

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 10:00 A.M., ON **FEBRUARY 25, 2016** IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, ADMINISTRATION BUILDING "F", FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **REDUCTION OF THE OFF-STREET PARKING AND LOADING REQUIREMENTS** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-002-15 – PUBLIC HEARING/ACTION: Solera at Johnson Ranch HOA, landowner, Kevin Kerpan, applicant, requesting a reduction in the off street parking requirements of Section 2.140.020; to decrease the parking space requirement for an assembly hall from: one (1) space per every fifty (50) square feet of total floor area used for public assembly or one (1) space per three (3) seats in the main assembly room, whichever is greater, to 83 total spaces on a 12.56± acre parcel in the CR-4/PAD zone, situated in a portion of Section 18, T3S, R8E, G&SRB&M, Tax Parcel 210-74-189A (legal on file) (adjacent to the east side of Echo Canyon road in the San Tan Valley area).

Information regarding the case can be found online at:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6452 FOR MORE INFORMATION

DATED THIS 28th DAY OF **JANUARY, 2016**



Steve Abraham, Planning Manager

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 2973 (31 N. PINAL, BUILDING F)
FLORENCE, AZ 85132

NO LATER THAN 4:30 P.M. ON FEBRUARY 15, 2016

Contact for this matter: Evan Balmer, Planner I
E-mail Address: evan.balmer@pinalcountyz.gov
Phone #: (520) 866-6452 Fax: (520) 866-6435

PUBLISHED ONCE:

Florence Reminder/BladeTribune.

