



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – PZ Memo No. 16-080**

DATE: NOVEMBER 2, 2016

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: DVR16-0019 BRUNIA RESIDENCE

Request: Rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) for single-family residential

Location: 882 E. Willis Road; west of the northwest corner of Willis and McQueen roads

Applicant: Denny W. Brunia

Project info: Approximately 0.83 acre parcel with a single-family residence

RECOMMENDATION

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

BACKGROUND

The request is for rezoning from Agricultural District (AG-1) to Single-Family District (SF-33) for single-family residential on approximately 0.83 acres. The subject site fronts onto Willis Road and is currently developed with one single-family residence. The property is surrounded to the north by the Ranchos De Chandler residential subdivision zoned SF-33. Abutting the west and east sides are properties zoned SF-33, property further west and east as well as south are zoned AG-1.

Through lot splits accomplished in the County, the 35,963 square foot parcel is not compliant with the current AG-1 zoning which requires a minimum lot size of 43,000 square feet. The proposed SF-33 zoning will bring the property into conformance and provide building setbacks consistent with the surrounding properties. The attached site plan represents existing

improvements on the property as well as the property owner's intended improvements in conformance with SF-33 zoning.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The General Plan designates the subject property as Neighborhoods allowing a range of residential densities and as within the Chandler Airpark Area Plan which designates this property as Rural Residential for 0 to 1.5 dwelling units per acre. The proposed rezoning is in conformance with the Neighborhoods and Rural Residential designations.

DISCUSSION

Planning Staff finds the proposed rezoning to be a logical extension of the SF-33 zoning to the north, west, and east sides of this parcel. The proposed SF-33 zoning eliminates a non-conforming parcel and allows the existing single-family residential property to do improvements such as a home addition or detached accessory building sharing similar minimum building setbacks with surrounding properties.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 24, 2016, no one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with this request.

RECOMMENDED ACTION

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0019 BRUNIA RESIDENCE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Narrative and Exhibit B, Site Plan, kept on file in the City of Chandler Planning Division in File No. DVR16-0019 BRUNIA RESIDENCE, 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. 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. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

