



MEMORANDUM Planning Division – PZ Memo No. 16-074

DATE: OCTOBER 5, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR; KEVIN MAYO, PLANNING MANAGER
FROM: ERIK SWANSON, SENIOR CITY PLANNER
SUBJECT: DVR16-0007 LANDMARC CHANDLER HEIGHTS

Request: Rezoning from Agricultural (AG-1) to Planned Area Development for a single-family residential home, with Preliminary Development Plan approval for site layout.
Location: East of the southeast corner of Chandler Heights Road and 130th Street
Applicant: Brennan Ray, Burch and Cracchiolo

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the rezoning and PDP, subject to conditions.

BACKGROUND

The subject site is located east of the southeast corner of Chandler Heights Road and 130th Street. Chandler Heights Road runs along the site's frontage with the recently approved, and under construction, Maracay Homes single-family residential subdivision east and south. West, adjacent to the site, is a single-family home within the jurisdiction of the County.

Annexation of the site is underway and will be concurrent with the rezoning request at City Council. An unfinished home is on the site. The home was constructed in the County, however, prior to receiving final approval a sliver of land that was part of the site was sold off to the property owner to the east. The sale of the parcel rendered the site as non-conforming within the County and permit approval was suspended. Through the development of the residential property to the east, the property owners dedicated the sliver of property back to the site resulting in the property meeting conformance. Upon annexation and rezoning of the site, the property owners

will construct a garage to meet City of Chandler requirements and will receive a final inspection from the City.

The Chandler Land Use Element of the General Plan designates the site as Residential. The Southeast Chandler Area Plan further designates the land use category as Rural/Agrarian, allowing for single-family residential.

DISCUSSION

Upon approval of the request a number of items will be completed at the site including a new driveway and garage, relocation of screen walls to meet dedication requirements and the increase of size in the property, and completing all exterior and interior improvements to bring the residence into code compliance.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 21, 2016. Three neighbors attended and asked general questions; general support of the request was provided.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTIONS

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0007 LANDMARC CHANDLER HEIGHTS, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, in File No. DVR16-0007, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. 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.
5. 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 Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0007 LANDMARC CHANDLER HEIGHTS, subject to the following conditions:

1. Development shall be in substantial conformance with the attached exhibits and kept on file in the City of Chandler Planning Division, in File No. DVR16-0007, 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. 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.
3. Prior to the issuance of occupancy for the home, construction of the garage shall be complete as required by all applicable building codes.

