



**MEMORANDUM**

**Planning & Development - CC Memo No. 07-127**

**DATE:** MAY 21, 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:** UP07-0011 418 S. DELAWARE STREET

**Request:** Use Permit approval for a single-family home in a multi-family (MF-2) zoning district

**Location:** 418 S. Delaware Street  
South of the southwest corner of Delaware and Elgin Streets

**Applicant:** Tana Nichols, Habitat for Humanity

**RECOMMENDATION**

The request is for a Use Permit to allow for construction of a single-family home in a multi-family zoning district. Upon finding the request to be consistent with the General Plan and MF-2 zoning district, Planning Commission and Staff recommend approval.

**BACKGROUND**

The 7,499 square foot lot is located south of the southwest corner of Delaware and Elgin Streets. Single-family homes surround the site to the north, west, and south. Directly east of the subject site, across Delaware Street are vacant lots.

Habitat for Humanity is a national non-profit organization that helps provide affordable housing to low-income families. The organization plans to construct a single family home on a vacant lot located in a MF-2 (Multiple Family Residential) zoning district. Use Permit approval for a single family home is required in MF-2 zoning districts.

The property falls within an area designated by the Redevelopment Area Plan for Residential-Medium Density. This category encourages new single-family infill, rehabilitation, and medium density housing, with a target density of 6-12 dwelling units per acre.

This is one of three current applications submitted by Habitat for Humanity to construct new homes in a transitioning neighborhood. Some of the properties in this vicinity are homes that have not been very well maintained. It is anticipated that the development of these new homes will enhance the existing neighborhood as an improvement over what currently exists.

If approved, Habitat for Humanity plans to construct an approximately 1,361 square foot (livable), 3-bedroom, single-story single family home. The home features frame and stucco construction, a two-car garage for off street parking, and front and rear patio spaces. A 6-foot masonry wall will enclose the rear yard. The home will meet all required setbacks.

The applicant is pursuing funds from the City's Residential Infill Program. Eligibility for the Residential Infill Program requires two 15-gallon trees and six 5-gallon shrubs in the front yard, a 6-foot masonry wall enclosing the back yard, a 120 square foot storage enclosure, and demonstration of financial need, among other requirements.

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

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

- A neighborhood meeting was held on April 18, 2007 at the Downtown Community Center. One neighbor attended the meeting, and had general questions.

At the time of this writing Staff has received no telephone calls or letters from citizens opposed to this Use Permit.

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

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the Use Permit subject to the following conditions:

1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.

#### **PROPOSED MOTION**

Move to approve UP07-0011 418 S. DELAWARE STREET, subject to the conditions recommended by Planning Commission and Staff.

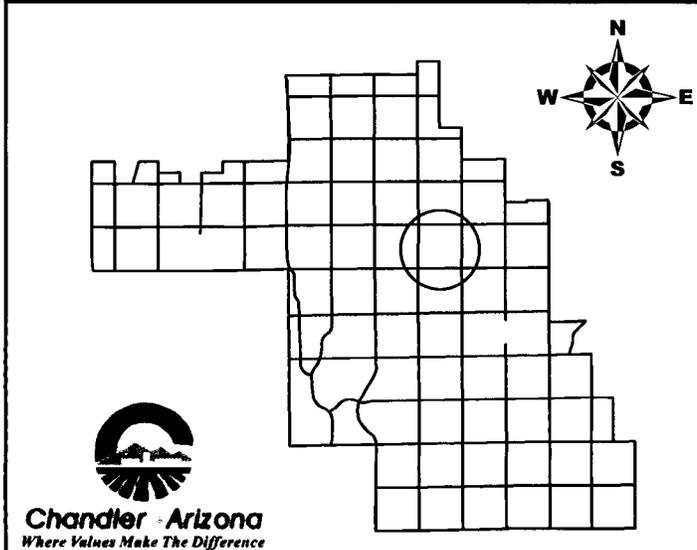
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**Attachments:**

