

Exhibit A

PLH23-0030

Vega Duplex Use Permit

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July 17, 2023

City of Chandler

RE: **Vega Duplex**
200 South Dakota Street, Units 1 & 2
Use Permit Narrative
PLH23-0030
Parcel: 303-09-158
Zoning: MF-2

The previous review of the duplex was review #PRE23-004.

This site is zoned MF-2 which is why we previously submitted this as a Triplex. We received comments that it would not be supported as it is a tight site, but that a duplex would be able to gain the support of staff as it is a less intense use of the site. This is the reason for the Use Permit which is what we are submitting.

The site is at the corner of Dakota and Chicago Streets which is in the South Arizona Avenue Entry Corridor. The site is unique in that it is bordered by two streets and an alley. While it is the goal of the Corridor to encourage assembly of multiple parcels and create higher densities this was not possible at this location. However, we are proposing a compromise between single family and multi-family development by proposing a single duplex building which is a good compromise between the existing single-family homes and the goal of more multi-family uses.

The duplex includes 4 covered parking spaces which we felt was important to have been located off of Chicago St as this street dead ends at an alley and would create the fewest issues for turning into and out of the property into the neighborhood. We located it on the west side of the property so that landscaping and the building are the majority of what you see when looking at the property from the neighborhood.

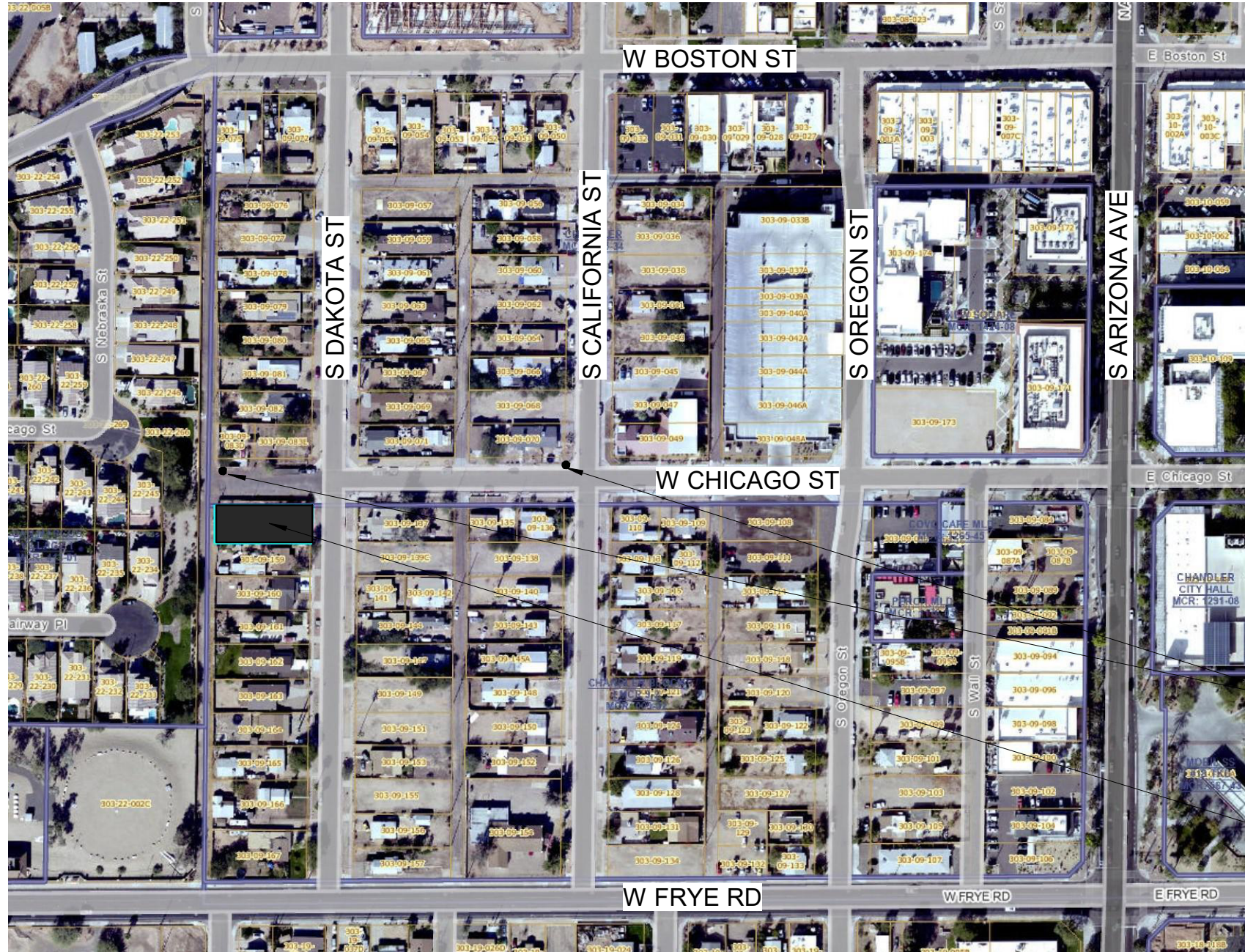
This neighborhood is made up of mostly single-family residences and we believe the duplex fits the neighborhood look and feel. We're showing a contemporary ranch style building. We tried to incorporate the feeling of a smaller home that complements the surrounding homes but still has some more contemporary elements.