Pinal County

Board of Adjustment

Land Status

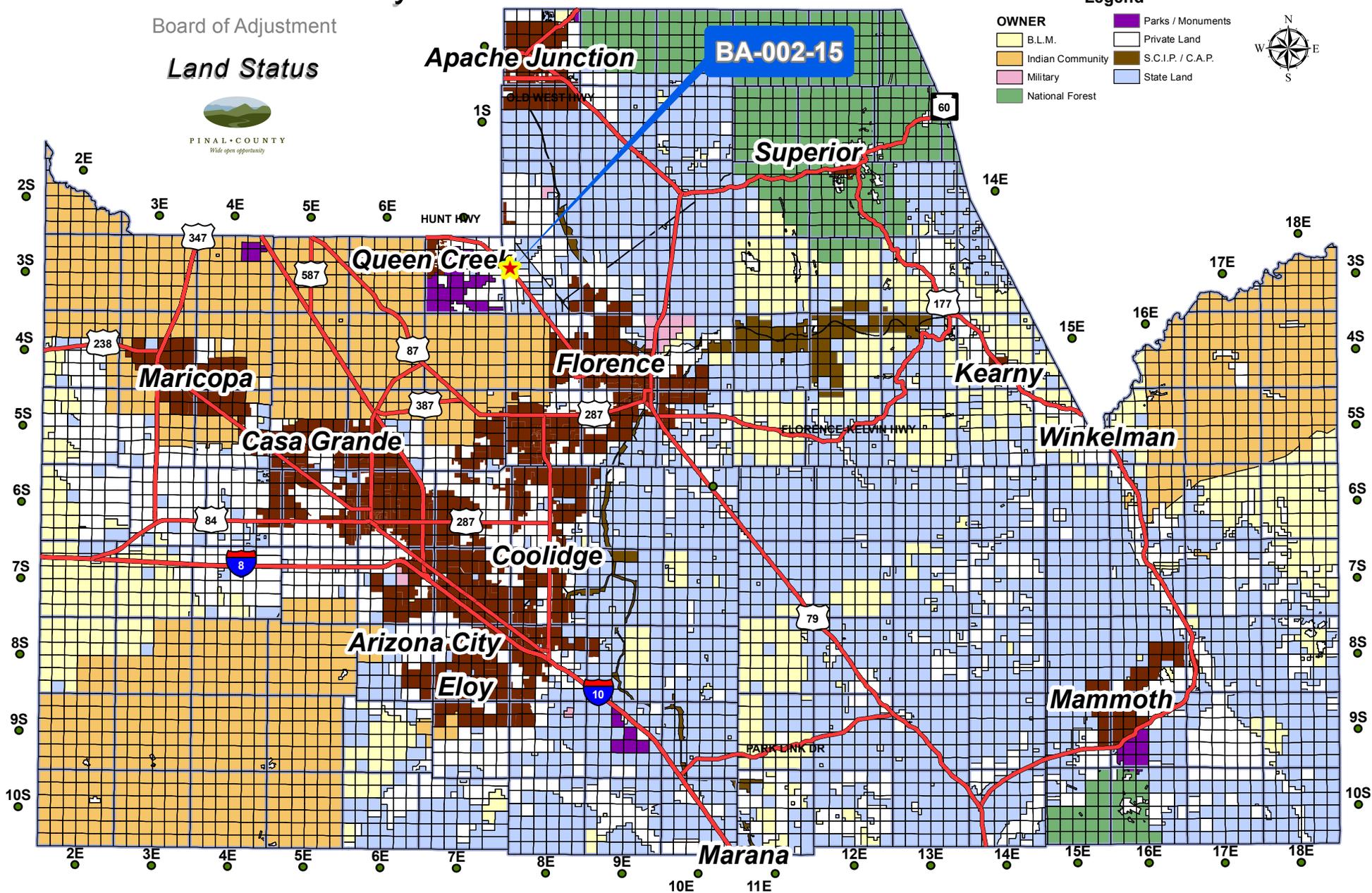


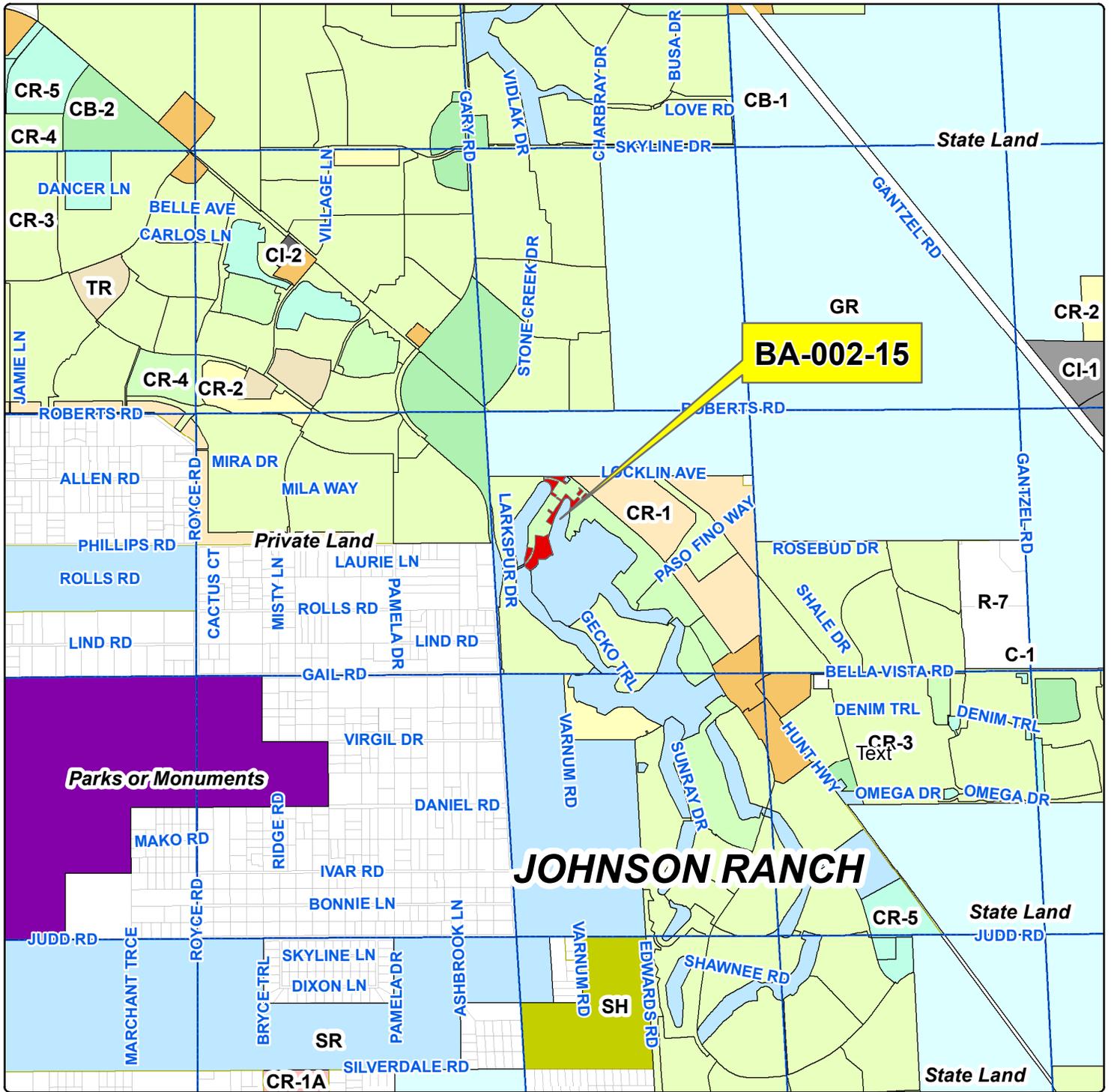
PINAL COUNTY
Wide open opportunity

8E 9E 10E 11E 12E 13E

Legend

- | OWNER | |
|------------------|-------------------|
| B.L.M. | Parks / Monuments |
| Indian Community | Private Land |
| Military | S.C.I.P. / C.A.P. |
| National Forest | State Land |





Board of Adjustment

Community Development



PINAL COUNTY

Wide open opportunity

SOLERA AT JOHNSON RANCH HOA

Legal Description:

Situated in a portion of the Section 18, T03S, R08E, G&SRB&M, 210-74-189A (legal on file) (adjacent to the east side of Echo Canyon road in the San Tan Valley area).

