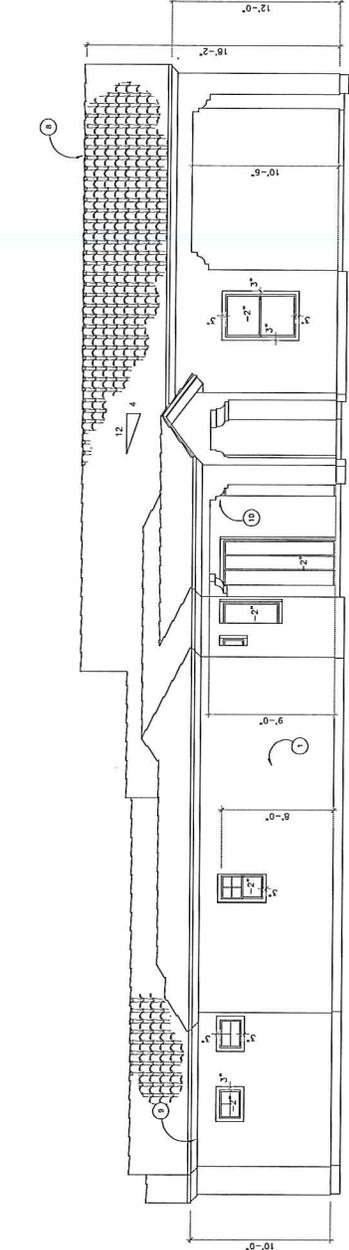


REAR ELEVATION  
SCALE 1/8" = 1'-0"

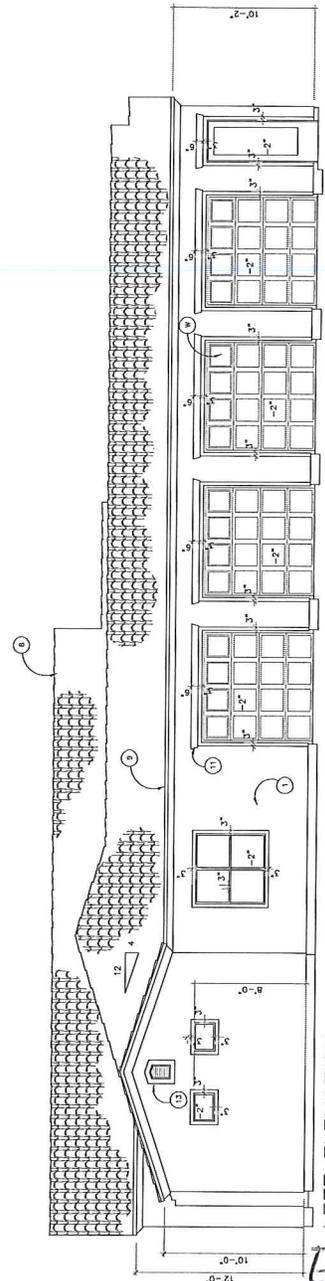
colored  
Building Elevations  
DXR 16-0002  
4-11-16



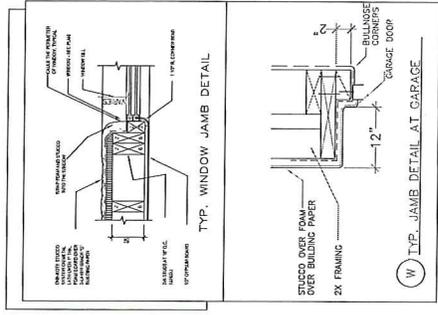
FRONT ELEVATION  
SCALE 1/4"=1'-0"



RIGHT ELEVATION  
SCALE 1/4"=1'-0"

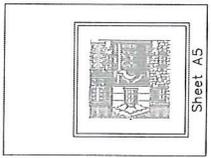


LEFT ELEVATION  
SCALE 1/4"=1'-0"



- ELEVATION/BUILDING SECTION KEYNOTES:
- 1) STUCCO WALL SYSTEM FOR ALL 180° CORNERS, JOINT INSULATION AND WEED STRIPS AT 1" O.C. WITH 1/2" BATT INSULATION
  - 2) 4" CONCRETE OVER 1" A.B.C. TRIM AT 2" O.C. WITH 1/2" GYPUM BOARD OVER STUCCO
  - 3) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
  - 4) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
  - 5) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
  - 6) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
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  - 13) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
  - 14) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS
  - 15) 1/2" GYPUM BOARD AT ALL CORNERS, JOINTS AND OVER ALL WEED STRIPS

