



MEMORANDUM **Planning Division – PZ Memo No. 16-075**

DATE: OCTOBER 5, 2016
TO: PLANNING AND ZONING COMMISSION
THRU JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*
SUBJECT: DVR16-0015 CORONADO ESTATES

Request: Rezoning from Planned Area Development (PAD) to PAD Amended to eliminate a zoning condition requiring single-story homes, along with Preliminary Development Plan approval for setbacks

Location: North of the northeast corner of Coronado and Galveston streets

Applicant: Dan Droeg, Owner

RECOMMENDATION

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

BACKGROUND

The subject site is located north of the northeast corner of Coronado and Galveston streets. An existing single-family home and Qwest telecommunications facility is located south of the subdivision, with custom single-family homes east of the site. The Pequeño neighborhood park is north of the subdivision.

The subdivision received zoning approval in late 2004. Following approval, improvements were made to the site within the initial three-year timing condition; however, during this time the economy crashed, leaving the subdivision unfinished. In 2015, while doing due diligence and preparing construction drawings, some of the property owners within the subdivision discovered that some of the improvements had not been finalized by the City. The property owners also discovered that some of the conditions of approval and how the site had been designed (irregular front lots) created constraints on building homes.

The request is to amend the established setbacks as provided with the PDP. The 2004 case required that all homes have a 20' front setback, 20' rear setback, and side setbacks of 10' and 15'. The request is to maintain the 20' front setback for lots 2-5, and amend the front setback to allow 11' for lots 1 and 6 to liveable or a side entry garage, as the design of the entrance to the subdivision affects the lot lines. Forward facing garages will maintain a 20' front setback. Additionally, the request is to amend the side setbacks to allow for a 5' and 10' side setback. All lots are greater than 12,000 square feet, and will be developed with custom homes.

DISCUSSION

The initial submittal indicated removing two zoning conditions that were part of the original zoning. The first condition is the standard zoning condition requiring copper plumbing, the second to restrict homes to be only single-story. The City Attorney has determined that the condition requiring copper plumbing can no longer be enforced and therefore a request to eliminate the condition is no longer necessary. Additionally, after discussion with the property owners, the owners have indicated that they will be building single-story homes and that eliminating the condition requiring single-story homes is no longer being pursued. Rather than requiring resubmittal and re-advertising of a PDP request, Planning Staff will keep the setback modifications with this application, with a rezoning no longer being required.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 24, 2016. A husband and wife attended for the adjacent neighborhood and support the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0015 CORONADO ESTATES, 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. DVR16-0015, 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. Front setbacks for lots 1 and 6 shall be 11' for liveable or side entry garages; forward facing garages shall have a minimum 20' front setback.
4. Side setbacks shall be 5' and 10' for all lots.

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PROPOSED MOTION

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0015 CORONADO ESTATES, for setback approval of a six-lot residential subdivision, subject to the conditions recommended by Planning Staff.

Attachments

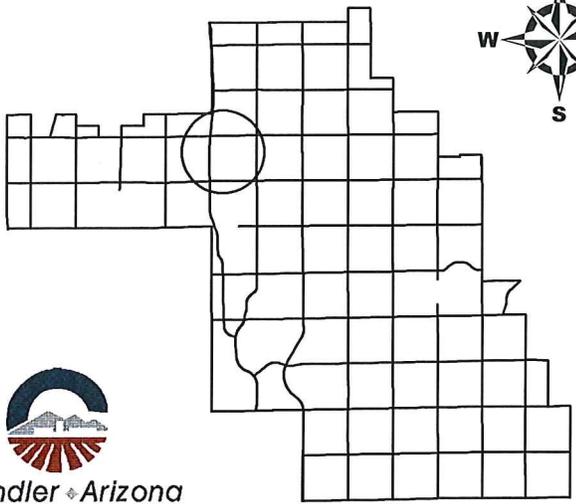
1. Vicinity Maps
2. Site Plan
3. Narrative



Price/101 Fwy.