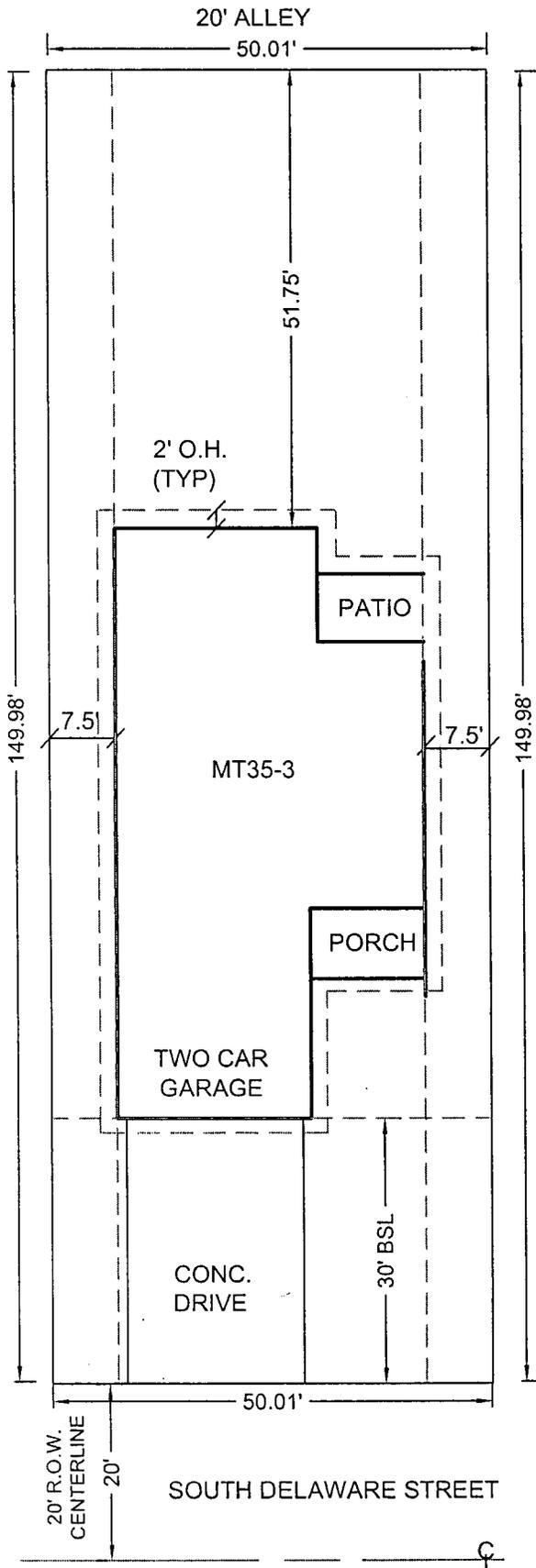
1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Elevations
5. Applicant Narrative



## Vicinity Map

 UP06-0034

Habitat For Humanity  
Valley of the Sun  
418 S. Delaware St.



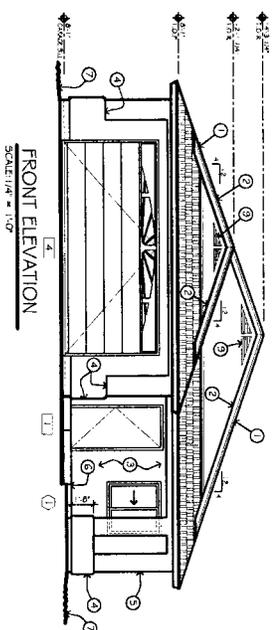
### PROJECT INFORMATION

DATE: DECEMBER 22, 2006  
 ADDRESS: 418 S. DELAWARE ST.  
 CHANDLER, AZ 85225  
 APN: 303-18-084  
 ZONING: MF-2  
 OCCUPANCY: SINGLE FAMILY DWELLING  
 CONST. TYPE: FRAME/STUCCO  
 MODEL: MT35-3  
 SITE AREA: 7,499 SQ. FT.  
 TOTAL BUILDING AREA: 2,149 SQ. FT.  
 % COVERAGE: 29%