NOTE: WINDOWS SHALL BE REFLECTED AS SHOWN UNLESS OTHERWISE NOTED



Sheet A5

Black & white  
Elevations  
4-1-16

Exhibit C  
p. 2062

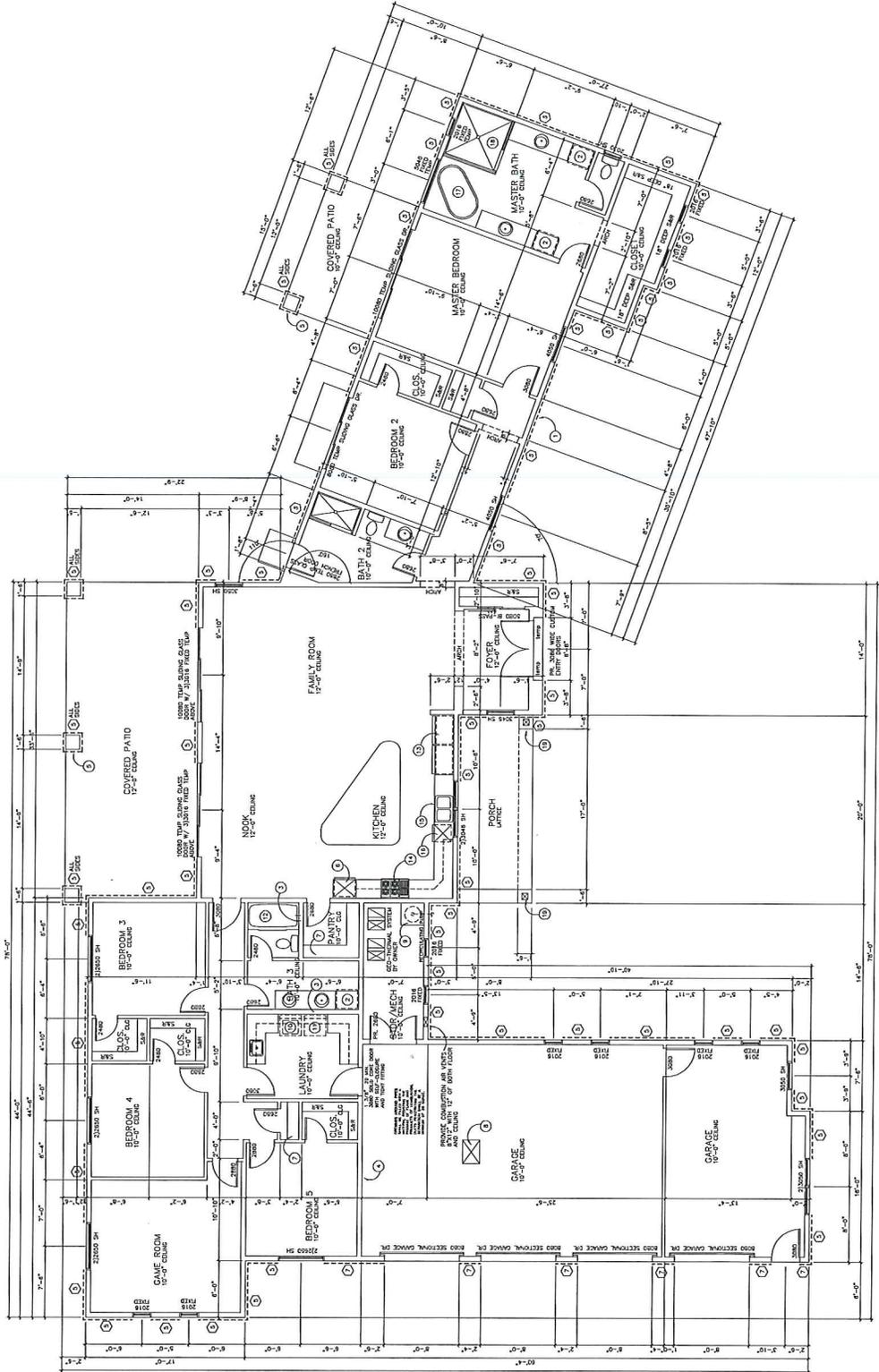
**FLOOR PLAN KEYNOTES:**

- 1) TRUCK EXTERIOR WALLS SHALL BE OVER 1" DIA. CONCRETE PILES AT 10' ON CENTER.
- 2) ALL EXTERIOR WALLS SHALL BE 12" THICK.
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- 18) ALL EXTERIOR WALLS SHALL BE 12" THICK.
- 19) ALL EXTERIOR WALLS SHALL BE 12" THICK.

**SHEAR WALL SCHEDULE**

MARK	MATERIAL	HEIGHTS	MARKS	THICKNESS	REINFORCEMENT	SEE PAGE ATTACHMENT
SW-1	12" W.C. CONCRETE	12'-0" TO 12'-0"	SW-1	12" W.C. CONCRETE	12" W.C. CONCRETE	12" W.C. CONCRETE
SW-2	12" W.C. CONCRETE	12'-0" TO 12'-0"	SW-2	12" W.C. CONCRETE	12" W.C. CONCRETE	12" W.C. CONCRETE
SW-3	12" W.C. CONCRETE	12'-0" TO 12'-0"	SW-3	12" W.C. CONCRETE	12" W.C. CONCRETE	12" W.C. CONCRETE
SW-4	12" W.C. CONCRETE	12'-0" TO 12'-0"	SW-4	12" W.C. CONCRETE	12" W.C. CONCRETE	12" W.C. CONCRETE

REINFORCEMENT SHALL BE 12" W.C. CONCRETE WITH 12" W.C. CONCRETE. ALL REINFORCEMENT SHALL BE 12" W.C. CONCRETE. ALL REINFORCEMENT SHALL BE 12" W.C. CONCRETE. ALL REINFORCEMENT SHALL BE 12" W.C. CONCRETE.



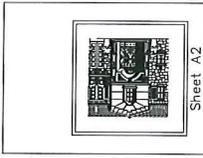
**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

Exhibit D

**AREA CALCS.**

ITEM	DESCRIPTION	AREA
1	FLOOR AREA	10,000.00
2	WALL AREA	1,500.00
3	CEILING AREA	10,000.00
4	ROOF AREA	10,000.00
5	PAVING AREA	500.00
6	LANDSCAPE AREA	200.00
7	TOTAL AREA	36,200.00



Sheet A2

Floor Plan 4-1-16