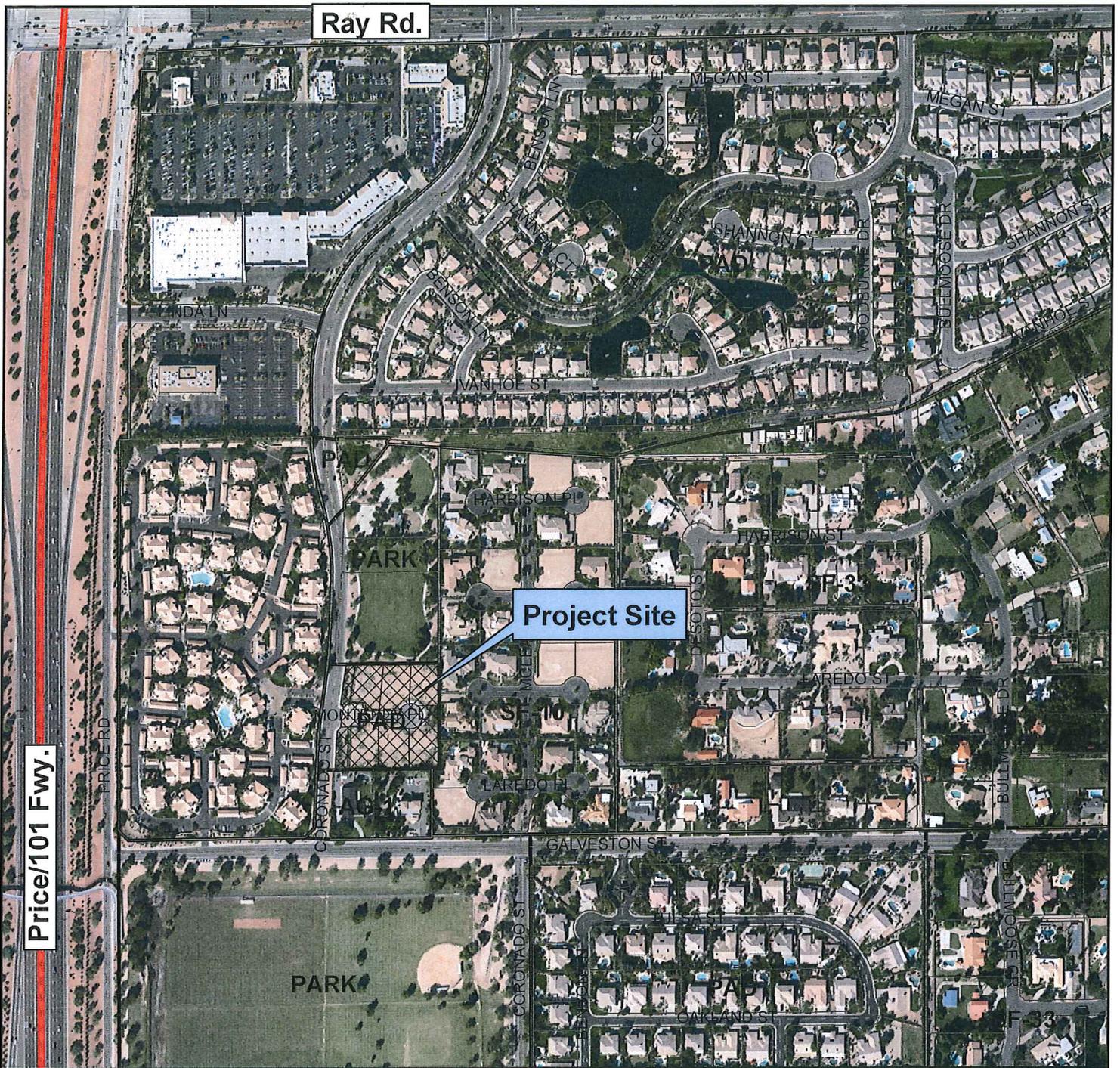
Project Site

Vicinity Map



DVR16-0015

Coronado Estates

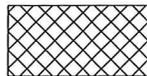
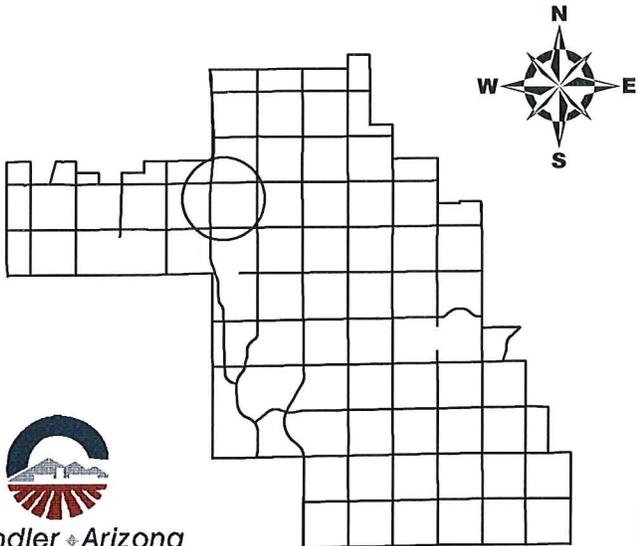


Price/101 Fwy.

Ray Rd.

Project Site

Vicinity Map



DVR16-0015

Coronado Estates

PROPERTY NARRATIVE

Coronado Estates is located on approximately 2.4 acres north of the northeast corner of Coronado and Galveston Streets. The development is subdivided into 6-Lot custom single-family residential. All Lots are over 12,000 square feet in size, at least 90 feet wide and 135 feet deep, with an average Lot size of approximately 13,400 square feet.

The site is bound by Pequeño neighborhood park to the north, Cayley Manor single-family custom home subdivision to the east, Mountain States Telephone Company and a single-family residence to the south, and Coronado Crossing Apartments on the other side of Coronado Street to the west. The General Plan identifies the property as appropriate for Very Low-Density Residential development, allowing up to 2.5 units per acre. The surrounding area is Low-Density Residential, allowing higher densities.

Coronado Estates has a single gated entrance off Coronado Street, approximately 250 feet north of Galveston Street. The subdivision is comprised of a single cul-de-sac street with three Lots on each side in a north/south orientation. A landscaped island is provided in the cul-de-sac to serve as the terminus to the development. Narrower pavement, limited sidewalks, and the landscaped cul-de-sac satisfy the optional elements in the Residential Development Standards for large Lot subdivisions. Common area landscaping is provided along Coronado Street as well as along both sides and the end of the street. On-Lot retention is not allowed. A project theme wall with stone columns and split-face block walls are showcased along the Coronado Street frontage.