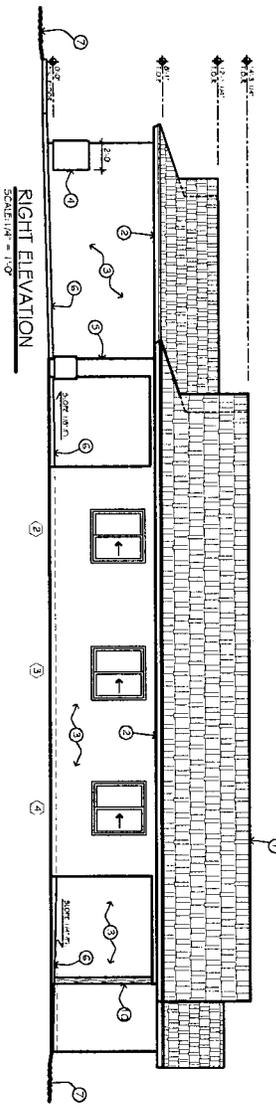
DEVELOPED BY:  
 HABITAT FOR HUMANITY, VALLEY OF THE SUN  
 115 E. WATKINS ST.  
 PHOENIX, AZ 85004  
 SCALE: 1"=20'  
 DRAWN BY: PAUL MURPHY



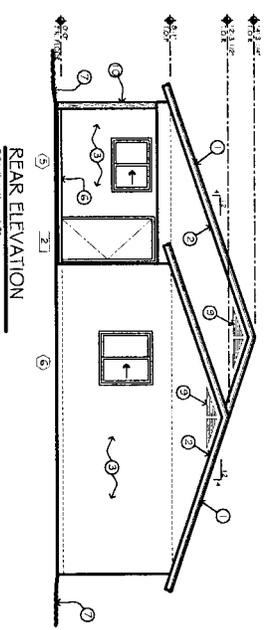




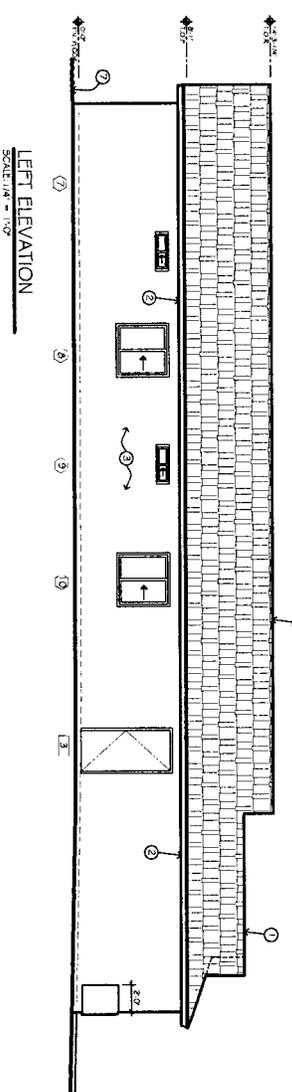
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

- KEYNOTES: 0
- 01 ASPHALT SHINGLES OVER UDL #30 BUILDING PAPER OVER 1/2" OSB SHEATHING, U.N.O.
  - 02 2 x 6 FASCIA BOARD w/ METAL FLASHING
  - 03 2" x 6 VERTICAL STUDS @ 24" ON CENTER (PAINTED)
  - 04 FINISH FLOOR U.N.O. @ 6'-0" ABOVE
  - 05 COLUMN w/ 2x4 FRAMING -- see STRUCTURAL FOR POST SIZE see DETAIL ON SHEET (A1/1).
  - 06 4" CONC. SLAB OVER 4" A.B.C.
  - 07 FINISH NATURAL GRADE.
  - 08 ATTACHED ROOF VENT CALCULATION FOR VENT SIZE.
  - 09 ATTACHED ROOF VENT CALCULATION FOR VENT SIZE.
  - 10 POST, SEE -- FRAMING PLAN FOR SIZE

