

#60

JUN 14 2007



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-125**

**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:** UP07-0012 130 W. FAIRVIEW STREET

**Request:** Use Permit approval for a single-family home in a multi-family (MF-1) zoning district

**Location:** 130 W. Fairview Street  
East of the northeast corner of Fairview and California 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-1 zoning district, Planning Commission and Staff recommend approval.

**BACKGROUND**

The 7,456 square foot lot is located east of the northeast corner of Fairview and California Streets. Single-family homes surround the site to the north and west across California Street. Directly east of the subject site is a mini-storage facility. South, across Fairview Street is a mobile home park. Adjacent to the subject site's west is the site for a proposed Habitat for Humanity home.

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-1 (Multiple Family Residential) zoning district. Use Permit approval for a single family home is required in MF-1 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 have older homes, which 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 1,970 square foot (livable), 5-bedroom, single-story single family home. The home features frame and stucco construction, a two-car garage, 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 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, recommends approval of the Use Permit subject to the following conditions:

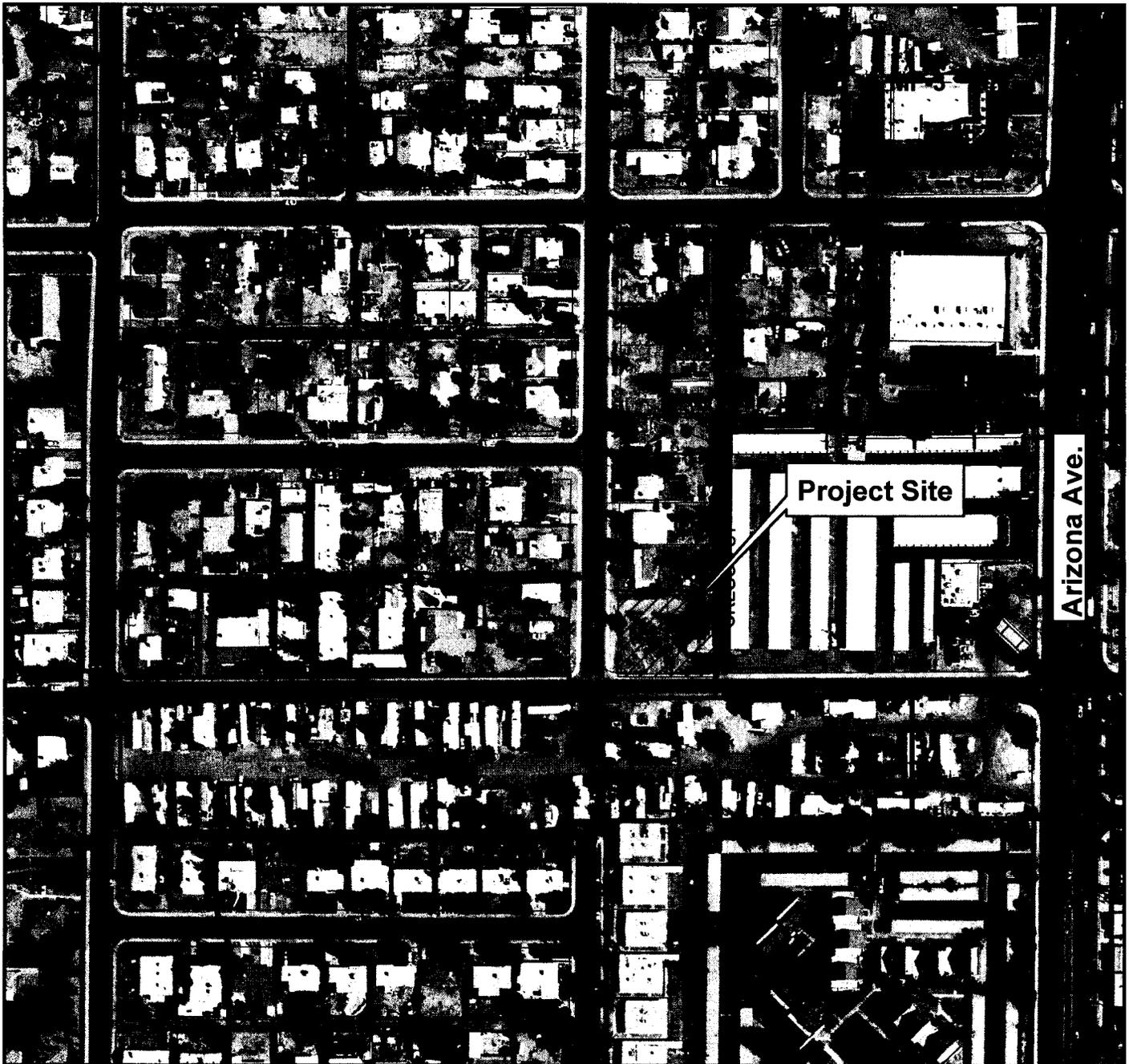
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.