Please contact me at 602.329.8384 should you have any questions.

Kind Regards,



Mike Hudson
Atmosphere Architects, PLC



2 VICINITY MAP
12" = 1'-0"

LEGAL DESCRIPTION: LOT NINE HUNDRED FIFTY-EIGHT (958), BLOCK "I", BEING A SUBDIVISION OF PART OF THE TOWNSITE OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 9 OF MAPS, PAGE 2.

OWNER: DAVID VEGA/JACOB MARCUS
480.284.9324

ADDRESS: 200 S DAKOTA ST. UNITS 1&2
CHANDLER, AZ 85225

PARCEL: 303-09-158

SUBDIVISION AND LOT: CHANDLER BLOCK I MCR 9-2 LOT 958

ZONING: MF-2

LOT SIZE: 8,198 SF

TOTAL FOOTPRINT COVERAGE: NEW DUPLEX BUILDING:
(2) 2 BEDROOM UNIT
DUPLEX COVERAGE - 1,901 SF
PARKING STRUCTURE COVERAGE - 730 SF
PATIO COVERAGE - 345 SF
TOTAL FOOTPRINT COVERAGE = 2,976 SF

NET LOT COVERAGE: 2,976 SF/8,198 SF = 36% BUILDING LOT COVERAGE (NET LOT)

NEW DUPLEX BUILDING: (2) 2 BEDROOM UNITS

MAX HEIGHT: 25'-0" AT BUILDING SETBACK LINE UP TO 45'-0" AT INTERSECTION OF A LINE SLOPING INWARD AND UPWARD AT A 45 DEGREE ANGLE AT THE REQUIRED SETBACK LINE

