

#62

JUN 14 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 07-126

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: UP07-0013 150 W. FAIRVIEW STREET

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

Location: 150 W. Fairview Street
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 6,989 square foot lot is located at 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 vacant lot that is being proposed as a location for a single-family home, beyond that is mini-storage facility. South, across Fairview Street is a mobile home park.

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 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 1,416 square foot (livable), 3-bedroom, two-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.

Due to the potential for the widening and the placement of a roundabout at California and Fairview Streets, the home has been placed along the northern portion of the site. In addition, a two-story home is being proposed. The two-story home is proposed to limit the possibility of having to demolish a single-story home in the event that one was constructed and the widening was to occur. Furthermore, due to site layout and the placement of the home, the Use Permit is requesting deviation from the rear setback requirement to allow for a rear patio to encroach into the rear setback. The required rear setback is 10'. The patio will encroach approximately 2' into the rear setback. Staff has received one phone call and a faxed letter in opposition to the two-story home. The home, if approved, will not have any windows located on the north side of the home.

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.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" X 17" placard public hearing sign was posted on the property.
- 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 one telephone call and a faxed letter in opposition to the Use Permit request. The resident was concerned with the two-story home.

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:

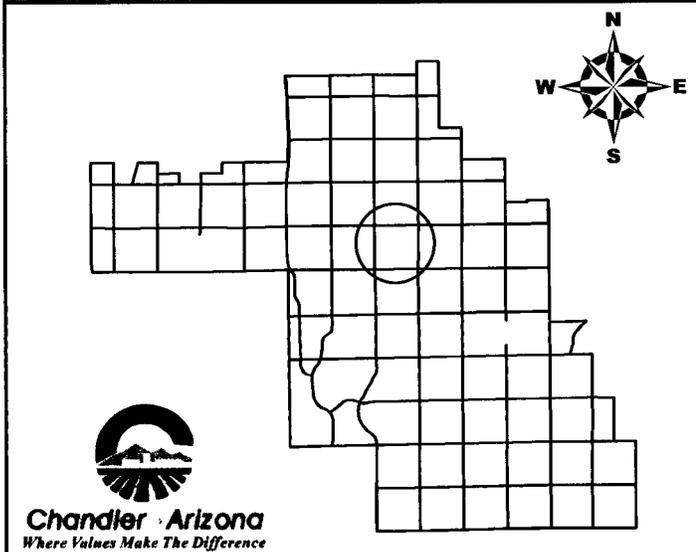
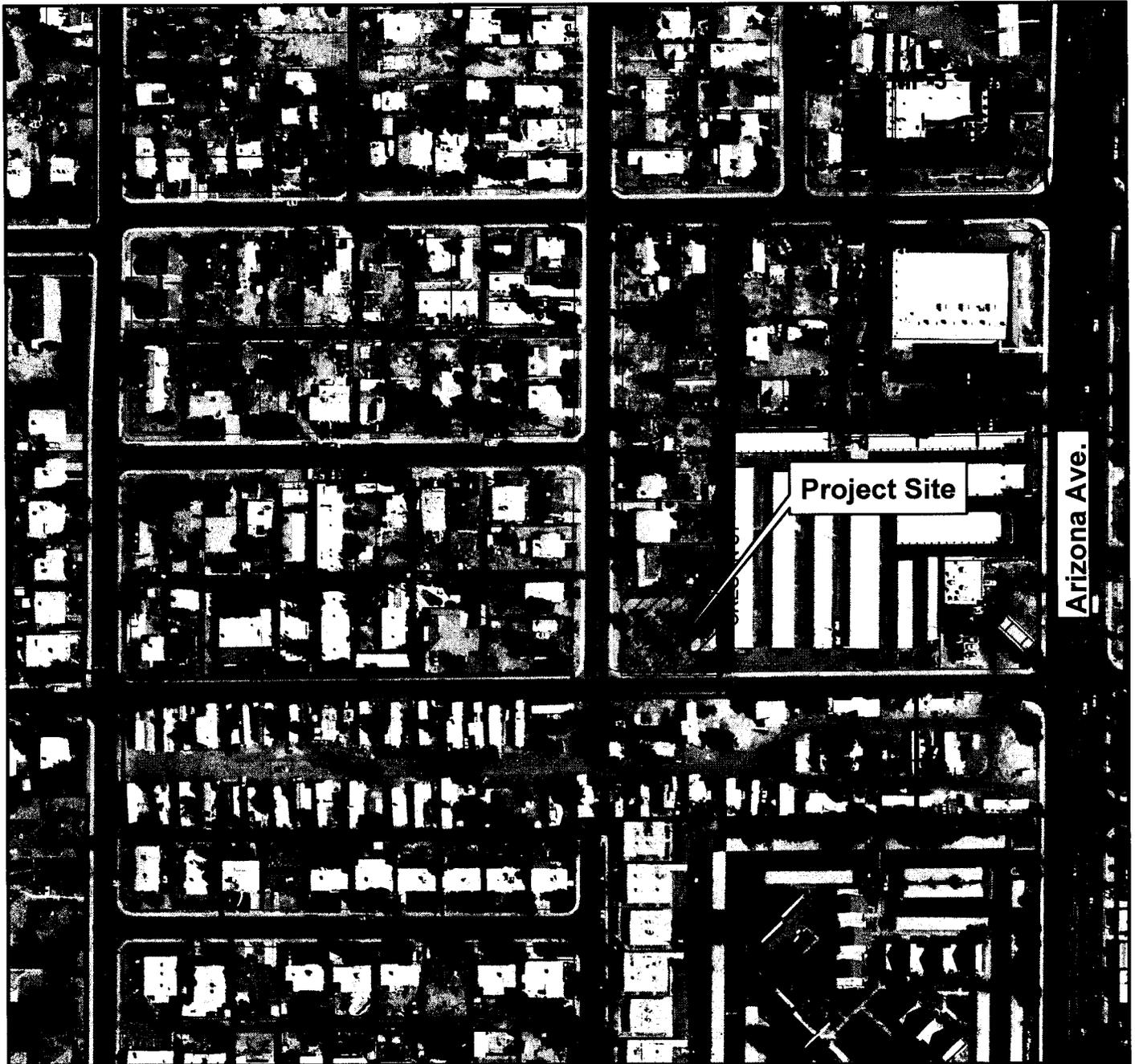
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.