<p><b>HABITAT FOR HUMANITY</b>          1.5 STORY SINGLE FAM. RESIDENCE          (3 BEDROOM MODEL WITH ADA BATHROOM OPTION)          GADSDEN, AZ</p>		
<p>DATE: 01.24.07          DRAWN BY: H.G.          CHECKED BY: M.T.          DRAWING NAME:          ELEVATIONS, OPTION, BY</p>	<p>REVISION          Δ          Δ          Δ          Δ</p>	
<p>A-2.1</p>		

## **PROJECT NARRATIVE**

**418 SOUTH DELAWARE STREET  
CHANDLER, ARIZONA 85225  
Parcel Number: 303-18-086**

### **INTRODUCTION**

Habitat for Humanity, Valley of the Sun is a worldwide organization with one main goal of eliminating substandard housing. Habitat, with the help of donated money and volunteer labor, builds affordable homes and sells them to qualified low-income buyers with the help of a no interest loan. The buyers not only put in work hours on their own homes, but on the Habitat homes of their neighbors as well.

Habitat has already built over 400 homes in over 10 valley locations. These new homes and the associated 400 families who live in them have had a positive impact on communities all over the valley. Many people do not realize that we build energy efficient stucco homes for stable working people who are legal residents and have good credit. These families pay for their homes. It is not a give away program. If you would like to see the quality of our homes you may visit our website at [www.habitataz.org](http://www.habitataz.org).

### **SURROUNDING AREA LAND USE**

The 7,499 square foot lot recently purchased by Habitat for Humanity is situated on the west side of Delaware Street between Fairview Street and Elgin Street. Habitat purchased four lots on the east side of Delaware Street in 2006. We currently have three single-family residences under construction, with a fourth scheduled for 2007. The site is zoned MF-2, Multiple Family Residential. Development in the area consists of a variety of housing types and conditions. The subject site is situated within an area designated by the Redevelopment Area Plan for Medium Density Residential and encourages single-family infill, rehabilitation, and medium density housing.

### **SITE INFORMATION**

The property is a flat, rectangular shaped lot that fronts Delaware Street. It is 50.01 feet wide, with a depth of 149.98 feet along both the southern and northern borders. The site totals 7,499 square feet. The property is legally described as Lot 88, Dobson Addition, according to Book 36 of Maps, Page 18, Records of Maricopa County, Arizona. The Assessor's Parcel Number is 303-18-086.

**REQUEST**

Habitat for Humanity, Valley of the Sun is requesting a Use Permit that would allow the construction of a single-family residence in a MF-2, Multiple Family Residential District. The home planned is a one story single-family residence containing three bedrooms (Floorplan and Elevation attached). The home will be constructed of frame and stucco and includes a two-car garage. Square footages are as follows:

House:	1,361 Square Feet
Two Car Garage:	528 Square Feet
Patio:	
Front Patio:	104 Square Feet
Rear Patio:	<u>156</u> Square Feet
Total Patio:	260 Square Feet
Total Square Footage:	2,149 Square Feet

The home is 13 feet in height, well below the maximum allowable height as outlined in the MF-2 Multiple Family Residential Zoning District.

**SETBACK DEVIATIONS**

The lot is situated on the west side of Delaware Street between Fairview and Elgin Streets. The property is 50.01 feet in width with a depth of 149.98 feet. The setbacks required in the MF-2, Multiple Family Residential District by the City of Chandler are as follows:

Interior Side Yard:	5 Feet (15 Feet for both sides)
Front Yard:	30 Feet
Rear Yard:	20 Feet

Model MT35-3 is 35 feet in wide by 68 feet deep and thus conforms to the setback requirements as outlined in the MF-2 Zoning district.