**PROPOSED MOTION**

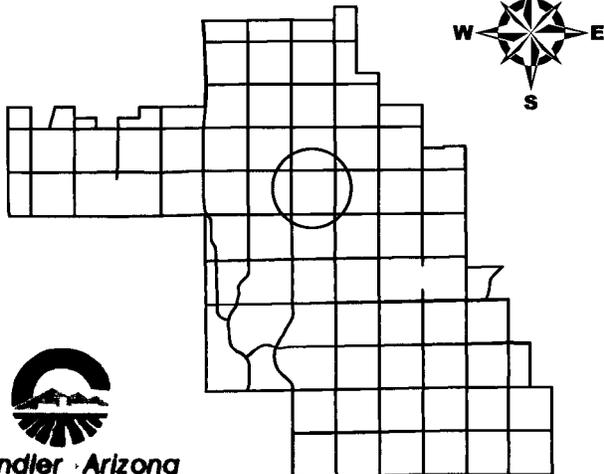
Move to approve UP07-0012 130 W. FAIRVIEW STREET, subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

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



## Vicinity Map

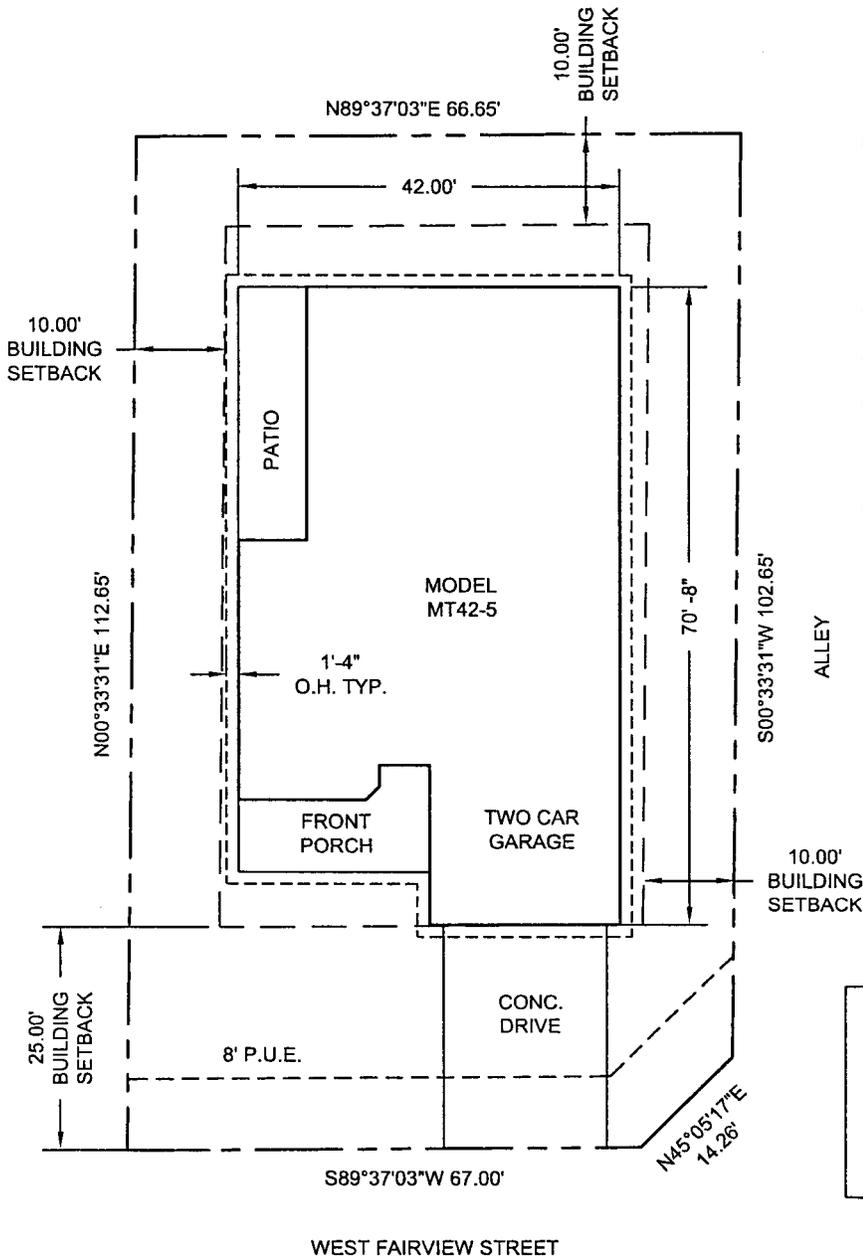


UP07-0012/13

Habitat For Humanity  
 Valley of the Sun  
 130/150 W. Fairview St.



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

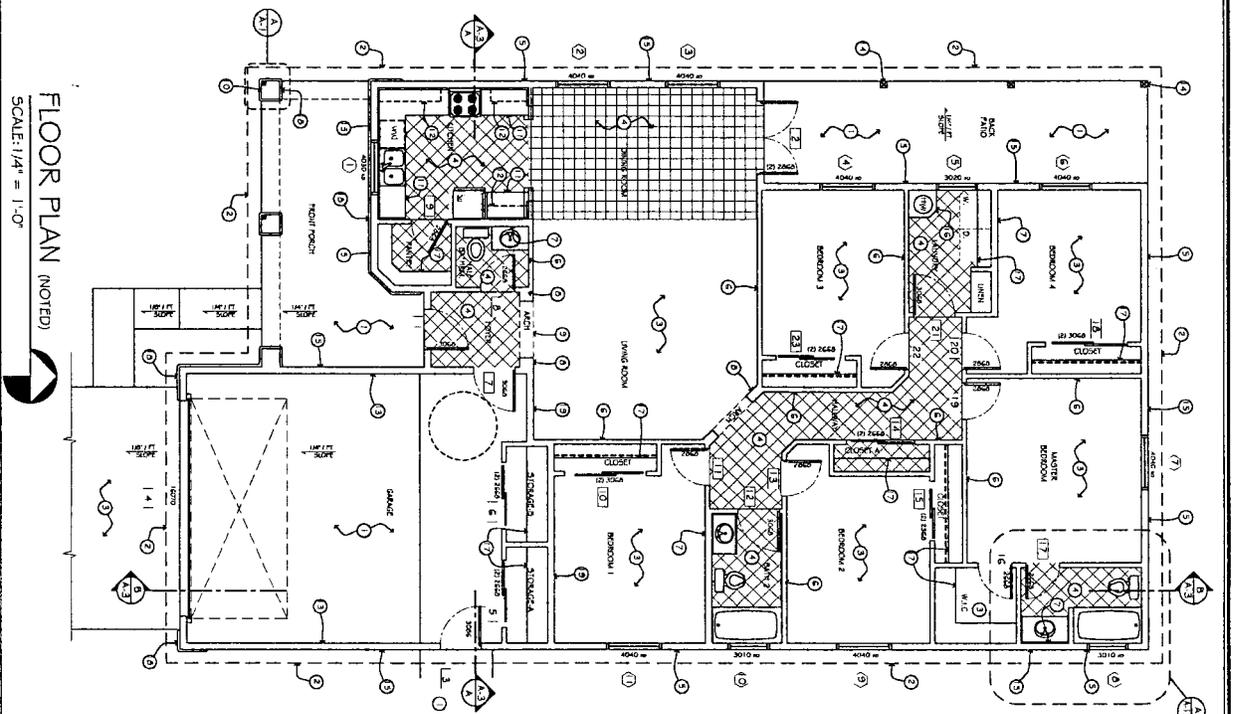
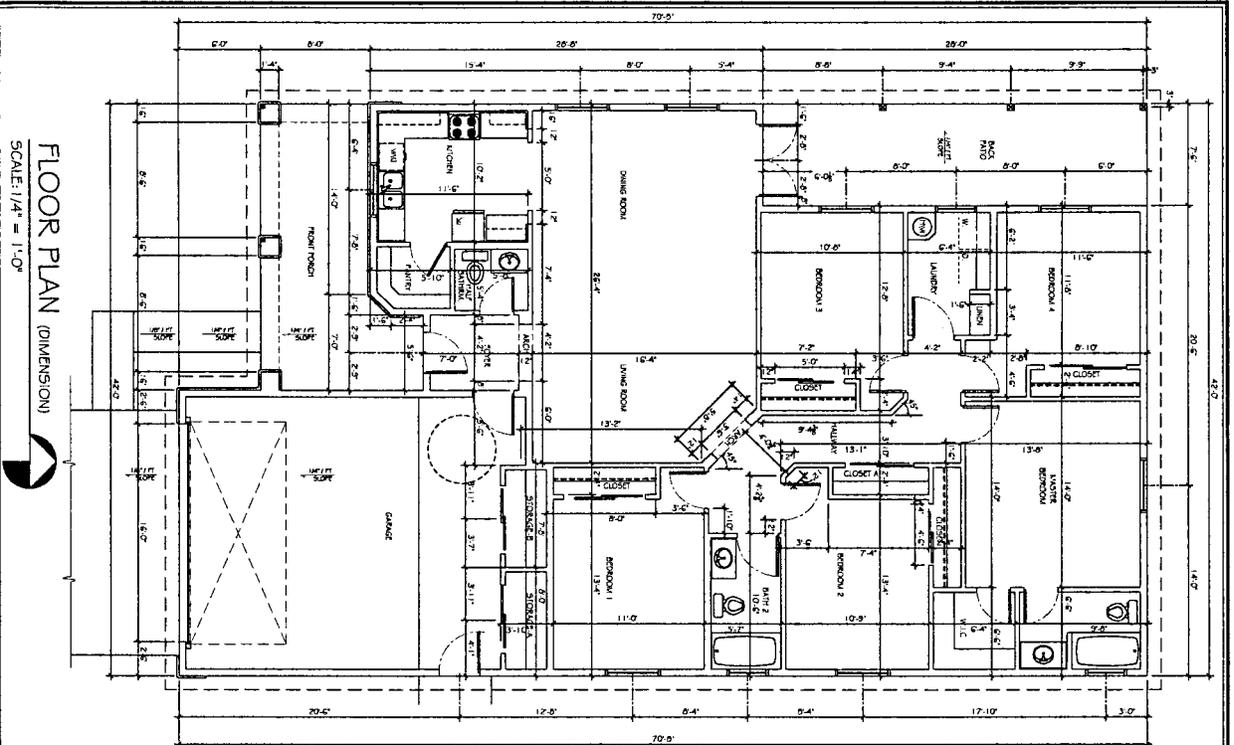