PROPOSED MOTION

Move to approve UP07-0013 150 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. Letter of opposition from neighbor
6. Applicant Narrative

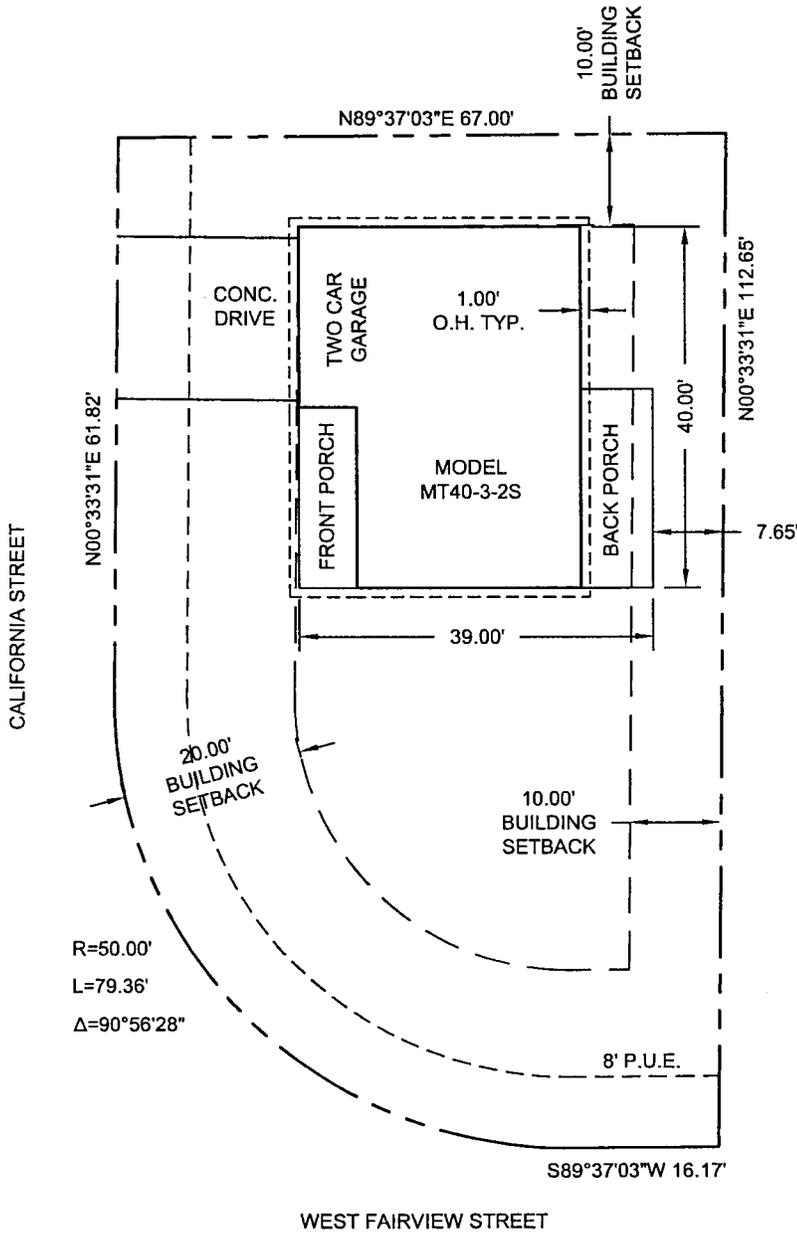


Vicinity Map

 UP07-0012/13

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

CITY OF CHANDLER 2/8/2007

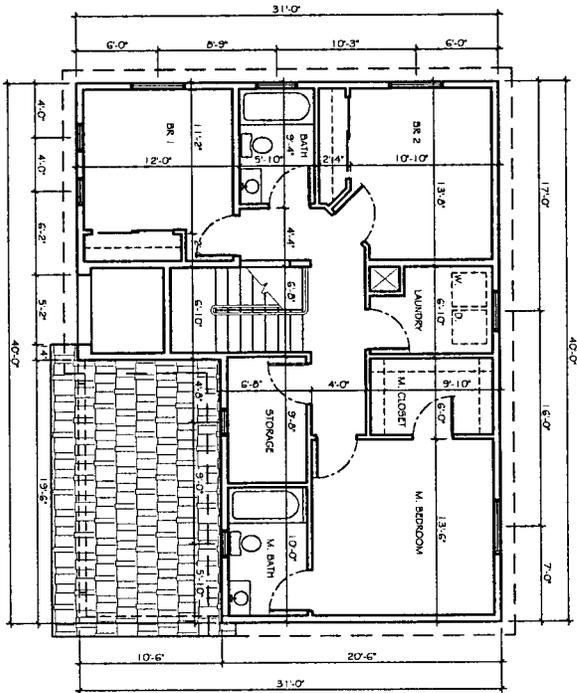


PROJECT INFORMATION

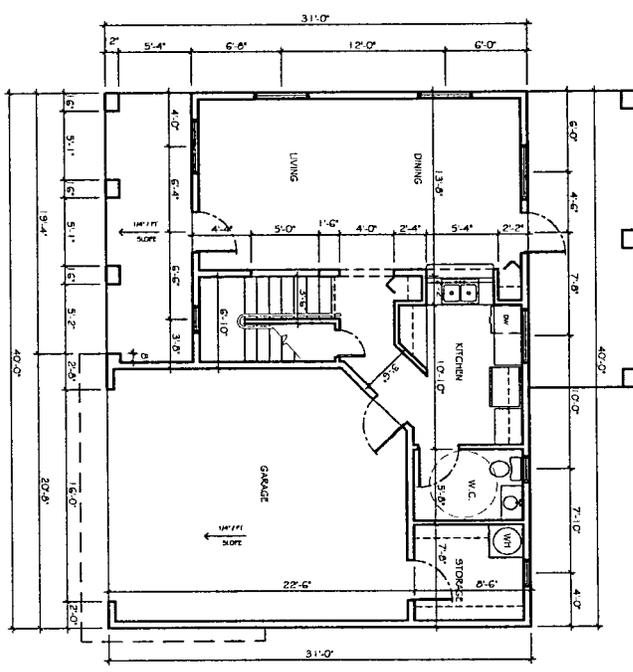
DATE: MAY 4, 2007