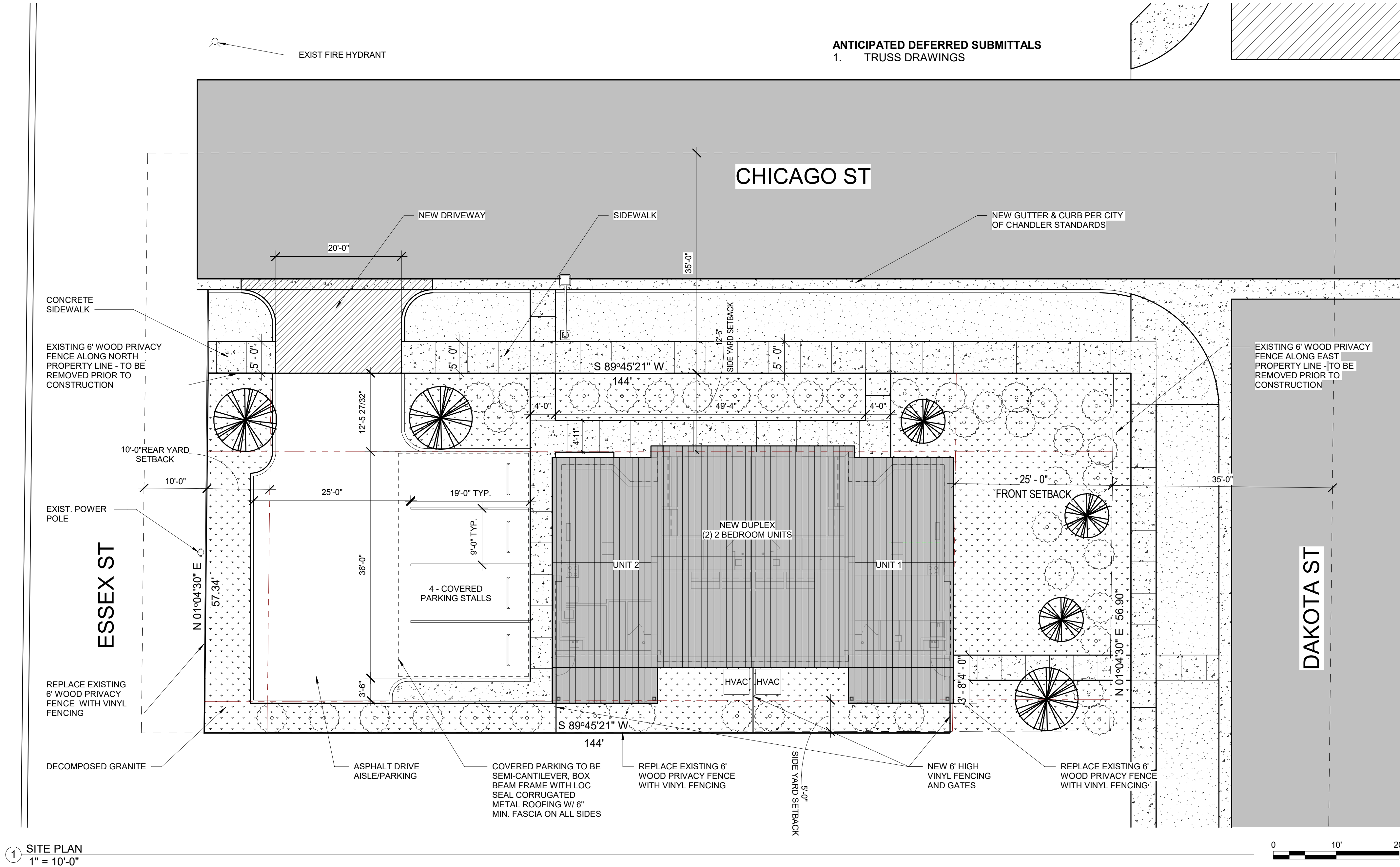
PARKING REQUIRED: (2) 2 BEDROOM UNIT = 2 SPACES/UNIT
4 SPACES TOTAL (COVERED)

SITE LEGEND

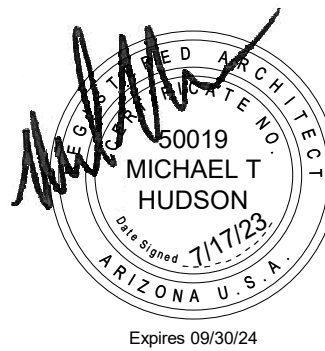
	DIRT PARKING STRIP
	CONCRETE SIDEWALK
	DECOMPOSED GRANITE
	ASHPALT DRIVE AISLE/PARKING

DESCRIPTION:
THIS IS A PROPOSED NEW DUPLEX BUILDING ON THIS SITE. THE SITE IS AT THE CORNER OF DAKOTA AND CHICAGO STREETS. THE SITE IS UNIQUE IN THAT IT IS BORDERED BY TWO STREETS AND AN ALLEY. WE ARE PROPOSING DOING A PARKING LOT WITH COVERED PARKING ON THE WEST SIDE OF THE PROPERTY OFF OF CHICAGO ST.

ANTICIPATED DEFERRED SUBMITTALS
1. TRUSS DRAWINGS



1 SITE PLAN
1" = 10'-0"



no.	date	description

VEGA DUPLEX

200 S DAKOTA ST. UNITS 1&2
CHANDLER, AZ 85225

PROJECT NO: 22052
DATE: 08/17/23

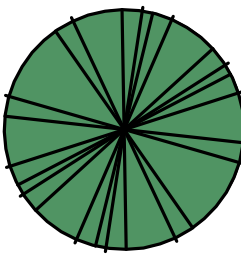


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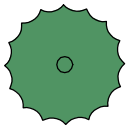
contact: Mike Hudson
email: mike@atmosarch.com
tel: 602.329.8384