T03S-R08E Sec 18



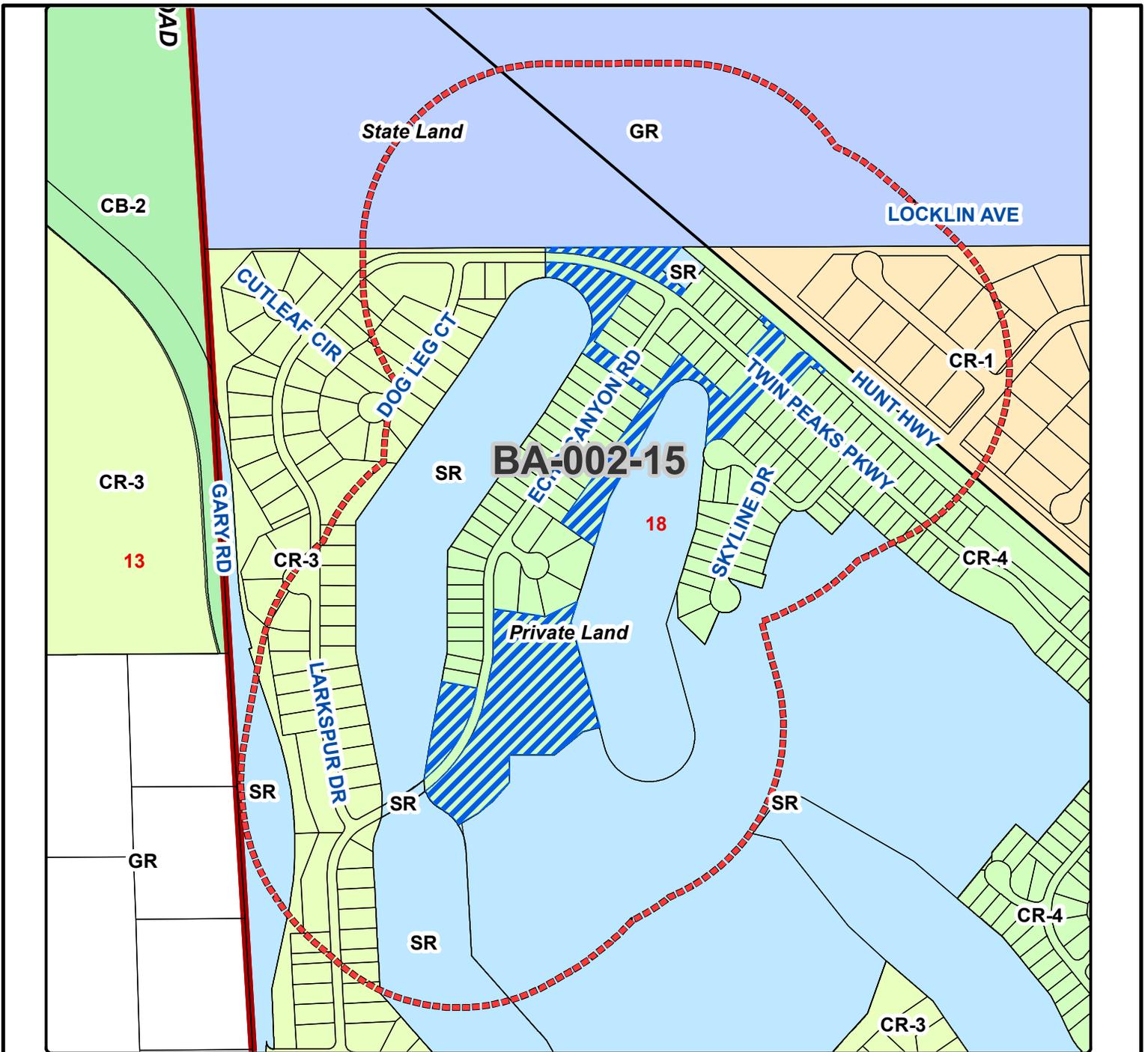
SOLERA AT JOHNSON RANCH HOA

Sheet No.
1 of 1

Drawn By: GIS / IT / LJT Date: 01/27/2016

Sections 18 Township 03S Range 08E

Case Number: BA-002-15



Board of Adjustment

BA-002-15 – PUBLIC HEARING/ACTION: Solera at Johnson Ranch HOA, landowner, Kevin Kerpan, applicant, requesting a reduction in the off street parking requirements of Section 2.140.020; to decrease the parking space requirement for an assembly hall from: one (1) space per every fifty (50) square feet of total floor area used for public assembly or one (1) space per three (3) seats in the main assembly room, whichever is greater, to 83 total spaces on a 12.56± acre parcel in the CR-4/PAD zone, situated in a portion of Section 18, T3S, R8E, G&SRB&M, Tax Parcel 210-74-189A (legal on file) (adjacent to the east side of Echo Canyon road in the San Tan Valley area).