 ADDRESS: 150 W. FAIRVIEW ST.
 CHANDLER, AZ 85225
 ZONING: MF-1
 OCCUPANCY: SINGLE FAMILY DWELLING
 CONST. TYPE: FRAME/STUCCO
 MODEL: MT40-3-2S
 SITE AREA: 6989 SQ. FT.
 FOOTPRINT AREA: 1416 SQ. FT.
 % COVERAGE: 20%



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

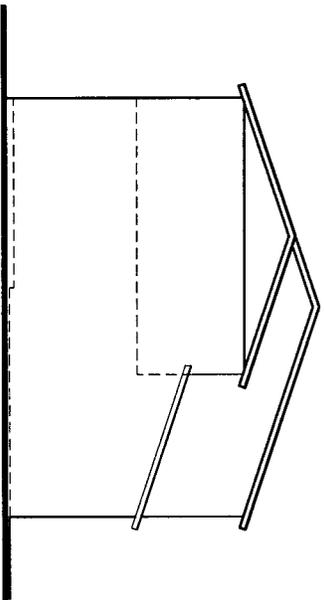


DIM. FLOOR PLAN (UPPER)
SCALE: 1/4" = 1'-0"



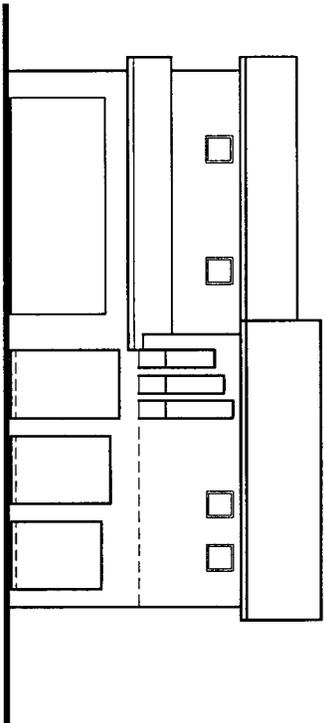
DIM. FLOOR PLAN (LOWER)
SCALE: 1/4" = 1'-0"