SITE PLAN
AS101

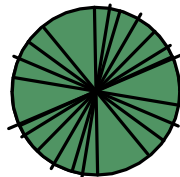
LANDSCAPE LEGEND



LARGE BOX TREE



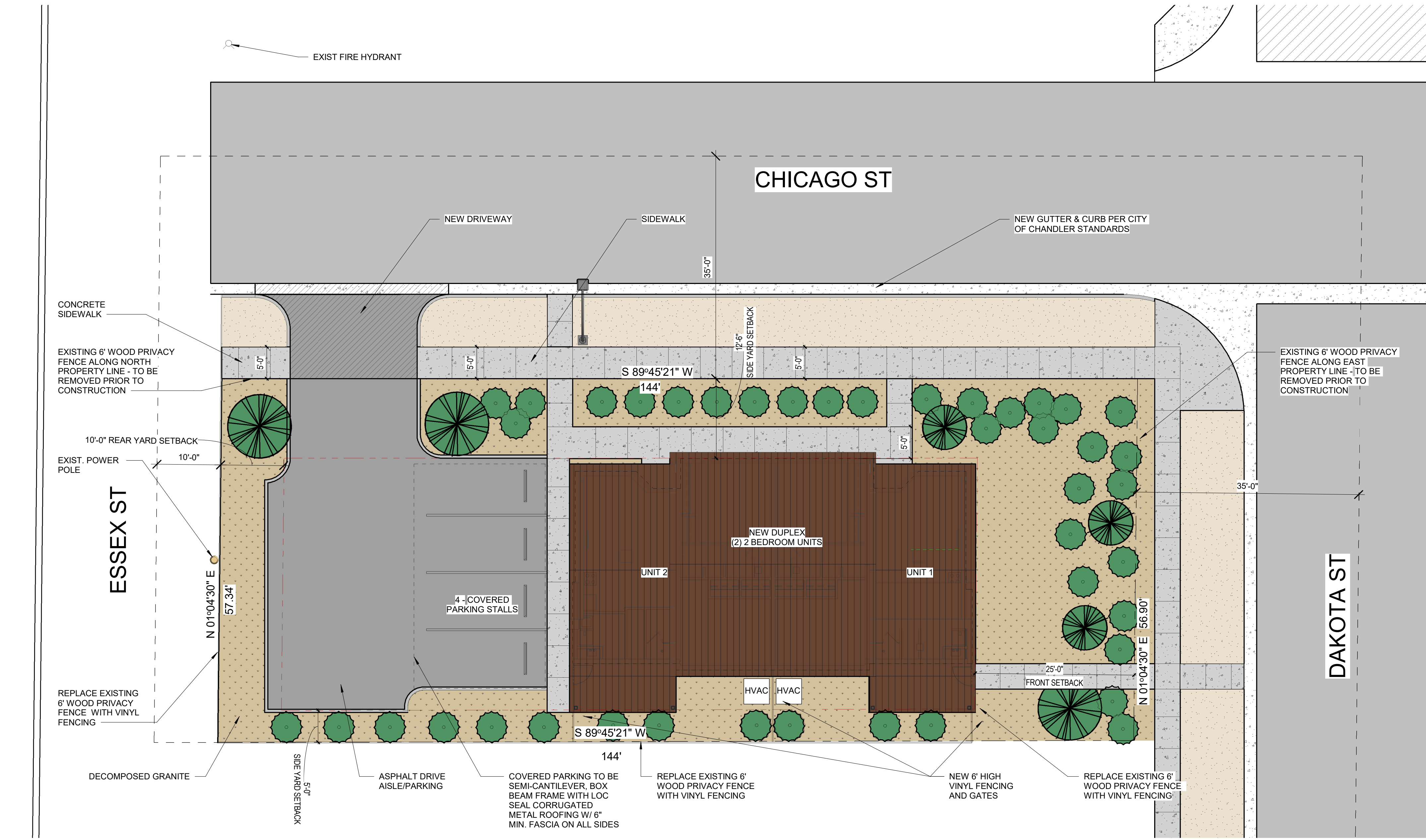
GROUNDCOVER/SHRUBS
5 GALLON, MIN.