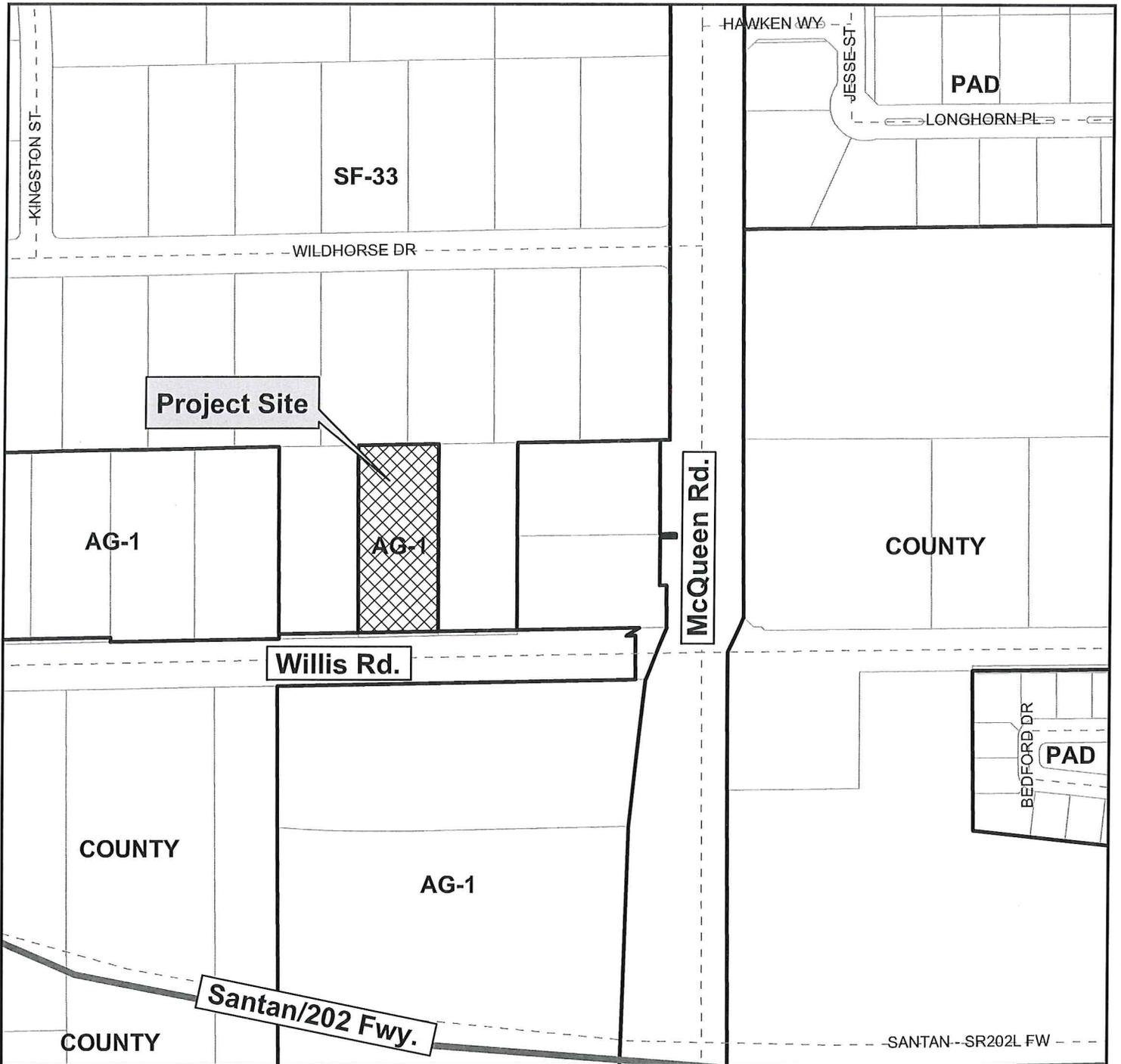
PROPOSED MOTION

Rezoning

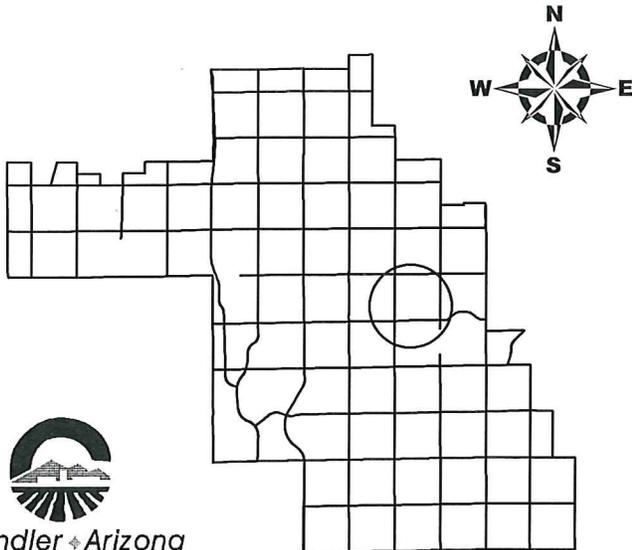
Motion Planning Commission to recommend approval of rezoning request DVR16-0019 BRUNIA RESIDENCE from Agricultural District (AG-1) to Single-Family District (SF-33) for single-family residential, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Aerial Photo
3. SF-33 Zoning District Information
4. Exhibit A, Narrative
5. Exhibit B, Site Plan