HABITAT FOR HUMANITY 2 STORY SINGLE-FAM. RESIDENCE (3 BEDROOM MODEL) CHANDLER, AZ	
DATE: 03.23.05 DRAWN BY: HIG CHECKED BY: M.T DRAWING SCALE: DIMENSION FLOOR PLAN:	REVISION 1 2 3 4



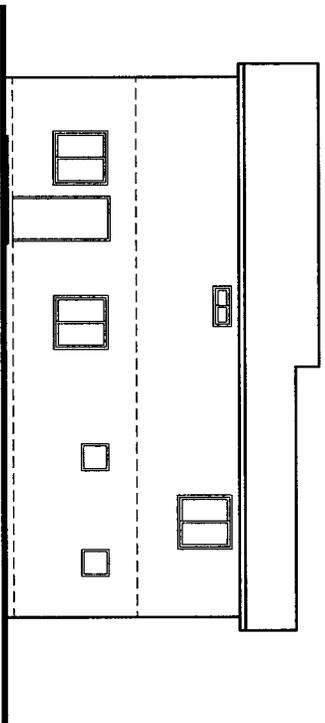
LEFT ELEVATION (North)

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



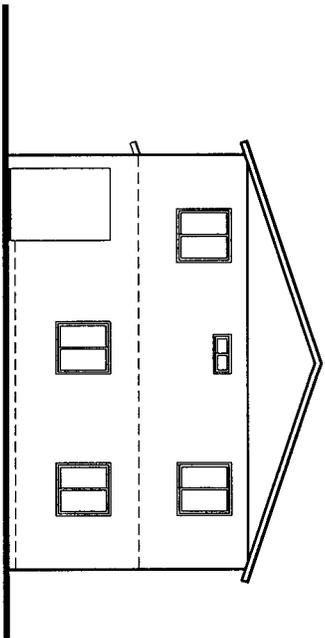
FRONT ELEVATION (West)

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



REAR ELEVATION (East)

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



RIGHT ELEVATION (South)

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

<p>HABITAT FOR HUMANITY 2 STORY SINGLE-FAMILY RESIDENCE (3 BEDROOM OFF-HOME) CHANDLER, AZ</p>		<p>DATE: 03-23-06 DRAWN BY: H.G. CHECKED BY: M.T. DRAWING NAME: ELEVATIONS</p>	
<p>REVISION</p> <p>Δ _____ Δ _____ Δ _____ Δ _____</p>			
<p>A-2</p>			

May 10, 2007

To Whom It May Concern:

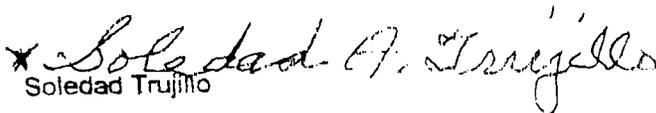
My name is Soledad Trujillo and I will be 88 yrs old this August. I have resided at 475 S California St since 1959. At this time my only income is from Social Security. I plan to stay here as long as I am able.

On May 1, 2007 I received a letter from the City of Chandler concerning plans for the Habitat for Humanity houses to be built adjacent to my home. I understand that one will be single story and the other a two story. I don't know alot about Habitat, but others tell me that this organization helps place a family in a house who qualifies and volunteers their time

My only concern is that having a two story house next to mine would invade my privacy. This neighborhood has never had any two story houses. Would the city re-consider not placing this two story house next to my home?

I would like to thank the City of Chandler for hearing my concerns and thoughts on these proposed houses. I do appreciate and understand Habitats work and efforts in helping our older neighborhoods.

Sincerely,


Soledad Trujillo

PROJECT NARRATIVE

**150 WEST FAIRVIEW STREET
CHANDLER, ARIZONA 85224**
Parcel Number: 303-19-149A, Lot 1

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.

SURROUNDING AREA LAND USE

The 7,435 square foot lot recently purchased by Habitat for Humanity is situated on 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 California Street on the west. It is 67 feet wide on the north; 52 feet wide on the south; 112.65 feet deep along the eastern border; and 97.65 feet deep along the western border. The site totals 7,435 square feet. The legal description for the property is attached. The Assessor's Parcel Number is 303-19-147A, Lot 1. 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 on the northeast corner of Fairview and California Streets. The property is 97.54 feet deep along the western border and 112.65 feet deep along the eastern border. The southern width is 67 feet and the southern width is 52 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.