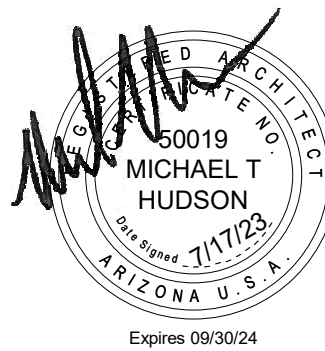
SMALL BOX TREE



DECOMPOSED GRANITE (DG)
MIN. 1/4"
COLOR: T.B.D BY OWNER



1 CONCEPT LANDSCAPE PLAN
1" = 10'-0"



no.	date	description

VEGA DUPLEX

200 S DAKOTA ST. UNITS 1&2
CHANDLER, AZ 85225

PROJECT NO: 22052

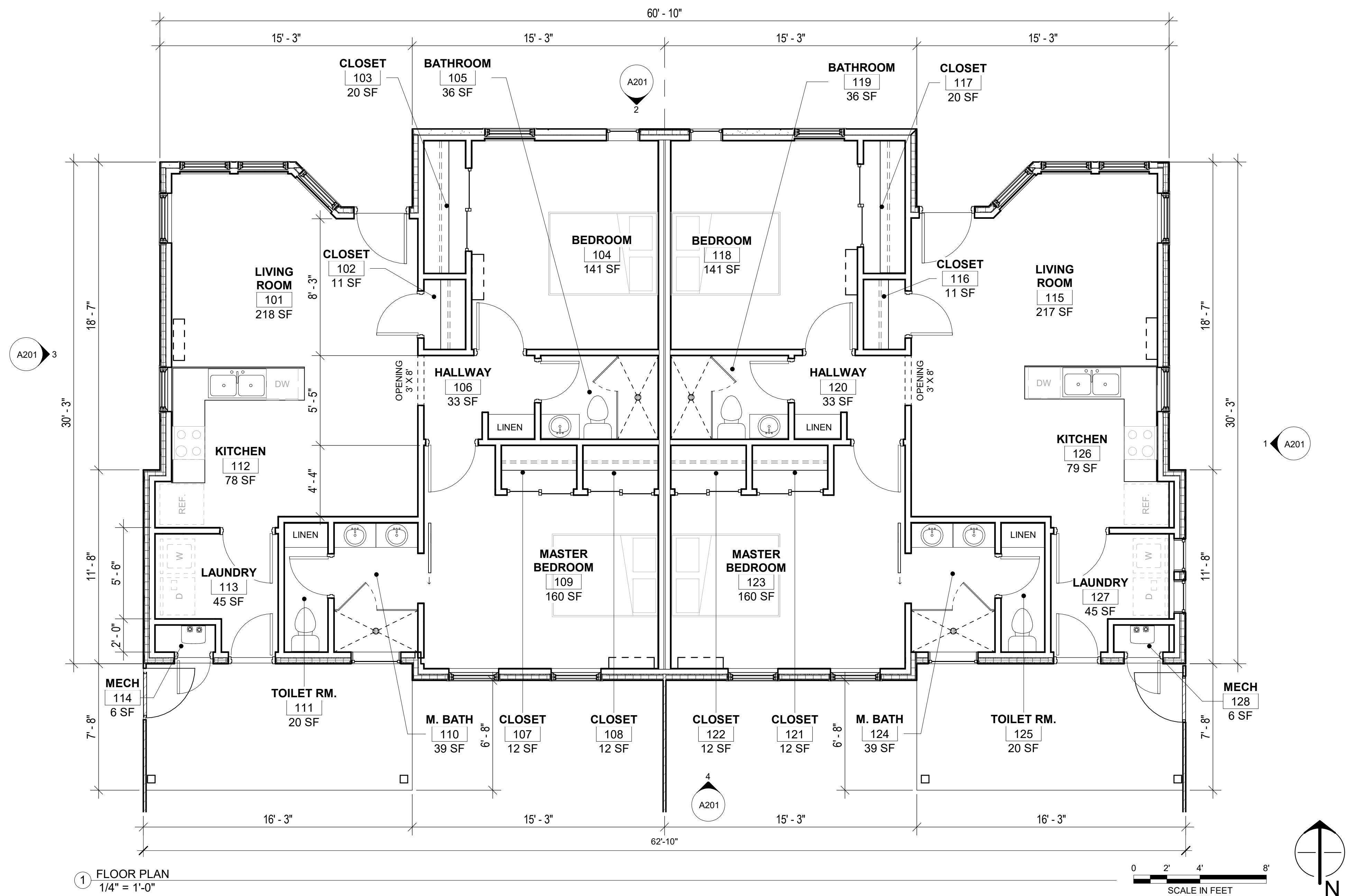
DATE: 08/17/23



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CONCEPT
LANDSCAPE PLAN
AS102