**PROJECT INFORMATION**

DATE: MAY 4, 2007  
 ADDRESS: 130 W. FAIRVIEW ST.  
 CHANDLER, AZ 85225  
 ZONING: MF-1  
 OCCUPANCY: SINGLE FAMILY DWELLING  
 CONST. TYPE: FRAME/STUCCO  
 MODEL: MT42-5  
 SITE AREA: 7,457 SQ. FT.  
 FOOTPRINT AREA: 2,842 SQ. FT.  
 % COVERAGE: 38%



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



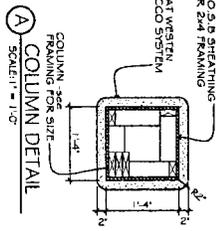
FLOOR PLAN (DIMENSION)  
SCALE: 1/4" = 1'-0"

FLOOR PLAN (NOTED)  
SCALE: 1/4" = 1'-0"

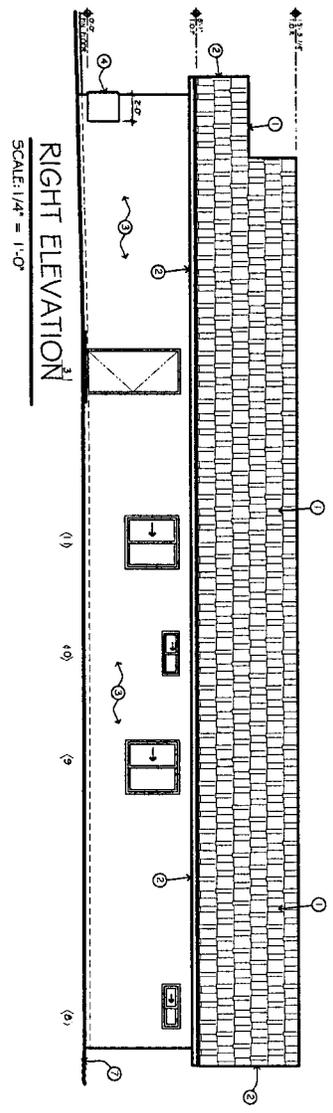
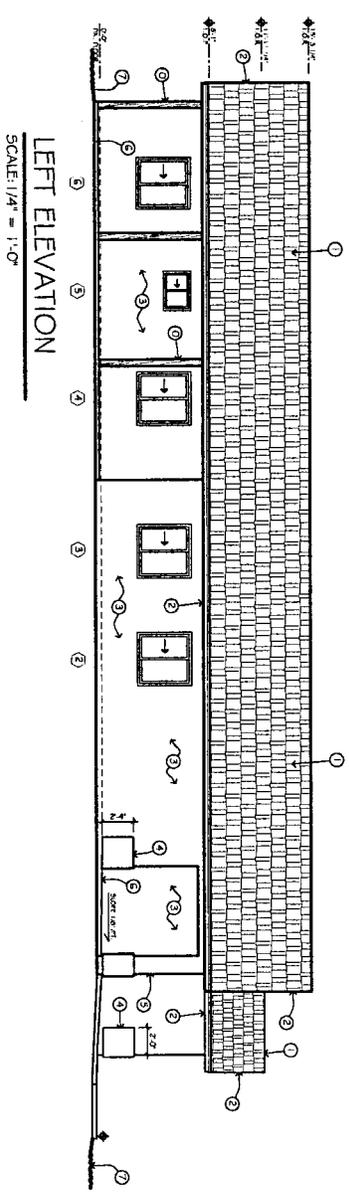
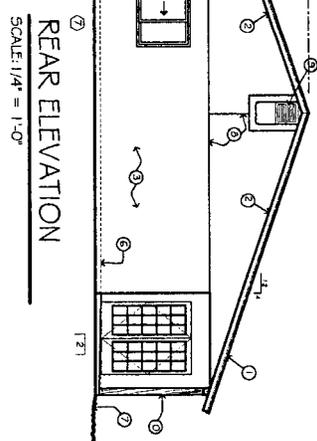
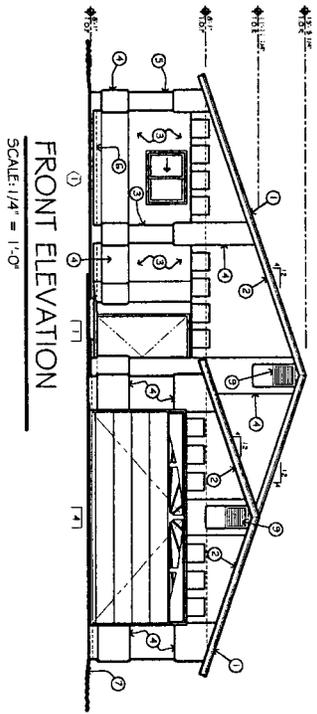
**HABITAT FOR HUMANITY**  
1-500R SINGLE FAM. RESIDENCE  
(5 BEDROOM MODEL WITH ADA BATHROOM OPTION)  
GLADWATER, AZ

DATE: 01-24-07  
DRAWN BY: H.G.  
CHECKED BY: M.T.  
DRAWING MARK:  
DIMENSION: 4 NOTED  
FLOOR PLAN

REVISION:  
A-1.0



- KEYNOTES:**
