

PLH22-0062

CHAVEZ

RESIDENCE

May 19, 2023

To: City of Chandler Planning

RE: Chavez Residence
Rezoning and Preliminary Development Plan (PDP) Approval Request
3953 W. Chandler Blvd in Chandler 85226

My name is Eduardo Chavez, and I am building a new single-family residence for my family on property I currently own, located east of the southeast corner of Chandler Boulevard and McClintock Drive. I am requesting a rezoning and PDP approval because there are three large existing SRP easements for irrigation water lines running through my property that restrict the buildable area and conflict with required setbacks. So, I need to rezone the property so I can build my home with modified setbacks.

Site Information:

The project site includes two separate parcels, APN 301-66-004A and APN 301-66-005 that are currently zoned SF-8.5. The total combined area site area is approximately 0.40 acres. To avoid the existing underground irrigation lines, the proposed home will be located near the northwest corner of the property with a front yard setback of approximately 16 feet.

The proposed zoning is SF-8.5/PDP to match the surrounding residential properties in the Pueblo Alto subdivision. There are three existing single-family homes adjacent to the south of my property and an undeveloped single-family residential lot adjacent to the east that are all zoned SF-8.5. Adjacent to the west of my property are three lots owned by the City of Chandler, also zoned SF-8.5, which are currently used as a retention basin.

Proposal:

Current zoning is SF-8.5, with 20' front setback, 5' and 10' side setbacks, and a 10' rear setback. The maximum allowed site intensity is 40%, and maximum building height is 35'.

I am proposing a new 3,332 square feet home that is designed in a modern contemporary style that fits within the community. Proposed setbacks are 16' front setback, 5' side setbacks, and 5' rear setback. Because of the existing irrigation easements across the property, the home is restricted to the area shown at the northwest corner of the lot, with an actual front setback of 16.92'. Building materials will include traditional framing and stucco methods. The proposed two-story home features a four-car garage, outdoor patio and balcony near the west property line, and an enclosed courtyard facing the street. Because the home is rotated on the site, our views of the existing homes south of our property from the proposed second floor balcony are restricted. There will be a painted masonry view wall with wrought iron fencing along the Chandler Boulevard that matches the existing City owned masonry theme wall to the west. The property will be secured with vehicle gates facing Chandler Boulevard near the east end of the property, with a large pull-out area to minimize impact to traffic on Chandler Boulevard. The home and site will be of a high quality that will contribute positively to the existing neighborhood. I am looking forward to being a part of this community.

Thank you,

Eduardo Chavez, property owner



N.T.S.



ALL CONSTRUCTION SHALL COMPLY WITH THE
FOLLOWING CODES ALONG WITH THE CURRENT
CITY OF CHANDLER AMENDMENTS:

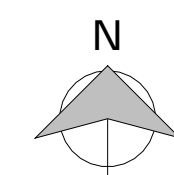
2021 INTERNATIONAL BUILDING CODE (I.B.C.)
"FOR USE AS REFERENCED IN THE I.R.C."
 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
 2021 INTERNATIONAL PLUMBING CODE (I.P.C.)
 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
 2021 INTERNATIONAL FUEL GAS CODE (I.F.G.C.)
 2021 INTERNATIONAL EXISTING BUILDING CODE (I.E.B.C.)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)
 2020 NATIONAL ELECTRICAL CODE (N.E.C.)
 2021 INTERNATIONAL GREEN CONSTRUCTION CODE (I.G.C.C.)
 2021 INTERNATIONAL FIRE CODE (I.F.C.)

OWNER:	MONTE VISTA RESOURCES LLC
ADDRESS:	3953 W CHANDLER BLVD CHANDLER, AZ 85226
PARCEL NUMBER:	301-66-004A + 301-66-005
MCR #:	35-03
PUC #:	0011
S/T/R:	36 1S 4E
LOT #:	4
DESCRIPTION:	PER MCR
SUBDIVISION:	PUEBLO ALTO
JURISDICTION:	CHANDLER
OCCUPANCY CLASS:	SINGLE FAMILY RESIDENTIAL
ZONING:	PAD FOR SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	VB [R-4]
EXTERIOR WALL TYPE:	6" FRAMED [STUCCO]
ROOF TYPE:	BUILT UP
# OF STORIES:	2
POOL:	N

LOT AREA:	17,285 SQFT
1 ST FLOOR LIVABLE AREA:	2,036 SQFT
2 ND FLOOR LIVABLE AREA:	1,296 SQFT
TOTAL LIVABLE AREA:	3,332 SQFT
GARAGE AREA:	733 SQFT
FRONT PATIO AREA:	96 SQFT
REAR PATIO AREA:	192 SQFT
TOTAL NON-LIVABLE AREA:	1,021 SQFT
TOTAL AREA UNDER ROOF:	2,036 + 1,021 = 3,057 SQFT
LOT COVERAGE:	3,057 / 17,285 = 17.69%
MAX COVERAGE:	6,914 / 17,285 = 40.0%
SETBACKS:	FRONT: 16.4' REAR: 5' SIDES: 5'
BUILDING HEIGHT:	28'-0" [2 STORY]
MAX BUILDING HEIGHT:	30'-0" [2 STORY]



SCALE: 1" = 10'-0"



ALL PLANS ARE DIAGRAMMATIC AND MAY NOT SHOW COMPLETE SCOPE OF WORK REQUIRED FOR ALL NEW INSTALLATIONS OR FINISHES. INFORMATION CONTAINED ON THESE SHEETS ARE SUGGESTIONS ONLY. REFER TO SPEC SHEET FOR EXACT TYPE & LOCATION OF FIXTURES. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY CONFLICTS. INFORMATION ON THESE SHEETS MAY HAVE BEEN GATHERED AND COMPILED FOR DESIGNER FROM OTHER SOURCES. EVERY EFFORT WAS MADE TO ENSURE ACCURACY OF THIS DRAWING AND DATA HOWEVER NO GUARANTEE IS GIVEN OR IMPLIED AS TO ACCURACY OF SAID DATA.

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REVISIONS		
NO.	DESCRIPTION	DATE

Chavez Residence
3953 West Chandler Boulevard
Chandler, Arizona 85226

PROJECT TYPE
New Construction

DATE
2023 0518

ISSUE

SHEET TITLE

Project Information

a01