PROPOSED MOTIONS

Rezoning

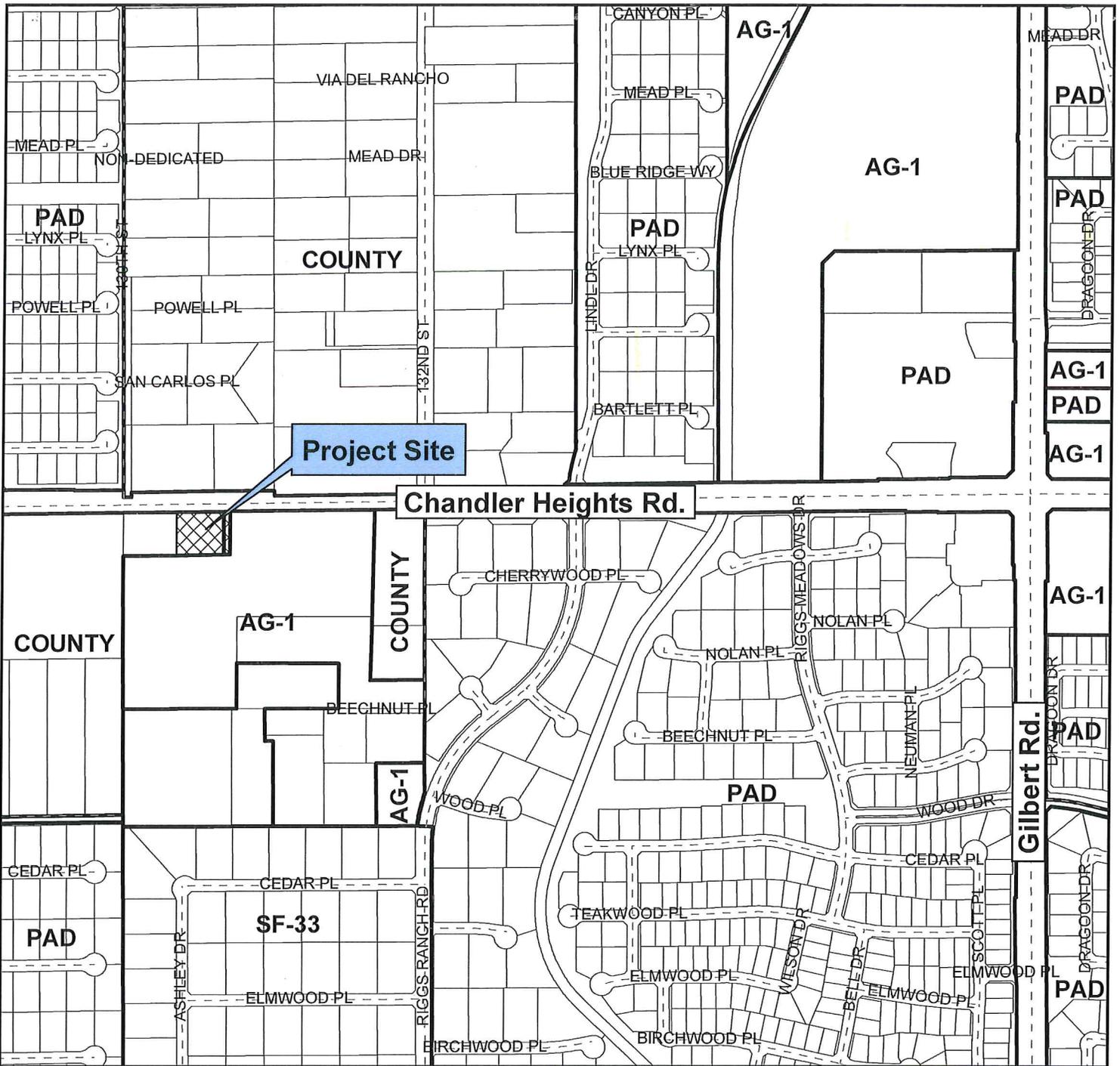
Motion Planning Commission to recommend approval of rezoning DVR16-0007 LANDMARC CHANDLER HEIGHTS, from AG-1 to PAD for a single-family residential home, subject to the conditions recommended by Planning Staff.

Preliminary Development Plan

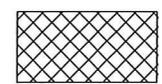
Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0007 LANDMARC CHANDLER HEIGHTS, for a single-family residential home, subject to the conditions recommended by Planning Staff.