no.	date	description

VEGA DUPLEX

200 S DAKOTA ST. UNITS 1&2
CHANDLER, AZ 85225

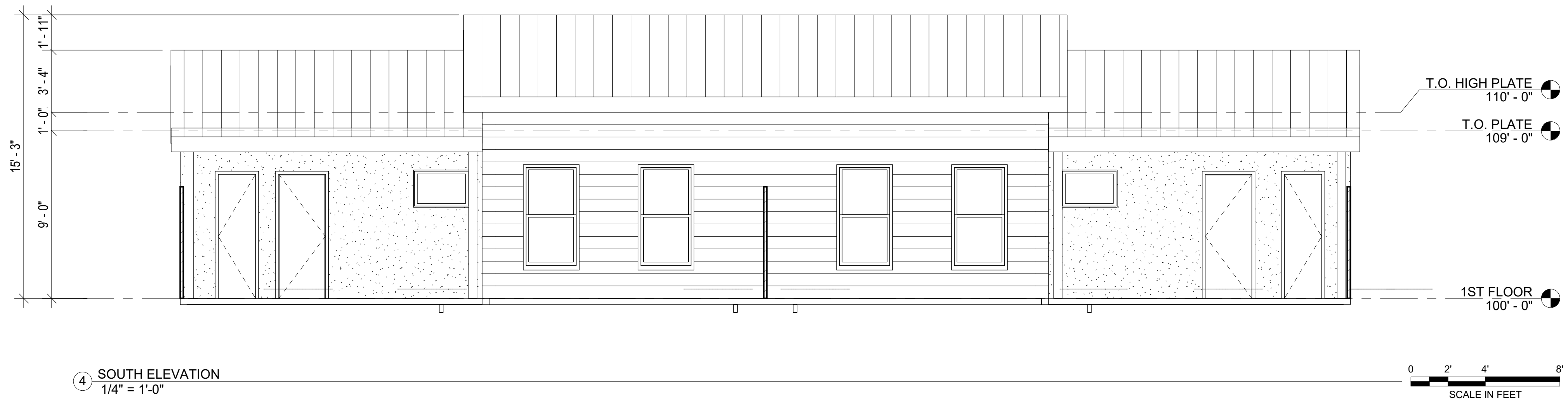
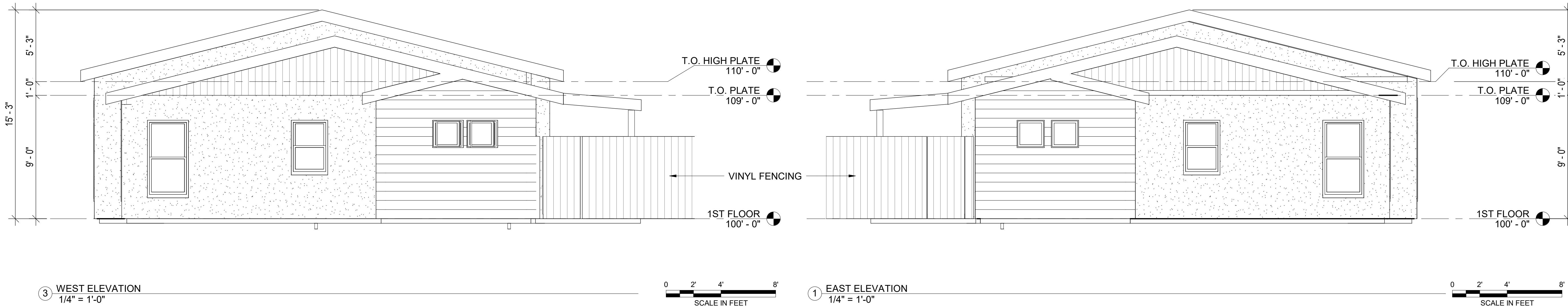
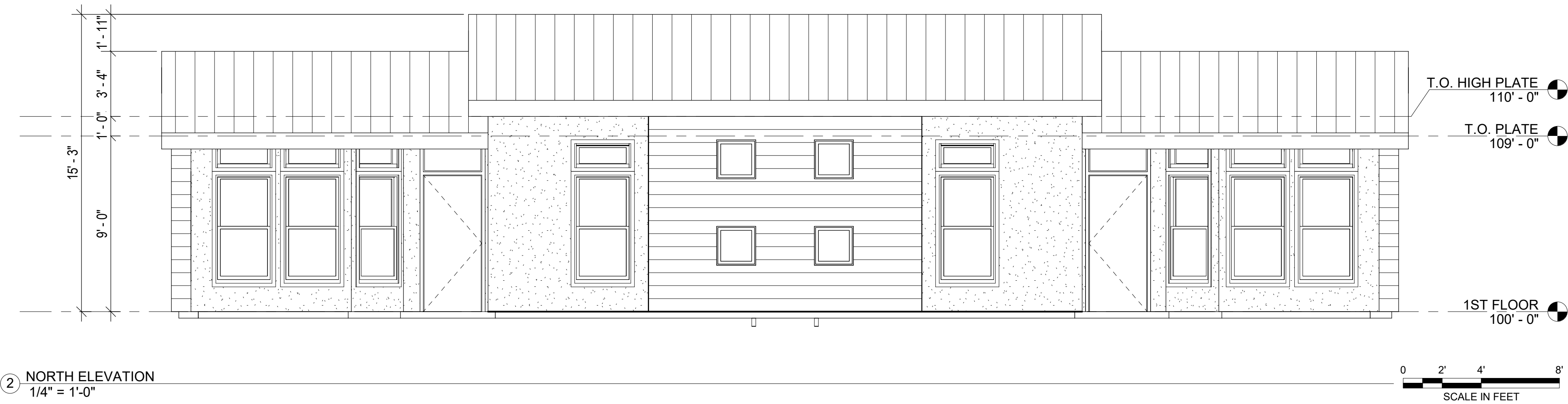
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NEW FLOOR PLAN
A101