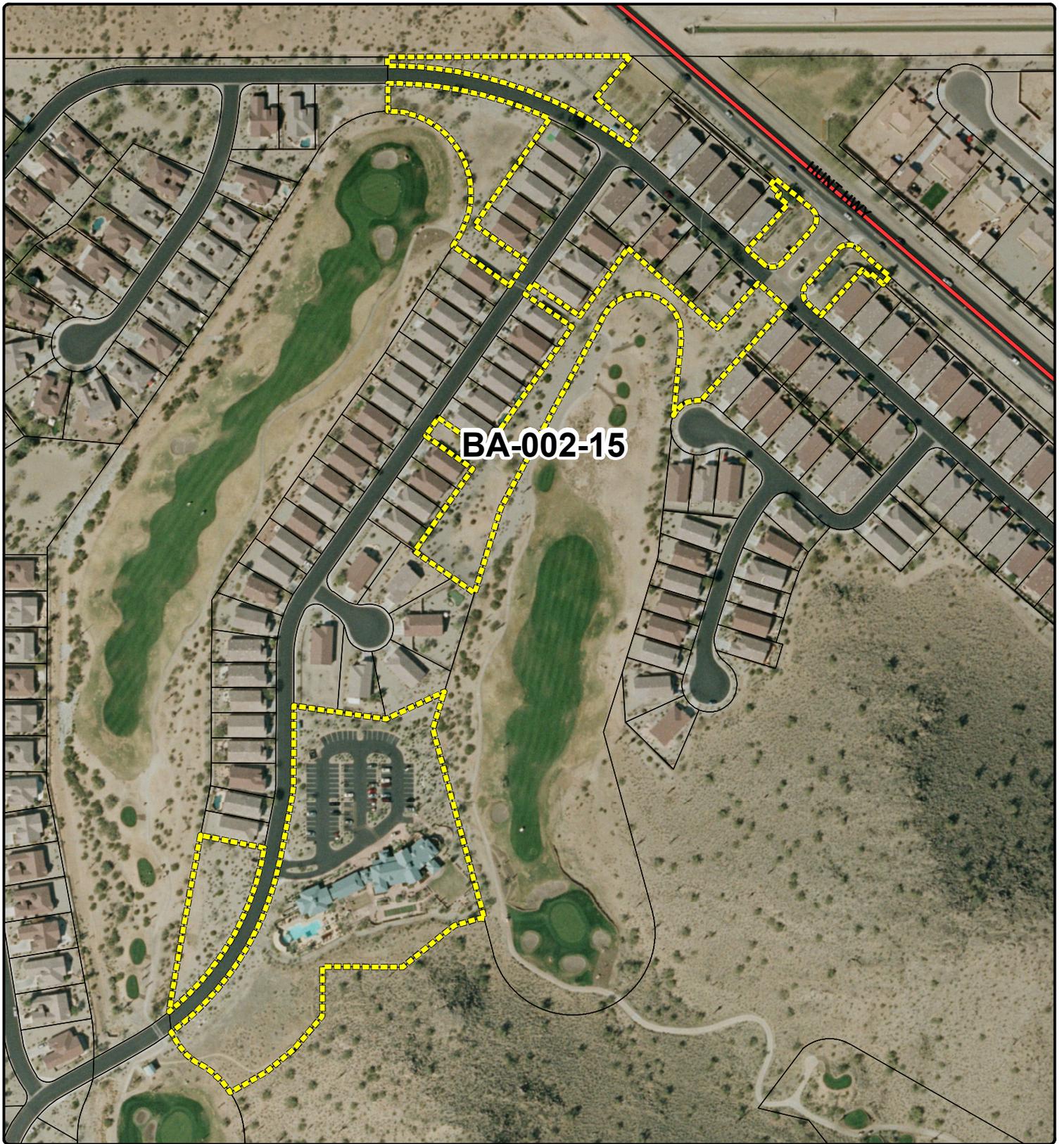
Current Zoning: CR-4
 Request Zoning: Board of Adjustment
 Current Land Use: MLDR



PINAL COUNTY
 Wide open opportunity

Legal Description:
 Situated in a portion of Section 18, T03S, R08E, G&SRB&M, 210-74-189A (legal on file)
 (adjacent to the east side of Echo Canyon road in the San Tan Valley area).
 T03S-R08E Sec 18

 Sheet No. 1 of 1	Owner/Applicant: SOLERA AT JOHNSON RANCH HOA		
	Drawn By: GIS / IT / LJT	Date: 01/27/2016	
	Sections: 18	Township: 03S	Range: 08E
	Case Number: BA-002-15		



BA-002-15

Board of Adjustment



PINAL • COUNTY
Wide open opportunity



BA-002-15



PINAL COUNTY
wide open opportunity

APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications **Must** Be Typed or Written in Ink)

1. The legal description of the property: A Portion of Section 18, Township 3 South, Range 8 East, of the Gila and Salt River Base Meridian, Pinal County, Arizona.
210-74-189A
2. Tax Assessor Parcel No.: _____
3. Current zoning: CR-4 Requested zoning (if applicable) n/a
4. The size (to the nearest 1/10th of an acre): n/a
5. The existing use of the property is as follows: _____
Community Center 9,146 S.F.
83 parking spaces provided.
6. The proposed use under this request: Same as existing: Community Center.
Request to add a 2,724 S.F. building addition and parking spaces to remain 83. Parking Reduction.
7. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # _____
8. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties since the present zoning was adopted.
No changes

RECEIPT #:	AMT:	DATE:	CASE:
_____	_____	_____	_____

COMMUNITY DEVELOPMENT
Planning Development

The Pinal County Board of Adjustment is authorized to grant a variance of regulations where it finds that absolute conformance to the regulations in an established zone would present an unnecessary hardship on the applicant. The "Hardship" must be related to the physical aspects of the land and not a personal or self-imposed hardship. The applicant must present evidence to prove: (use additional pages if necessary)

9. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district. Show that the physical characteristics of this property are unique and unlike other properties in the area.

This community center is for residents only and is a gated community.

There is no additional land for parking spaces.

10. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required.

This building addition is for the benefit of the residents only, as they need a larger room for certain activities.

11. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

This will not affect the health or safety of the residents.