Attachments

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

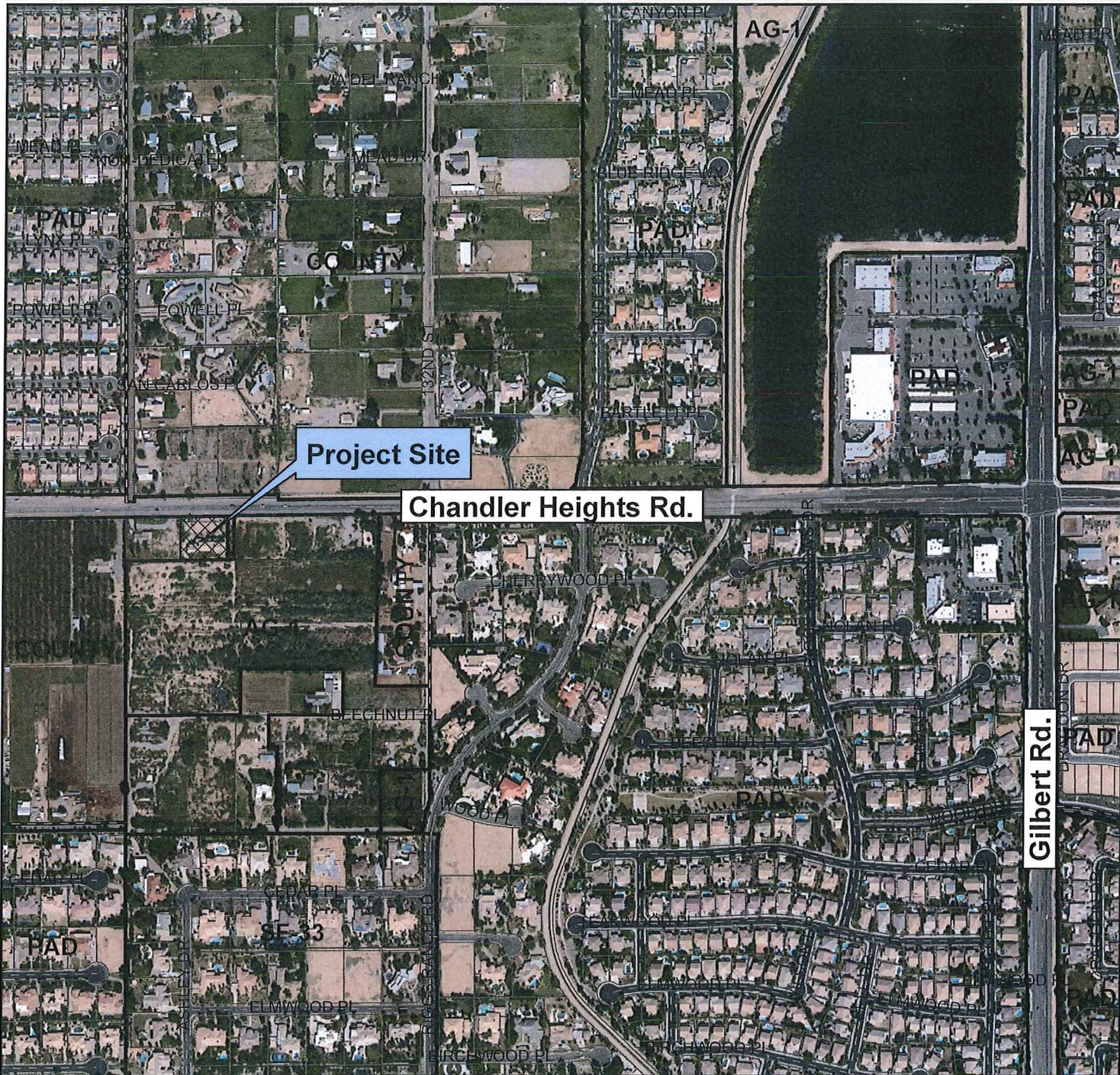


Vicinity Map



DVR16-0007

Landmarc-Chandler Heights



Project Site

Chandler Heights Rd.

Gilbert Rd.