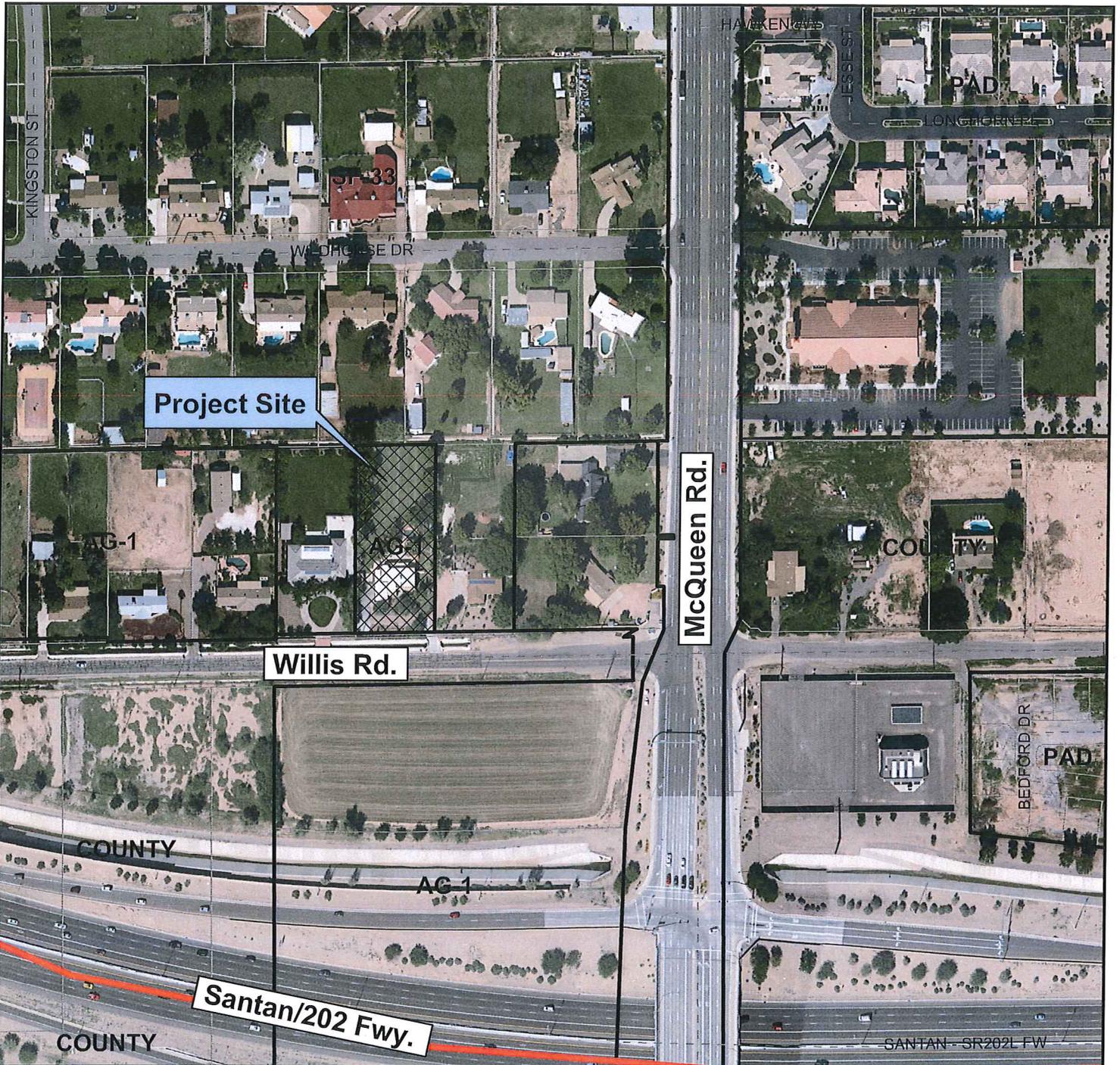


Vicinity Map

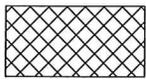


DVR16-0019

Brunia Residence



Vicinity Map



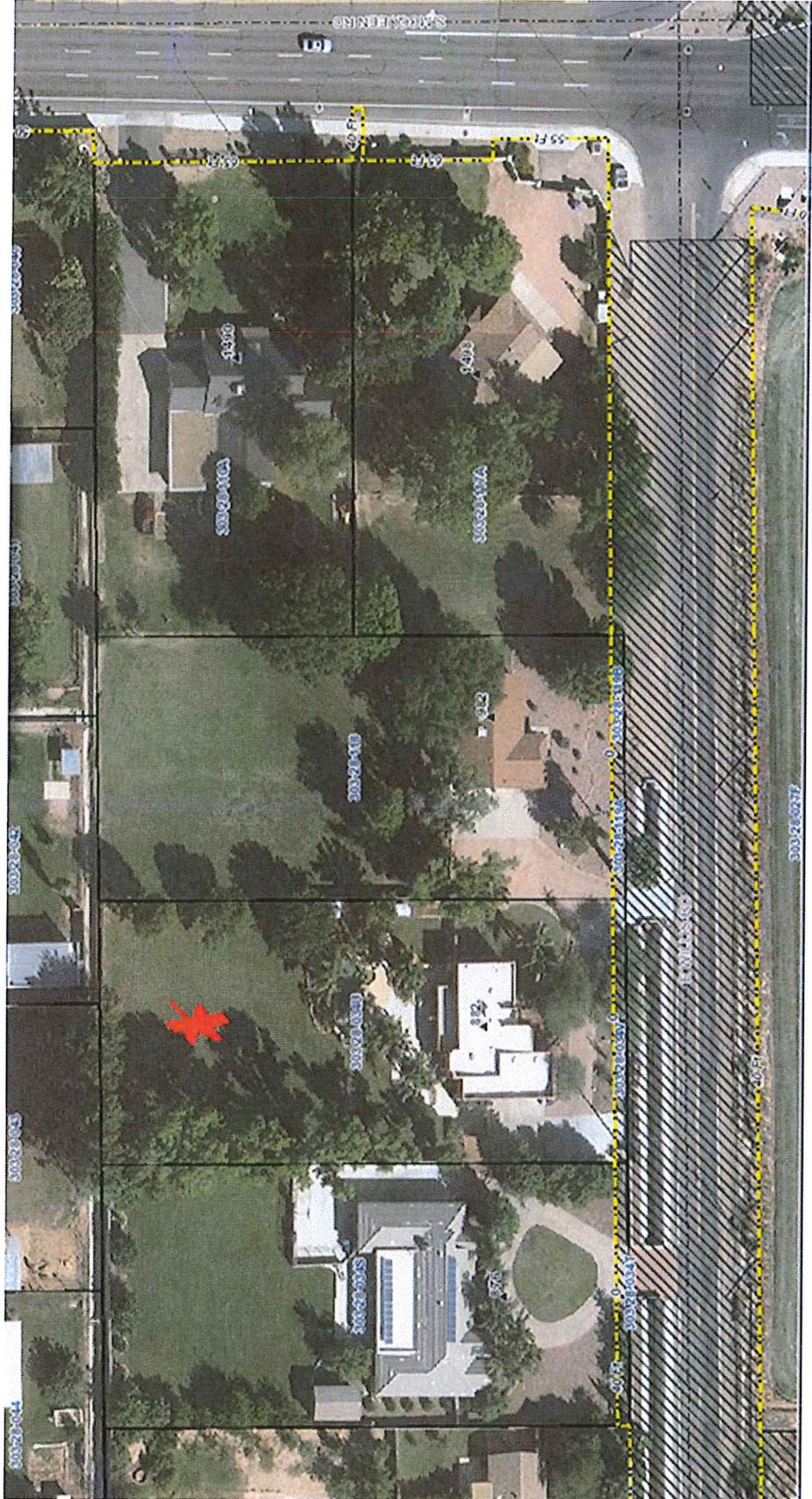
DVR16-0019

Brunia Residence



Aerial Photo

APN 303-28-034U
882 E. Willis Rd.



NARRATIVE

September 12, 2016

City of Chandler, Planning Division

215 East Buffalo Street

Chandler, Arizona 85225

To City of Chandler, Planning Division,

I am the father of the property owner of 882 East Willis Road, parcel number APN 303-28-034U, which is approximately .826 acres, 35,963 square feet and have been authorized to act on his behalf in this action. I am requesting rezoning from Agricultural District (AG-1) to Single-Family Residential District (SF-33) zoning. The reason for the rezoning request is to designate this parcel with the same zoning district as the parcels on the immediate west and east sides, and to the north which are SF-33. This will allow for SF-33 building setbacks appropriate for my parcel's size since the parcel is not a full acre as required with AG-1 zoning. Please note that this parcel does have a Maricopa County owned strip of land along the Willis Road frontage; however, this is not a part of this request and remains in the county.

The request for the rezoning emanated when I inquired about doing an addition to my existing single-family residence. I realized that the AG-1 zoning was not applicable to my property as my property is not one-acre in size and the required AG-1 minimum building setbacks would not be able to be met. The SF-33 is appropriate for my parcel and consistent with surrounding zoning. The proposed SF-33 zoning district will allow for the building addition on this home and be in compliance with SF-33 zoning requirements.