12. That the variance will not allow a use that is not permitted in the zoning district where the property is located.

No change in use.

13. That the special circumstances or conditions referred to item 9 above are not self-imposed.

In 2004 the community center was approved with 83 parking spaces.

14. The applicant shall present evidence of the ability and intention to proceed with actual construction work in accordance with the plans shown within nine (9) months after issuance of a variance.

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A) A detailed site plan, drawn to a minimum scale of 1" = 100'. Not larger than 11" x 17". The site plan must include the following:
1. Size and shape of parcel; property dimensions; north arrow.
 2. Show adjacent streets, rights-of-way, easements and setbacks; indicate size, purpose and whether public or private.
 3. Location, size and use of all existing and proposed buildings and uses from lot lines and each other.
 4. Driveways and parking areas.
 5. Existing and proposed utilities showing location of lines, size and serving company.
 6. Any other information as may be applicable; i.e. landscaping, natural features (i.e. washes), excavating sites, etc.
- B) The "supporting information" and the "Submittal Checklist" for the requested action.
- C) A list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to submission.
- D) A map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable.)
- E) The Non-refundable filing fee. (The application is not considered filed until the fees are paid.)

THIS APPLICATION MUST BE SUBMITTED IN PERSON

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND THAT THE INFORMATION IS FACTUAL. I ALSO UNDERSTAND IF THE APPLICATION IS INCOMPLETE UPON SUBMISSION, IT CANNOT BE FURTHER PROCESSED AND MAY BE DELAYED UNTIL A FUTURE HEARING DATE.

Kevin D. Kerpan

1374 E Grand Canyon Drive, Chandler, Az 85249 602-329-0192

NAME OF APPLICANT

ADDRESS

PHONE #

If the applicant is not the landowner, a notarized letter authoring the applicant to represent the owner must accompany this application.

Solera at Johnson Ranch HOA

31891 N Echo Canyon Rd.

480-

NAME OF LANDOWNER

ADDRESS San Tan Valley, AZ

PHONE #

987-7966

85143

ALL NOTICES WILL BE MAILED TO THE APPLICANT UNLESS OTHERWISE NOTED:

Edward Towill, Community Manager

480-987-7966

NAME AND ADDRESS OF PERSON TO BE NOTIFIED.

PHONE #

31891 N Echo Canyon Rd, San Tan Valley, AZ 85143

Edward Towill

12/30/15

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF APPLICANT

DATE

VARIANCE SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION MUST BE SUBMITTED AS PART OF THIS APPLICATION FOR A VARIANCE OF ZONING REGULATIONS:

CHECK IF COMPLETE

- ___ 1. Completed application for a Variance.
- ___ 2. Site Plan Prepared at a minimum scale of 1" = 100". If larger than 11' x 17" the applicant shall submit a legible, black line reduction of the site to 11" x 17" maximum. The minimum requirements for the site plan are outlined on page 3 of this application. In addition to the minimum requirement, the site plan shall include:
 - A) Location of unusual natural or topographic features of the site
 - B) Preliminary floor plans and elevations of all proposed buildings
- ___ 3. A name list, verified by the applicant, made within 30 days prior to this submission, of the names, mailing addresses and tax parcel number of all property owners within 600' of this parcel.
- ___ 4. Non-refundable filing fee for a variance based on the following
 - A) Residential with 0-499 mail-outs \$2,084.00
 - B) Residential with 500 or more mail-outs: \$2,430.00
 - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
 - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- ___ 5. Signed Variance Checklist

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND I UNDERSTAND THAT THIS APPLICATION FOR A VARIANCE CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS SUBMITTED.

SIGNED BY:

DATE:

SIGNED BY:

DATE:



AT JOHNSON RANCH

Mr. Evan Balmer
c/o Pinal County Community Development
Planning Development Department
Pinal County
31 N. Pinal Street
Florence, AZ 85132

Dear Mr. Balmer,

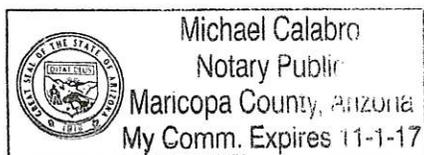
This letter shall serve to authorize Kevin D. Kerpan of Kerpan Planning and Design, LLC, 1374 E. Grand Canyon Drive, Chandler, Arizona 85249, (602) 329-0192, Kevin@kerpanplanningdesign.com to represent the Solera at Johnson Ranch Homeowner's Association in all matters before Pinal County regarding potential additional space to the Community Center building, parking variance and change issues etc.

Please contact me should you have any questions.

Edward Towill, CAAM, CMCA, AMS
Community Manager
Solera at Johnson Ranch

Acknowledged before me by Michael Calabro, Notary Public

on this day of Dec 30, 2015.



Signature of Notary Public

Kerpan Planning and Design, LLC

(602) 329-0192 1374 E. Grand Canyon Drive Chandler, Arizona 85249 kevin@kerpanplanningdesign.com

December 16, 2015

Pinal County, Arizona
Planning and Development
Evan Balmer - Planner
Case # SPR-PA-039-15

**Re: Parking Reduction Request
Solera at Johnson Ranch
Community Center
Parcel # 210-74-189A
Pinal County, Arizona**

This is a request for a parking reduction at Solera at Johnson Ranch. The existing community center is 9,146 s.f. and only used by the residents of this gated community. The center is made up of a series of rooms for different activities. There is a workout room with restrooms, a billiards room, a library, a kitchen, a small meeting room and a large meeting room. The large meeting room is 1,000 s.f. in size and not sufficient to hold certain activities. We are proposing to add a new building (2,724 s.f.) so that it will provide a larger meeting room. This room would be 2,027 s.f. in size, double what is currently available.