Vicinity Map



DVR16-0007

Landmarc-Chandler Heights



THE STATE OF ARIZONA
 DEPARTMENT OF REVENUE
 JEN ARIZONA, No. 15936

REVISIONS

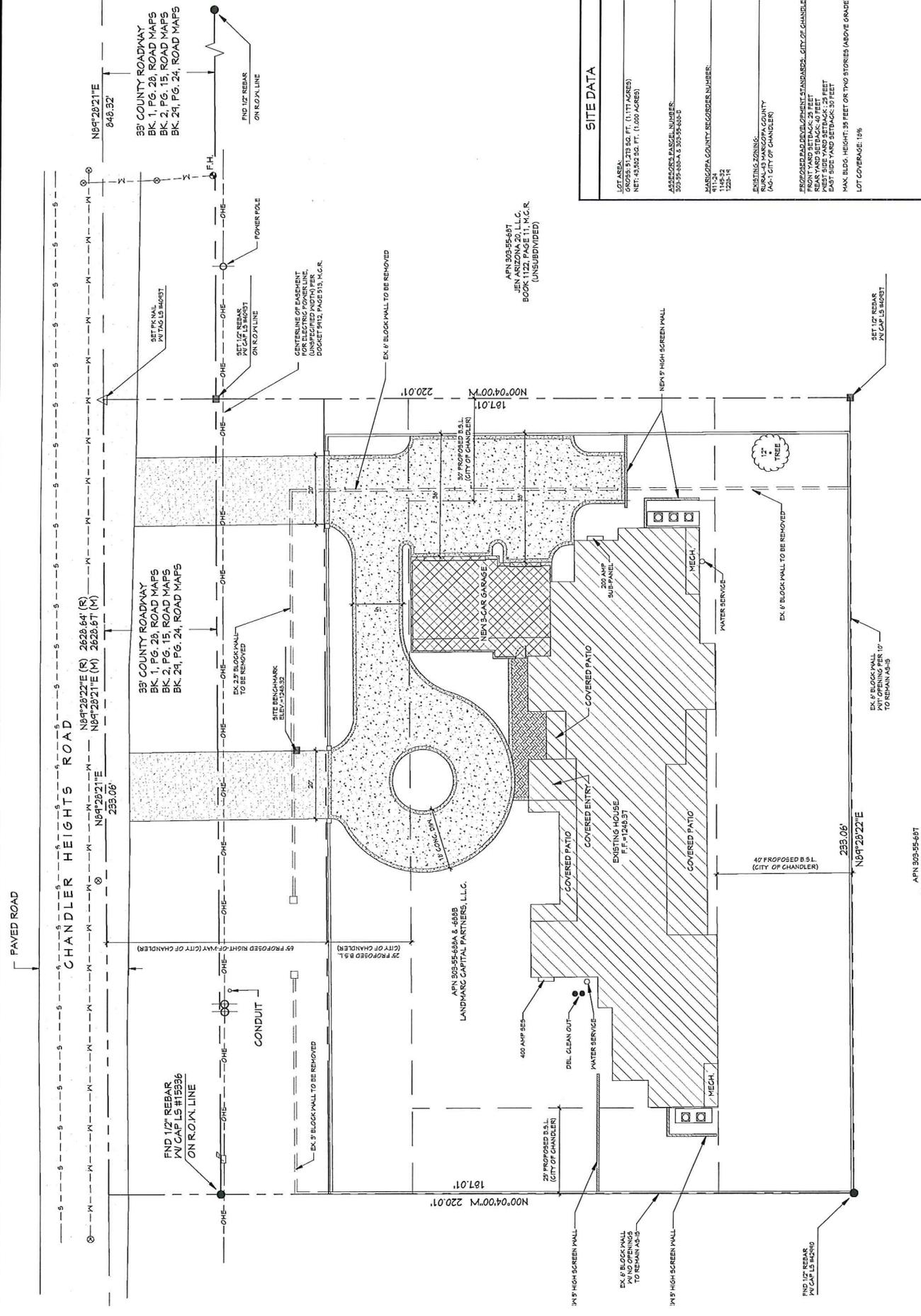
NO.	DATE	DESCRIPTION

CHANDLER HEIGHTS SPEC HOME
 13011 E CHANDLER HEIGHTS ROAD
 CHANDLER, ARIZONA 85249
 OWNER: LANDMARC CAPITAL PARTNERS, LLC

PROJECT NO: 15-002
 SCALE: AS NOTED
 DRAWN: L.S.
 CHECKED: [Signature]
 DATE: FEBRUARY, 2019

SITE DATA

LOT AREA: 80255 S.F. (1.177 ACRES)
 NET 43,552 S.F. (1.026 ACRES)
 ASSESSORS PARCEL NUMBER: 202-55-568A & 568B-3
 MARICOPA COUNTY RECORD NUMBER: 114-33 225-14
 EXISTING ZONING: RUA-13 MARICOPA COUNTY (CITY OF CHANDLER)
 PROPOSED DEVELOPMENT STANDARDS: CITY OF CHANDLER
 FRONT YARD SETBACK: 35 FEET
 REAR YARD SETBACK: 35 FEET
 WEST SIDE YARD SETBACK: 35 FEET
 EAST SIDE YARD SETBACK: 30 FEET
 MAX BLDG. HEIGHT: 35 FEET OR TWO STORIES (ABOVE GRADE)
 LOT COVERAGE: 19%



APN 503-55-687
 JEN ARIZONA, L.L.C.
 BOOK 1122, PAGE 11, M.C.R.
 (UNSUBDIVIDED)

APN 503-55-687
 JEN ARIZONA, L.L.C.
 BOOK 1122, PAGE 11, M.C.R.
 (UNSUBDIVIDED)