Respectfully,

D. W. "Denny" Brunia

*Exhibit A,
Narrative*

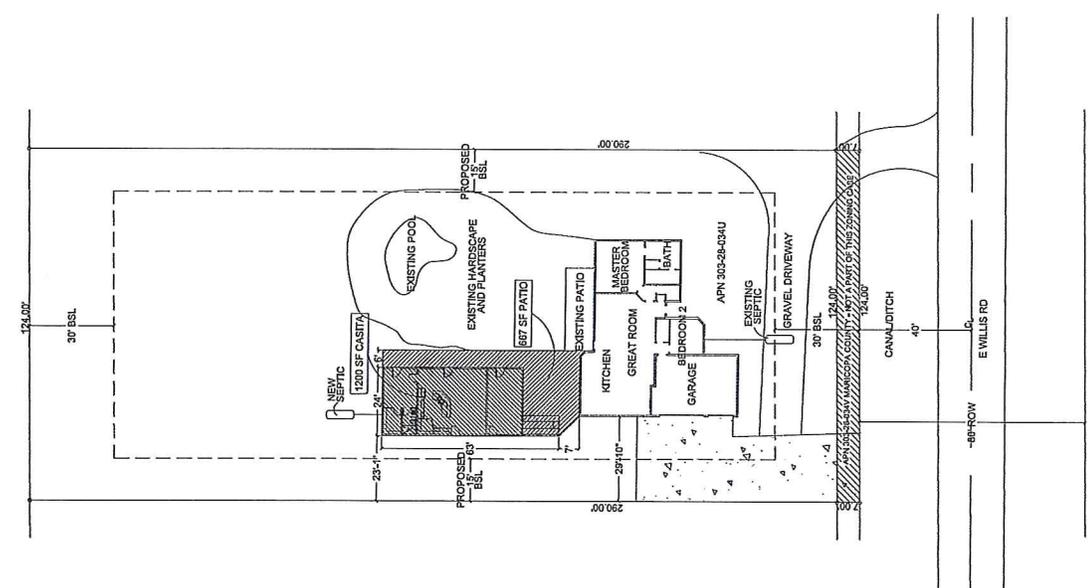
RESIDENTIAL POOL HOUSE
FOR THE BRUNIA FAMILY
 882 E WILLIS
 CHANDLER, AZ 85286

NO.	DATE	REVISIONS

9/17/2016

SHEET
I

SITE PLAN
 1" = 20'-0"



LIVABLE AREA	EXISTING SF	NEW SF	TOTAL SF
CASITA	1832	1200	1832
COVERED PATIOS	292	875	1167
GARAGE	667	667	667
TOTAL UNDER ROOF	2791	2075	4866

SQUARE FOOTAGE
 LIVEABLE 3032 SF
 PATIOS 1167 SF
 GARAGE 667 SF

UNDER ROOF = 4,866 SQUARE FEET
 LOT SQUARE FOOTAGE = 35,963
 LOT COVERAGE = 13.5%
 LOT COVERAGE ALLOWED = 40%

PROPOSED ZONING SF-33
 BUILDING SETBACKS:
 FRONT 30'
 REAR 30'
 SIDE 15'
 17' OVERALL HEIGHT
 25' MAX HEIGHT ALLOWED

CURRENT CITY OF CHANDLER BUILDING CODES:
 2012 INTERNATIONAL RESIDENTIAL CODE AS AMENDED
 2011 NATIONAL ELECTRICAL CODE

BUILDING ENVELOPE REQUIREMENTS		
WINDOWS/SKYLIGHTS	CEILING	WALLS
U-FACTOR: .80/85 SHGC: .25	R VALUE 38	R VALUE 13
THE FOLLOWING SHALL BE CALLED, CASKETER, WEATHERSTRIPPED, OR OTHERWISE SEALED: - ALL JOINTS, SEAMS, AND PENETRATIONS - SITE-BUILT WINDOWS, DOORS, AND SKYLIGHTS - OPERABLE WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND TRIMMING - UTILITY PENETRATIONS AND TRIMMING - ENVELOPE PENETRATIONS OR CHASES ADJACENT TO THE THERMAL ENVELOPE - KNEE WALLS - WALL PENETRATIONS SEPARATING THE GARAGE FROM:		
- CONDITIONED SPACES - BEHIND TUBS AND SHOWERS ON EXTERIOR WALLS - UNFINISHED SPACES BETWEEN DWELLING UNITS - OTHER SOURCES OF INFILTRATION		

Exhibit B,
 site plan

9-7-16

ARTICLE V. - SF-33—SINGLE-FAMILY DISTRICT

35-500. - Purpose.

This district is intended to promote and preserve residential development associated with large-to single-family residences. Such large lots are required to maintain a low density of dwelling units. The principal land use permitted is single-family residences and uses incidental or accessory thereto. By use permit, other uses are permitted such as recreational, religious, and educational facilities.