The community center was approved in 2004 with 9,146 s.f. providing 83 parking stalls. Under current parking requirements, we would be required to provide an additional 40 spaces for the new 2,027 s.f. of assembly space. Current parking required is 1/50 s.f. of assembly space. We are asking for a parking reduction of 40 spaces, so that the community center can remain at 83 parking spaces provided. There is no additional space to add more parking, plus the parking is not needed.

The 83 provided parking stalls will be sufficient for the community for these reasons:

1. This is a gated community and the center is for residents only, not the general public.
2. A majority of the residents walk to the center.
3. Many residents ride the golf cart to the center.
4. The center is not completely full (all rooms) at the same time. Activities are spread throughout the day and only certain rooms are being used.
5. Even with the new room (2,027 s.f.) and the existing large room (1,000 s.f.), only 60 spaces would be required if used at same time. Center provides 83.
6. The community center is located on Echo Canyon Road, which is a private road. To the south there are no homes and worst case scenario, parking is available on the street.

Please approve this parking reduction request to allow the community center to build a 2,724 s.f. building addition and let the parking required to remain at 83 parking stalls that are provided. The community is in support of this request and is for the benefit of the residents.

Sincerely,

Kevin D. Kerpan

Kevin D. Kerpan
Kerpan Planning and Design, LLC

Project Management

Kevin D. Kerpan
Kerpan Planning and Design, LLC
1374 E Grand Canyon Drive
Chandler, Arizona 85249
(602) 329-0192
kevin@kerpanplanningdesign.com

Project Architect

Duncan J. Chang, AIA, LEED AP, ASES
dChang Architects, LLC
5682 W. Gary Dr.
Chandler, AZ 85226
(480) 289-0243
djc@dchangarchitects.com

Solera Multi Purpose Room Activities and Events

Weekly

AM Yoga
PM Yoga
Line Dancing
Painting Class
Crafting Class
Poker
Stained Glass Class
Mah Jongg
Knitting Group
Choir
Weight Watchers
Stretching Class
Quilting Class
Tai Chi

Space is limited for all of these groups and clubs. We have reached maximum attendance for many classes, in particular, fitness and wellness classes. Many residents are turned away due to not enough space. In addition, we are limited to only these class options with no ability to offer new classes as the room is being utilized all day and evening.

It would be beneficial to have additional space (2 separate rooms) so we could offer 2 classes or groups at the same time. The card room is currently utilized as additional space but is not large enough nor equipped for events, groups, clubs or fitness and wellness classes.

Monthly

Bingo
Bunco
Ladies Bunco
Western Night
Comedy and Music Shows
Fundraisers
Holiday Events
Tea Club
Cooking Club
Community Mixer
Community Breakfast
Community Tasty Tuesday (dinner)
Board Meetings
Committee Meetings
Computer Technology Club
Texas Hold 'Em

For monthly activities, typically preregistration is required with a maximum number allowed. We often have to turn people away due to our limited capacity. We can only accommodate a very small percentage of the Solera community with current size of our space.

Yearly

Welcome Back Party for the second homeowners
Christmas Party
New Years Eve Party
Community Choir

The Welcome Back Party had almost 200 requests for tickets. The Christmas and Holiday Parties are cut off at 65-70 ticket sales, for a 727 home HOA.

The Community Choirs hosts two events a year and is looking to host more. They have to cut off reservations at 65-70 people. This upsets people as it is their neighbors performing,

Additional Space Benefits

The HOA management and Board of Directors continue to receive requests to book additional activities. Events such as Arizona Diamondback and Arizona Cardinals games could be displayed on a large screen in the new space. Homeowners have also requested a large space for movie nights, also for booking more professional entertainment. As of now only being able to hold 65-70 people , this limits the HOA to the most basic of local entertainment.