7800 N. Greenway Road
 Suite 200
 Chandler, AZ 85249
 PHOENIX, ARIZONA

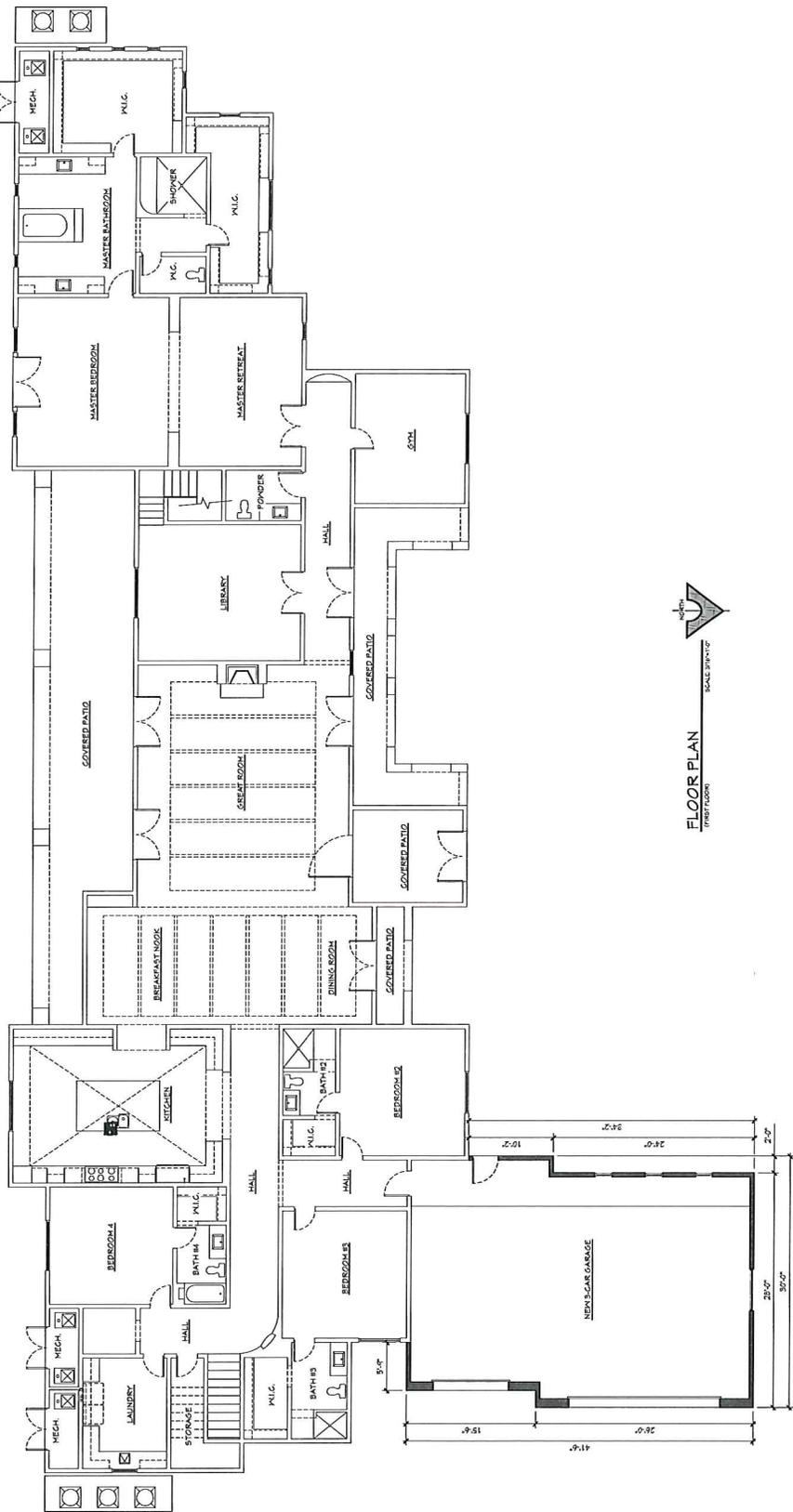
REVISIONS

NO.	DESCRIPTION

PROJECT NO.: 19-002
 SCALE: AS NOTED
 DRAWN: L.S.
 CHECKED: L.S.
 DATE: FEBRUARY 1, 2019

OWNER: LANDMARC CAPITAL PARTNERS, LLC
 13017 E. CHANDLER HEIGHTS ROAD
 CHANDLER, ARIZONA 85249
 CHANDLER HEIGHTS SPEC HOME

A1.1



FLOOR PLAN
 FIRST FLOOR
 SCALE: 3/8" = 1'-0"



Professional Engineer
 State of Arizona
 License No. 12345
 Expiration Date 12/15/2018