- 4" CONC. SLAB OVER 4" COMPACTED A.B.C.
  - ROOF LINE ABOVE
  - CANOEY FINISH
  - WOOD SHIP LUG (ACT)
  - 2 X 6 WOOD STUDS EXTERIOR WALL AT
  - 1/2" G.F. INS. W/ R-19 BATT INSULATION
  - 2 X 4 WOOD STUDS (INTERIOR WALL)
  - 2 X 6 WOOD STUDS (PULPING WALL) @ 24" O.C. W/ MOISTURE PROOF GP. BOARD @
  - (2) 2 X 4 WOOD STUD WALL
  - ACOI - SEE SECTION
  - WOOD POST W/ 2x FRAMING SET FRAMING
  - COUNTER W/ 4" BACKSLASH
  - WALL CABINET W/ ADJUSTABLE SHELVES
  - POST SET ROOF FRAMING PLAN FOR SIZE
  - 1-COAT WESTERN STUCCO OVER 1/2" FOAM OVER WIRE MESH OVER 1/2" O.S.B.
  - 1x6 PLATFORM ABOVE FINISH FLOOR
  - FIXED SHELVINGS (W/ 1" Ø VID.
  - KOD IN BEDROOMS
  - FINISH WOODEN T/O @ 2'-0" ABOVE
  - 2x6 WOOD STUD W/ 1/2" GP. BOARD EACH SIDE W/ 1/2" OSB ONE SIDE OF SHIPER PAINT.
- NOTE: ALL DOORS (GIVING TYPE) @ INTERIOR TO BE SET AT 4" FROM THE WALL @ HINGE SIDE, U.N.O.



