

# 36

APR 12 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-068**

**DATE:** MARCH 22, 2007

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR  
BOB WEWORSKI, PLANNING MANAGER 

**FROM:** ERIK SWANSON, CITY PLANNER 

**SUBJECT:** UP07-0016 318 S. OREGON STREET

**Request:** Use Permit approval to allow for a single-family home in a multi-family zoning district.

**Location:** 318 S. Oregon Street  
Southwest of the SWC of Frye Road and Arizona Avenue

**Applicant:** Tresa McDonald  
City of Chandler Community Development Department

**RECOMMENDATION**

Upon finding consistency with the General Plan and the Medium-Density residential zoning district (MF-1), Planning Commission and Staff recommend approval of the Use Permit.

**BACKGROUND**

The subject site is located west of the southwest corner of Frye Road and Arizona Avenue. To the site's north is the Del Sol Carniceria. East, south and west of the site are single-family residential homes.

The use permit request is to allow for a single-family home in a multi-family zoning district. Current Zoning Code allows for single-family homes to be located within a multi-family zoning district with a use permit. Currently, the site has an existing single-family home that was built in 1936. The condition of the existing home is in disrepair. With the assistance of the Community Development Department the existing single-family home will be demolished and a new single-

family home will be placed on the site. The City of Chandler Community Development Department works with grants in order to assist low to moderate-income residents in getting their homes up to current building code.

The demolition of the current home is due to the structural damage to the home that is beyond repair, requiring complete demolition. Initially, the Community Development Department was assisting the homeowner in making home repairs to bring the house up to code. After investigating the wall structures it was found there was extreme damage to the structure of the house due to termite damage. The damage was determined to be beyond repair, and therefore it was deemed more economical to have the home demolished and a new home placed on the site.

The surrounding neighborhood is comprised mainly of single-family residential homes. Staff finds the request to be compatible with the surrounding neighborhood. The lot is approximately 5,000 sq. ft., and is typical in size for the neighborhood. The new home will include a number of amenities including: a garage, rear patio, gas water heater, and R-30 insulation in the roof. A six-foot solid masonry wall will surround the site.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within ¼ mile.
- A legal notice was advertised in the newspaper.
- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday March 19, 2007 at the Downtown Community Center. Two neighbors were in attendance and had general questions.

As of the writing of this memo, Staff has received no calls or letters of opposition to the Use Permit request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve: Approve: 4 Opposed: 0 Absent: 3 (Gulsvig, Anderson, Creedon)

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and MF-1 zoning, recommend approval of the Use Permit.

#### **PROPOSED MOTION**

Move to approve UP07-0016 318 S. OREGON STREET, use permit for a single-family residential home.

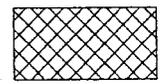
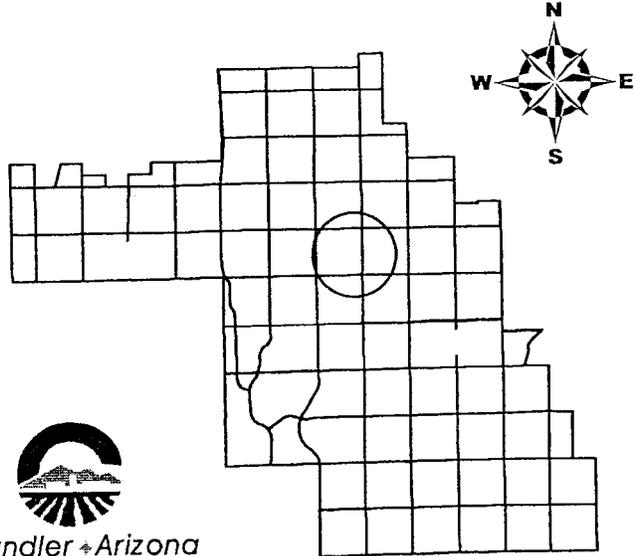
#### **Attachments:**

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Elevation
5. Applicant Narrative