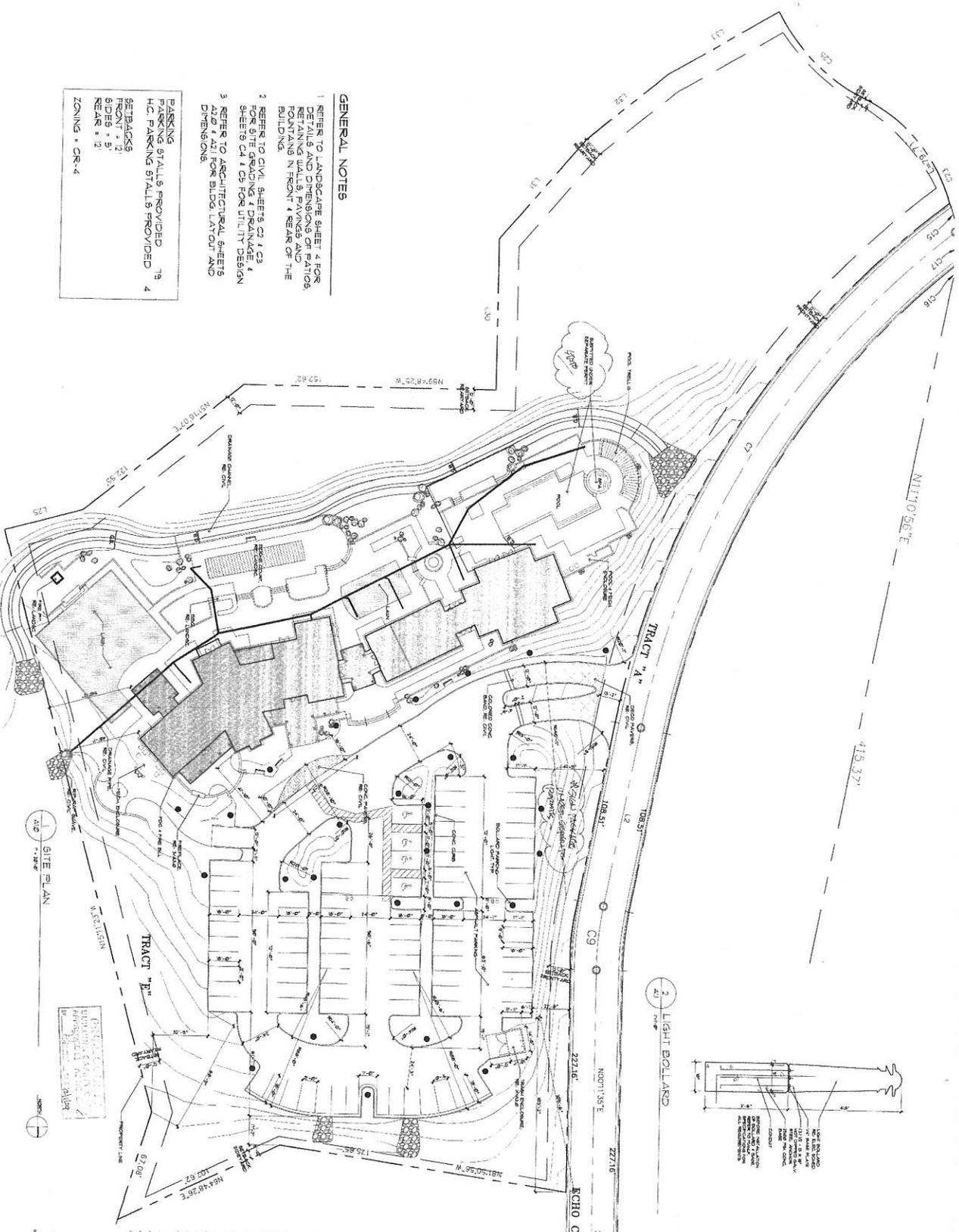
The new additional space could also be partitioned so that one space could have storage and a sink that would make it useful as a craft room. Currently, the lack of space and storage makes the crafters (quilting, stained glass, card making etc.) have to set and up remove everything every time they have a class.

HOA Board of Directors Meetings, which all homeowners are entitled to attend have also overflowed the existing room. Additional space could eliminate the complaints we receive from homeowners who have to stand outside in the hallway during their HOA Board meeting.

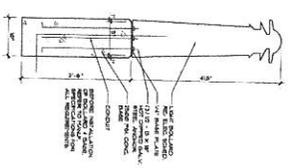
During any event with food we use two islands in the kitchen for a buffet line. This severely cramps the kitchen. Additional space would make it easier to have a buffet line in the existing room or the new space and allow the caterer or community volunteers to have more kitchen space for food preparation.

Ed Towill, CAAM, CMCA, AMS
Community Manager
Hoamco, Inc.
Managing Agent for Solera at Johnson Ranch

- GENERAL NOTES**
1. REFER TO LANDSCAPE SHEET 4 FOR DETAILS AND DIMENSIONS OF RETAINING WALLS, PAVING AND FOUNTAINS IN FRONT & REAR OF THE BUILDING.
 2. REFER TO CIVIL SHEETS C2 & C3 FOR SITE GRADING & DRAINAGE & SHEETS C4 & C5 FOR UTILITY DESIGN.
 3. REFER TO ARCHITECTURAL SHEETS A20 & A21 FOR BUILDING FOOT AND DIMENSIONS.
 4. PARKING STALLS PROVIDED TO H.C. PARKING STALLS PROVIDED TO SETBACKS:
FRONT = 12
SIDE = 5
REAR = 12
- ZONING = CR-4