**KEYNOTES: 0**

- 01. ASPHALT SHINGLES OVER LUM. #30 BUILDING PAPER OVER 1/2" OSB SHEATHING, U.N.O.
- 02. 2 x 6 FASCIA BOARD w/ NEAL FINISHING
- 03. 2" STYROFOAM W/ 1/2" GYPSUM BOARD (PAINTED)
- 04. 2" STYROFOAM W/ 1/2" GYPSUM BOARD (PAINTED) FOR FOOT SIZE SEE DETAIL ON SHEET (A1/1)
- 05. 4" CONC. SLAB OVER #4 A, B, C.
- 06. STUCCO JOINT
- 07. FINISH NATURAL GRADE
- 08. STUCCO JOINT
- 09. SEE DETAIL ROOF VENT CALCULATION FOR VENT SIZE
- 10. FOOT, SITE - FRAMING PLAN FOR SIZE

**VENT AREA CALCULATION:**

ROOF AREA:	48.071 SQ. FT.
VENT AREA REQUIRED:	3.821 = 80.47 SQ. FT.
1.50	
VENT AREA REQUIRED PER 1.00 VENT INDEX:	2.10 = 17.91" x 2.50"
AREA OF SINGLE END VENT REQD:	20.47 SQ. FT. = 2.88 SQ. FT. = 17.69 SQ. FT.
17.69 SQ. FT. = 3.96 SQ. FT.	
3/4" OF VENT REQUIRED:	15.76 SQ. FT. = 8.4"

**HABITAT FOR HUMANITY**  
 1-STOREY SINGLE-FAMILY RESIDENCE  
 15 BERKSON MODEL WITH  
 ADR BATHROOM OPTION

DATE: 01-24-07  
 DRAWN BY: H.G.  
 CHECKED BY: M.T.  
 DRAWING NAME:  
 ELEVATIONS (OPTION A)

QUANTITY: AZ

REVISION:

**W**  
 ARCHITECTS

**A-2**

## **PROJECT NARRATIVE**

**130 WEST FAIRVIEW STREET  
CHANDLER, ARIZONA 85224**

*Parcel Number: 303-19-149A, Lot 2*

### **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 7,456 square foot lot recently purchased by Habitat for Humanity is situated one parcel east of the northeast corner of Fairview Street and California Street. Habitat purchased four lots just east of this property along Delaware Street in 2006. We currently have three single-family residences under construction, with a fourth scheduled for 2007. The site is zoned MF-1, Medium Density 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, basically rectangular shaped lot that fronts Fairview Street on the south and an alley on the east. It is 66.65 feet wide on the north; 56.65 feet wide on the south; 112.65 feet deep along the western border; and 102.65 feet deep along the eastern border. The site totals 7,456 square feet. The legal description for the property is attached. The Assessor's Parcel Number is 303-19-147A, Lot 2. This property is part of a larger parcel that was split on October 10, 2006 (Recordation No. 20061331232). A new parcel number will be assigned by the Maricopa County Assessor's Office within the next few months.

**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-1, Medium Density Residential District. The home planned is a one story single-family residence containing five 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:	1.970 Square Feet
Two Car Garage:	467 Square Feet
Patio:	
Front Patio:	195 Square Feet
Rear Patio:	<u>210</u> Square Feet
Total Patio:	405 Square Feet
Total Square Footage:	2.842 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 one parcel east of the northeast corner of Fairview and California Streets. The property is 102.65 feet deep along the western border and 112.65 feet deep along the eastern border. The southern width is 56.65 feet and the northern width is 66.65 feet. The setbacks required in the MF-1, Medium Density Residential District by the City of Chandler are as follows:

Street Side Yard:	½ the Distance of the Front Yard Setback (15)
Interior Side Yard:	5 Feet
Front Yard:	25 Feet
Rear Yard:	10 Feet

Model MT42-5R is 42 feet in wide by 70 feet deep and thus conforms to the setback requirements as outlined in the MF-1 Zoning district.