Project Site

### Vicinity Map



UP07-0016

318 S. Oregon St.



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CITY OF CHANDLER 2/22/2007

Parcel number 303-19-009 B  
318 S. Oregon St. Chandler

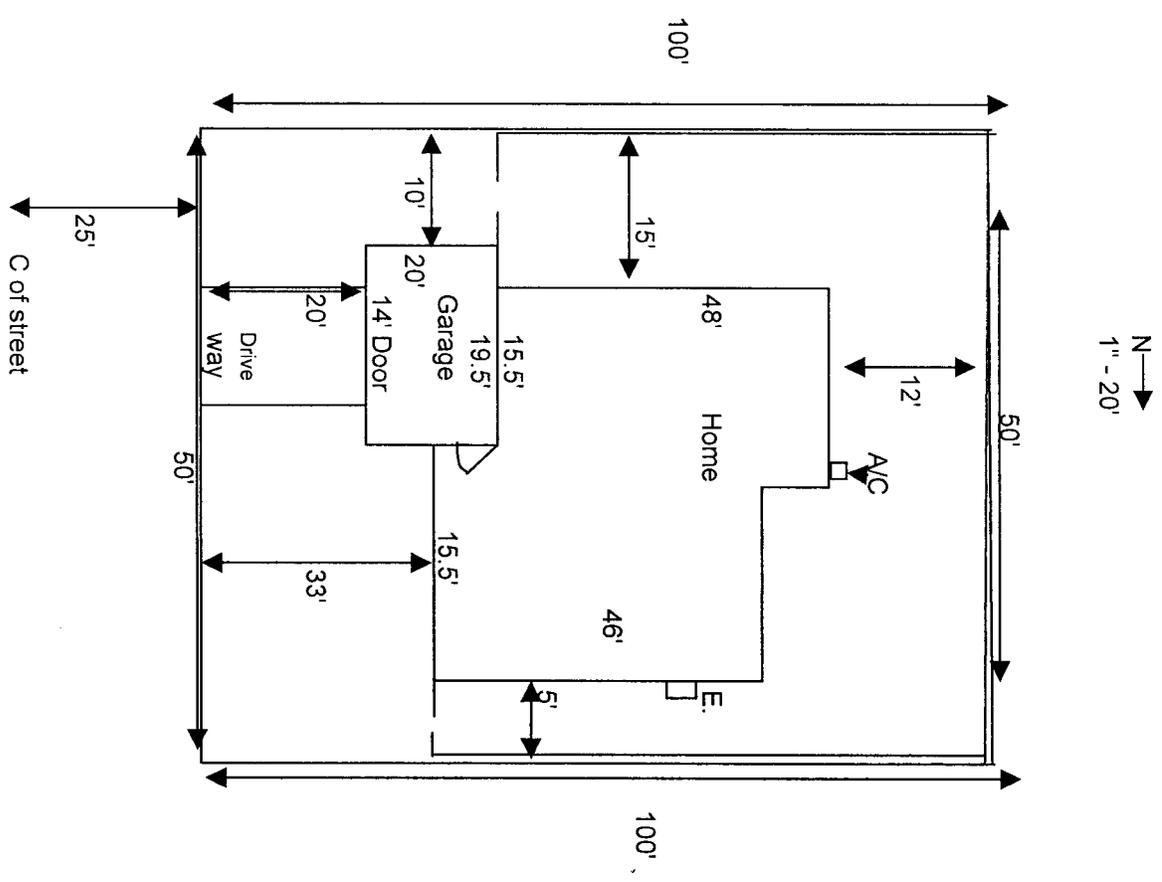
I B C Home

Below ground  
19.5 x 20' Garage

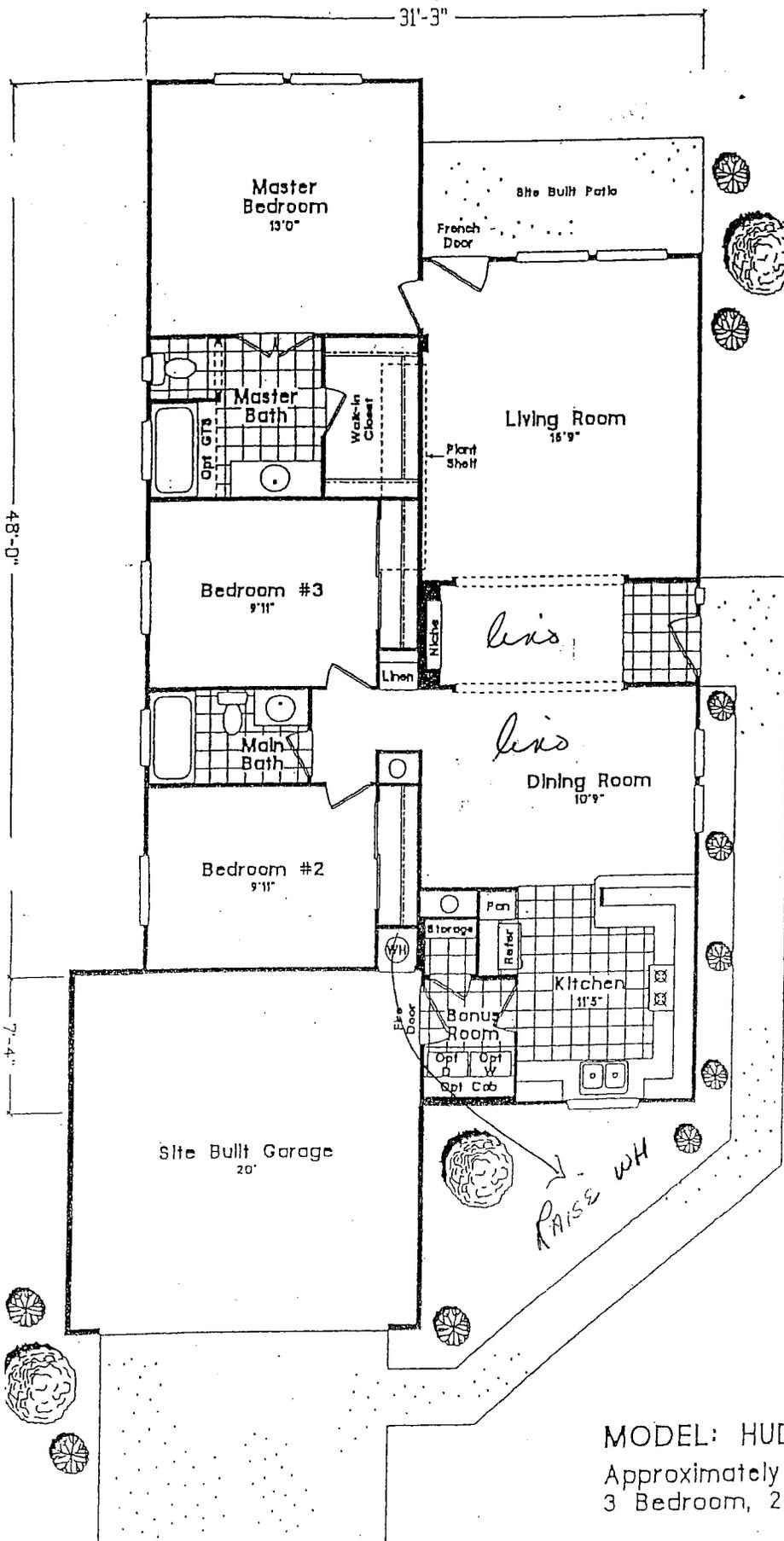
A/C

City Sewer

BLOCK WALL



**SITE PLAN**



*Heat Pump  
Ceiling Vents  
Hardwood  
Cabinets  
Throughout*

MODEL: HUD/UBC-1468A  
Approximately 1468 Sq. Ft.  
3 Bedroom, 2 Bath





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**DATE:** February 16, 2007

**TO:** Planning

**THRU:** Patrick Tyrrell, Community Development Coordinator

A handwritten signature in black ink, appearing to be 'PT', written over the name Patrick Tyrrell.

**FROM:** Tresa McDonald, Housing Rehabilitation Coordinator

A handwritten signature in black ink, appearing to be 'TM', written over the name Tresa McDonald.

**SUBJECT:** Use Permit for project #RH06-0011

**NARRATIVE:**

Staff is applying for a use permit to demolish a single-family residence and install a modular at 318 S. Oregon St. on behalf of the owners, Pablo and Sofia Rios.