2) LIGHT BOLLARD



1) SITE PLAN

**SOLERA by DEL WEBB
at JOHNSON RANCH
RECREATION CENTER**
FINAL COUNTY, ARIZONA
PREPARED FOR FULTE HOMES

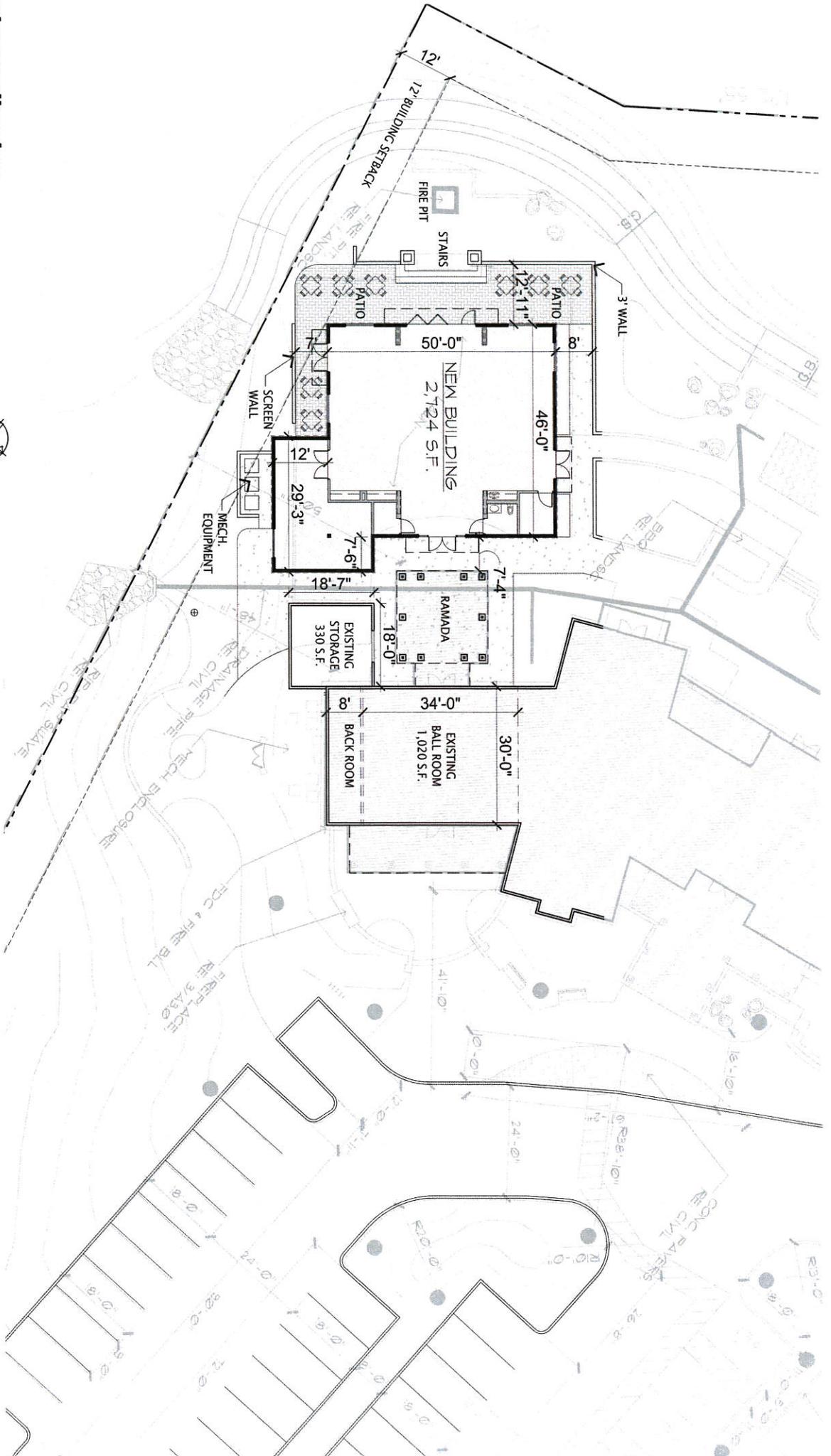
NO.	DATE	DESCRIPTION
1	08/10/10	PRELIMINARY
2	08/10/10	REVISED
3	08/10/10	REVISED
4	08/10/10	REVISED
5	08/10/10	REVISED
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98	08/10/10	REVISED
99	08/10/10	REVISED
100	08/10/10	REVISED



A10

Primary site plan

10'-0"
20' 30'



dChang Architects, LLC
Architecture Interiors Planning
1000 West Main Street, Chandler, Arizona 85224 Phone: 480.949.8100

Solera by Del Webb
at Johnson Ranch
Pinal County, Arizona

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Community Center Addition

Project number: 15015

Date: November 10, 2015

SF

PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)

INSTRUCTIONS: *Please see list of parcels attached here*

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
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Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

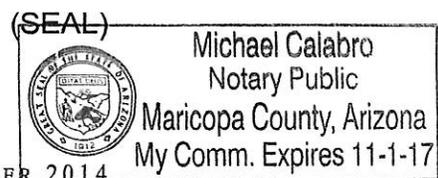
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 30th DAY OF Dec, 2015, AT THE OFFICE OF San Tan Valley Arizona, AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Edward Towell
SIGNATURE

12/30/15
DATE

ACKNOWLEDGED BEFORE ME BY Michael Calabro, Notary Public, ON THIS DAY 30 OF Dec., 2015.



[Signature]
SIGNATURE OF NOTARY PUBLIC

210753060
Mr. and Mrs. Philip Altosino
31598 N Larkspur Drive
San Tan Valley, AZ 85143

210740570
Mr. and Mrs. Penelope
32061 N Skyline Drive
San Tan Valley, AZ 85143

210740580
Mr. and Mrs. Mittelsteadt
32055 N Skyline Dr.
San Tan Valley, AZ 85143

210740590
Carl Oertel
32047 N Skyline Drive
San Tan Valley, AZ 85143

210740600
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