Because all the Lots are larger than 12,000 square feet, the Residential Development Standards for subdivision and architectural diversity do not apply.

The development of this site started back in 2005 and was abandoned during the 2007 economy crisis. Three out of the six Lot owners are still the original owners, whom had the understanding that the Lots were ready to build. During the escrow period of the Lot 6 sale in 2015, the current owners performed due diligence and found out the development was never final approved by the City of Chandler. During this due diligence process they also found out that the zoning requirements (setbacks, Lot coverage, minimum square footage and single story) are impossible to meet due to the irregular Lot shape. Today the owners are in the process of getting the development Final Approval to allow home building to begin.

We are requesting the following 2 changes:

1. BUILDING SETBACKS

Current: minimum 20' front yard and 20' rear yard, and a minimum of 10' and 15' side yards for each Lot.

Proposal: 20' front yard from the street for all Lots, and for the irregular shaped Lots 1 & 6, an 11' front yard from the development entrance wall. Rear setback remain at 20' and side setbacks have minimum of 5' and 10' for each Lot. Please see exhibit B.

2. PLUMBING:

We are requesting to remove the requirement for copper plumbing for lines under water pressure, to allow PEX (cross-linked polyethylene) plumbing.

The housing product is proposed to be custom homes built by individual builders. The intent is to match the architectural quality of the homes found in the adjacent Cayley Manor custom home subdivision. All homes shall be a minimum of 3,000 s.f. in size.

NEIGHBORHOOD NOTIFICATION

Public Hearing Notice letters sent to property owners within a 600 foot radius of the property and registered neighborhood organization within ¼ mile