no.	date	description

VEGA DUPLEX

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CHANDLER, AZ 85225

PROJECT NO: 22052

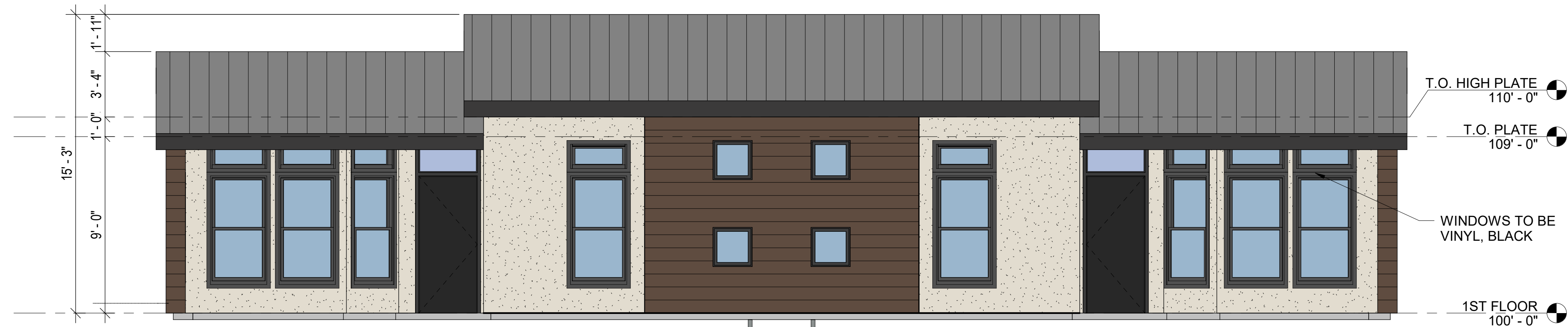
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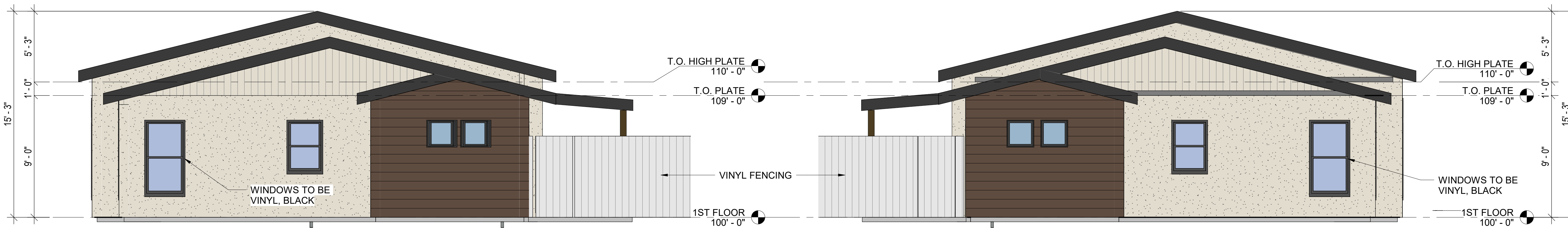
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ELEVATIONS
A201