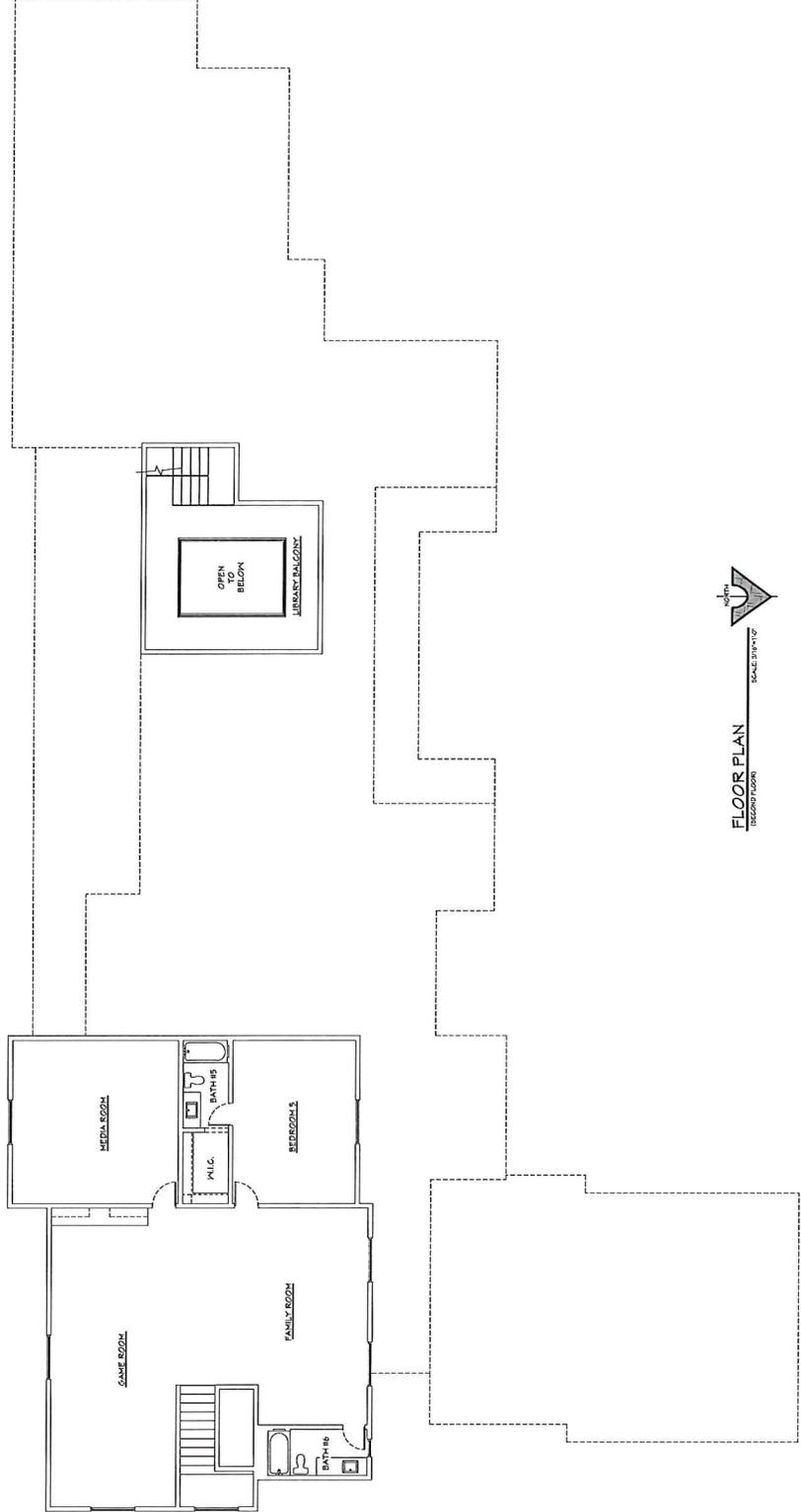
REVISIONS

NO.	DESCRIPTION

CHANDLER HEIGHTS SPEC HOME
 13017 E. CHANDLER HEIGHTS ROAD
 CHANDLER, ARIZONA 85249
 OWNER: LANDMARC CAPITAL PARTNERS, LLC

PROJECT NO.: 19-002
 SCALE: AS NOTED
 DRAWN: LSP
 CHECKED: LSP
 DATE: FEBRUARY 8, 2019

A1.2



FLOOR PLAN
 REVISIONS
 SCALE: 1/8" = 1'-0"