(Ord. No. 3063, § 3, 11-18-99)

35-501. - Uses permitted.

[The following uses are permitted in this district:]

- (1) Single-family dwellings.
- (2) One (1) accessory building as defined by Article II.
- (3) Home occupations as defined by Article II.
- (4) Storage shed as defined by Article II.
- (5) Signs in accordance with the Chandler Sign Code [Chapter 24].
- (6) Fences, walls, landscape screens not exceeding seven (7) feet in height adjacent to rear and side property lines and not to exceed three (3) feet in height adjacent to front yard.
- (7) Swimming pools, private, in accordance with Article XXII, section 2204 [2205] of this Code.
- (8) Agrarian subdivisions, subject to:
 - (a) Livestock raising and grazing, excluding hogs, pigs, burros, donkeys or roosters, is permitted for a maximum of one (1) animal per ten thousand (10,000) square feet of lot area.
 - (b) Excluding household pets, the raising of poultry, rabbits and other small domesticated animals provided they are contained within a fence or cage.

(c) All animals must be contained in a stock-tight fence and/or corral. Such fence or corral shall not be permitted closer than one hundred (100) feet to the front property line. For corner lots, no such fence or corral shall be located closer to the side right-of-way line than the principal building.

(d) Field crops, including vegetables and fruit trees.

(e) Accessory buildings used specifically for animals and fowl authorized under paragraphs a. and b. above, provided they are located within the area fenced for animals and maintain the same front, side and rear yard requirements as provided for the principal building.

(Ord. No. 955, § 1, 5-28-81; Ord. No. 3063, § 3, 11-18-99)

35-502. - Uses permitted by use permit.

[The following uses are permitted in this district subject to use permit:]

(1) Churches, schools, public buildings and uses, golf courses.

(2) Airport, airstrips, heliport pads.

(3) Golf driving range.

(4) Any other uses the City Council determines are compatible may be permitted in the best interests of the community.

(5) Trailers.

(Ord. No. 1042, § 1, 3-11-82; Ord. No. 3063, § 3, 11-18-99)

35-503. - Height and area regulations.

(1) Height regulations: Same as AG-1 District.

(2) Front yard: Same as AG-1 District.

(3) *Side yard:*

(a) *Interior lots:* For residential purposes, no side yard shall be less than fifteen (15) feet. For nonresidential uses, no side yard shall be less than twenty-five (25) feet.

(b) *Corner lots:* For residential purposes, the street side minimum side yard shall be one-half ($\frac{1}{2}$) as required for a front yard for the abutting street, but in no case less than fifteen (15) feet. The interior side yard shall be a minimum of fifteen (15) feet. For nonresidential uses, no side yard shall be less than twenty-five (25) feet.

(4) *Rear yard:* Same as AG-1 District.

(5) *Intensity of lot use:* Minimum area per lot shall be thirty-three thousand (33,000) square feet and minimum lot width shall be one hundred fifteen (115) feet. Gross building(s) area shall not exceed forty (40) percent of the lot area.

(Ord. No. 3063, § 3, 11-18-99)

35-504. - Parking regulations.

All required off-street parking shall be in accordance with Article XVIII of this Code.

(Ord. No. 3063, § 3, 11-18-99)

AG-1 District

35-403. - Height and area regulations.

(1) *Height regulations:* No building shall exceed twenty-five (25) feet in height at the building setback line, except any building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five (45) degree angle at the required setback line to a maximum height of thirty-five (35) feet.

(2) *Front yard:* The yard requirements shall be determined by the right-of-way width of the street the lot fronts. The following schedule indicates front yard requirements:

Approved R/W Width of Abutting Street(s) (feet)	Required Front Yard (feet)
50—59	<u>20</u>
<u>60</u> —79	25
80—99	<u>30</u>
Greater than 99	50

For through lots, a front yard shall be required from the street which the principal building will front.

(3) *Side yard:*

(a) *Interior lots:* Each side yard shall not be less than thirty (30) feet.

(b) *Corner lots:* For street side, the minimum side yard shall be one-half ($\frac{1}{2}$) as required for a front yard for the abutting street but in no case less than thirty (30) feet. Interior side yards shall be a minimum of thirty (30) feet.

(4) *Rear yard:* No rear yard shall be less than forty (40) feet.