② NORTH ELEVATION - COLOR
1/4" = 1'-0"



③ WEST ELEVATION - COLOR
1/4" = 1'-0"

① EAST ELEVATION - COLOR
1/4" = 1'-0"



④ SOUTH ELEVATION - COLOR
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

- WALL
STUCCO SYSTEM IAPMO #0381
SHERWIN WILLIAMS EXTERIOR
"NATURAL CHOICE" SW 7011
- ACCENT @ WALL
HARDI-BOARD PLANK SYSTEM
PAINTED SHERWIN WILLIAMS
EXTERIOR - "SABLE" SW 6083
- ACCENT @ GABLE END
HARDI-BOARD PLANK SYSTEM
SHERWIN WILLIAMS EXTERIOR
"NATURAL CHOICE" SW 7011
- TRIM (MATCH WINDOW FRAMES)
SHERWIN WILLIAMS EXTERIOR
"TRICORN BLACK" SW 6258
- WESTERN STATES METAL ROOF
PBR PANEL 36" X LF 26GA
SLATE GRAY



no.	date	description

VEGA DUPLEX

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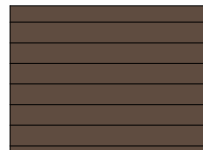
COLOR ELEVATIONS
A201c



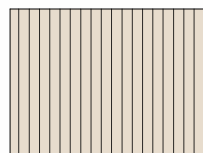
EXTERIOR FINISH LEGEND



WALL
STUCCO SYSTEM IAPMO #0381
SHERWIN WILLIAMS EXTERIOR
"NATURAL CHOICE" SW 7011



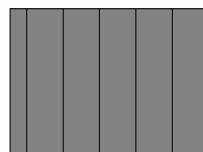
ACCENT @ WALL
HARDI-BOARD PLANK SYSTEM
PAINTED SHERWIN WILLIAMS
EXTERIOR - "SABLE" SW 6083



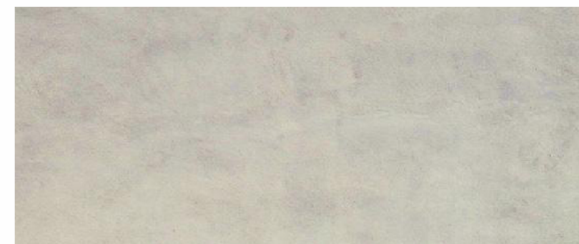
ACCENT @ GABLE END
HARDI-BOARD PLANK SYSTEM
SHERWIN WILLIAMS EXTERIOR
"NATURAL CHOICE" SW 7011



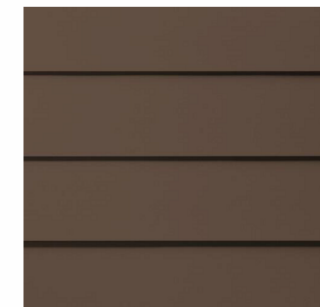
TRIM (MATCH WINDOW FRAMES)
SHWERWIN WILLIAMS EXTERIOR
"TRICORN BLACK" SW 6258



WESTERN STATES METAL ROOF
PBR PANEL 36" X LF 26GA
SLATE GRAY



SYNTHETIC STUCCO: SMOOTH



8" HARDIE BOARD PLANK



STANDING SEAM METAL ROOF
COLOR: SLATE GRAY

COVERED PARKING STRUCTURE

CANOPY COVER SHALL UTILIZE BOX BEAMS AND
COLUMNS WITH COLORS TO MATCH MAIN STRUCTURE
WITH A 6" MINIMUM FASCIA ON ALL FOUR SIDES



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07/17/2023

VEGA
DUPLEX
**COLOR
BOARD**