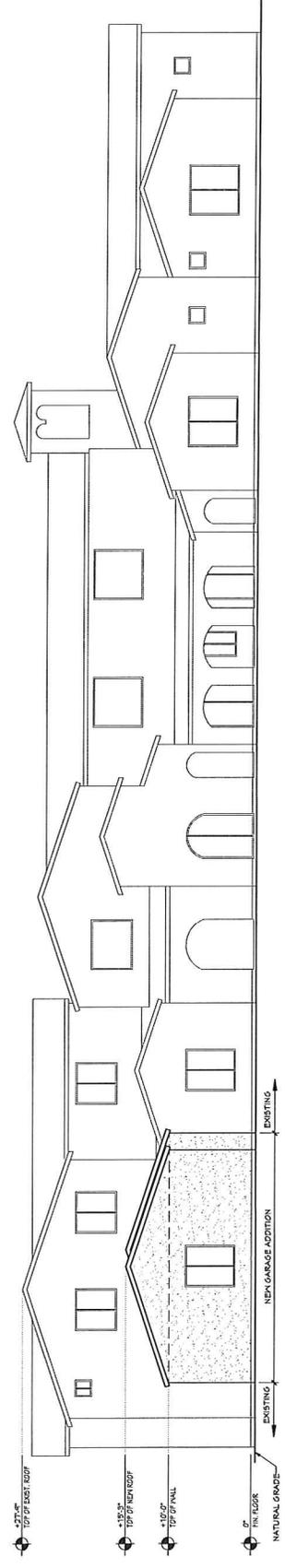
10000
12/15/11
STATE OF ARIZONA
PROFESSIONAL ENGINEER

REVISIONS

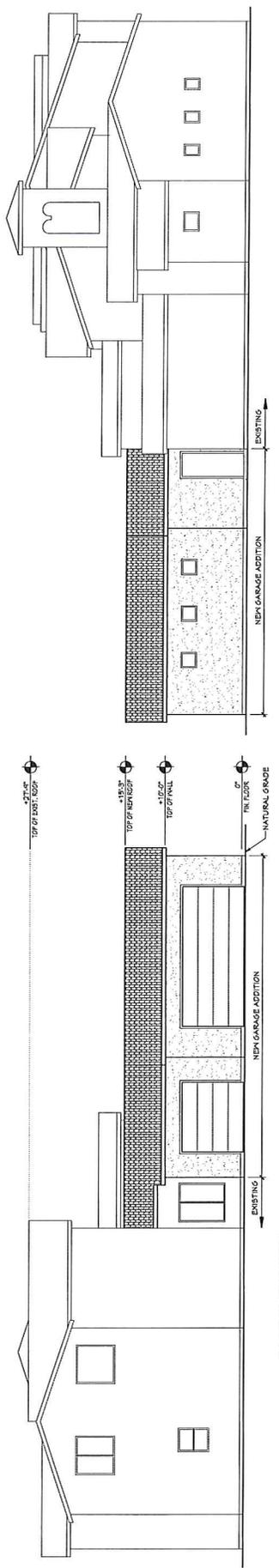
CHANDLER HEIGHTS SPEC HOME
13017 E. CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA 85249
OWNER: LANDMARC CAPITAL PARTNERS, LLC

PROJECT NO: 19-022
SCALE: AS NOTED
DRAWN: L.O.
CHECKED:
DATE: FEBRUARY 6, 2019

A2.1

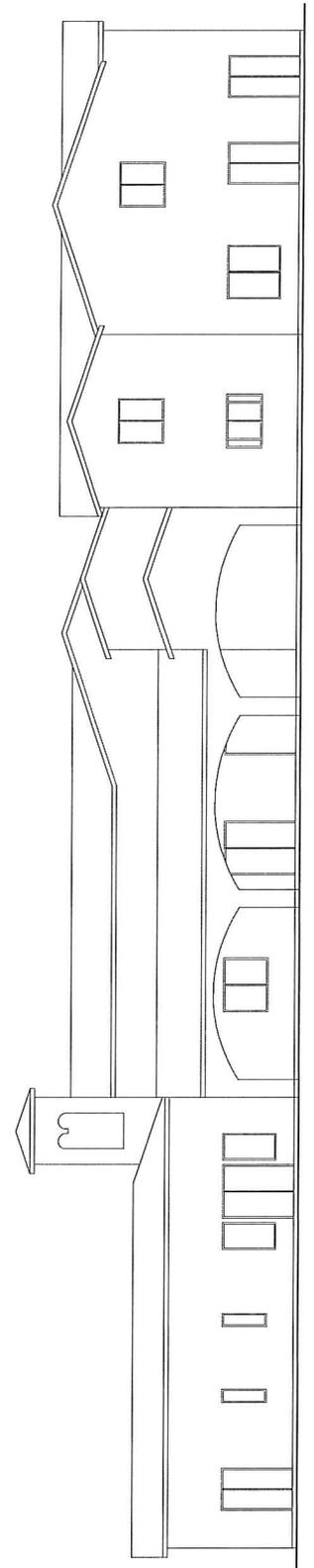


NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"

WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"





LANDMARC – CHANDLER HEIGHTS

I. INTRODUCTION

Landmarc Capital Partners, LLC (“Landmarc”) is the owner of 1.177± acres located at 13017 E. Chandler Heights Road, east of the southeast corner of Cooper Road and Chandler Heights Road (the “Site”). Landmarc acquired the Site in approximately June 2009 after foreclosing on a construction loan that was made to the previous owner/developer. Prior to acquire the Site, construction was started on a single-family custom home but never completed nor was a certificate of occupancy issued due to economic challenges in 2008. Landmarc now seeks to complete construction on the home and zone the Site Planned Area Development (“PAD”) in the City of Chandler and receive Preliminary Development Plan (“PDP”) approval for the custom home. The propose PAD/PDP makes sense on this Site, is compatible with the neighboring developments, and will allow Landmarc to complete the home and sell it.

II. SITE, SURROUNDING AREA, AND ZONING

An aerial outlining the Site is provided at **Exhibit 1**. The Site is bounded by Chandler Heights on the north, a single-family residence within unincorporated Maricopa County to the west, and single-family subdivision (currently under construction) within the City of Chandler (the “City”) to the south and east.

This PAD/PDP request is preceded by an application to annex approximately 0.13 acres of the Site into the City with an initial zoning designation of AG-1. The remaining XXX± acres is within the City and is zoned AG-1. The Site is designated on the City’s General Plan as Residential and is located within the Southeast Chandler Area Plan (“SECAP”). The SECAP identifies the Site as Rural Agrarian Character.

III. PROPOSED PAD AND PDP

Landmarc’s proposed PAD is for a single-family residence that is compatible with the City’s General Plan, SECAP, and the surrounding area. Attached as **Exhibit 2** are photos of the Site/Home and as **Exhibit 3** is a Site Plan. Consistent with its desire to complete construction on the home, Landmarc is making the following improvements to the Site and the home’s exterior:

- Construct new 3-car garage addition at northeast of existing home. Finishes to match existing home.
- Install new driveway, add landscape and hardscape as required.
- Remove and relocate perimeter masonry fence at north & east side of property.
- Remove and replace all windows.
- Repair damaged perimeter fence as needed.
- Repair damaged roof tiles through-out existing roof.
- Trench and Install new utility lines. (Sewer, Water, Electrical)
- Repaint entire interior and exterior of home.

The above-proposed improvements are identified on the Site Plan (**Exhibit 3**), Floor Plan (**Exhibit 4**), and Elevations with Proposed Modifications (**Exhibit 5**). The Colors and Materials Palette is also included as **Exhibit 6**.

A. Development Standards

Landmarc is proposing the below development standards for the Site:

Development Standard	Proposed Dev. Std.
Max. Building Height	35 feet or two stories (above grade)
Front Yard Setback	25 feet
Rear Yard Setback	40 feet
Side Yard Setback --West --East	25 feet 30 feet
Lot Coverage	18%

IV. PROJECT TEAM

Owner: Landmarc Capital Partners, LLC
Attn: Lisa Juel
8485 E. McDonald Dr., Suite 319
Scottsdale, AZ 85250

Builder: Peak One Builders & Restoration
Attn: Luis Gonzalez
7900 East Greenway Rd., Suite 200
Scottsdale, AZ 85260
Phone: (480) 481-5150

Zoning: Burch & Cracchiolo, P.A.
Attn: Brennan Ray
702 E. Osborn Rd., Suite 200
Phoenix, Arizona 85014
Phone: (602) 234-8794
Fax: (602) 850-9794

V. CONCLUSION

The proposed PAD/PDP makes good land use sense and is consistent with the General Plan, and surrounding neighbors/ neighborhoods. Approval of the PAD/PDP will allow Landmarc to complete construction of the home and sell it. We request your approval.

Landmarc Capital Partners, LLC