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DEC 13 2007



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MEMORANDUM **Planning & Development - CC Memo No. 07-288**

DATE: NOVEMBER 19, 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: UP07-0054 201 E. SARAGOSA STREET

Request: Use Permit approval to locate a single-family (SF-8.5) residential home in multi-family (MF-2) zoning

Location: 201 E. Saragosa Street
 Northeast of the northeast corner of Pecos Road and Arizona Avenue

Applicant: Ruben Arzola, Owner

RECOMMENDATION

The request is for Use Permit approval to locate a single-family residential home in a multi-family zoning district. Planning Commission and Staff, upon finding consistency with the General Plan and the MF-2 zoning district, recommend approval with conditions.

BACKGROUND

The subject site is located northeast of the northeast corner of Pecos Road and Arizona Avenue, within the Winn Addition neighborhood. The subject site is currently zoned MF-2 for multi-family dwelling units. Under the MF-2 zoning district, single-family homes are allowed subject to Use Permit approval. The subject site is surrounded by single-family homes, even though zoning for the area is MF-2. Some of the surrounding homes are dilapidated and in ill repair. The subject site is approximately 7,000 square feet, and the proposed home is approximately 1,838 square feet, providing 1,403 square feet of livable area. The home will provide 3 bedrooms and 2 bathrooms.

The home will provide a side setback of 15-feet and five feet, a 30-foot front setback, and a ten-foot rear setback, with a rear yard depth of 48 feet. The proposed home meets the Zoning Code setback requirements. The proposed home will provide a carport for two vehicles, and will be wood-frame construction and utilize stucco as the main building material utilized. The exhibits provided show wood siding as the exterior material. Staff has added a condition requiring the use of stucco. The roof will be asphalt shingle. Homes in the area are generally constructed of the same materials.

Staff supports the request for Use Permit approval finding that the request is consistent with the surrounding area, and is providing in-fill development on an existing vacant lot.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday October 1, 2007 at the Downtown Community Center. No neighbors were in attendance.

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:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

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

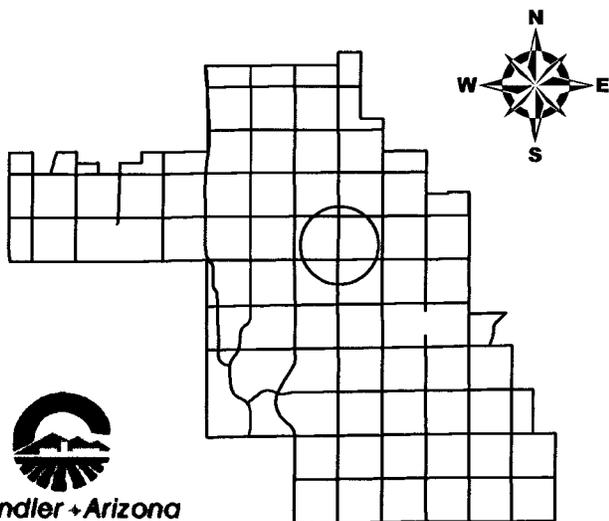
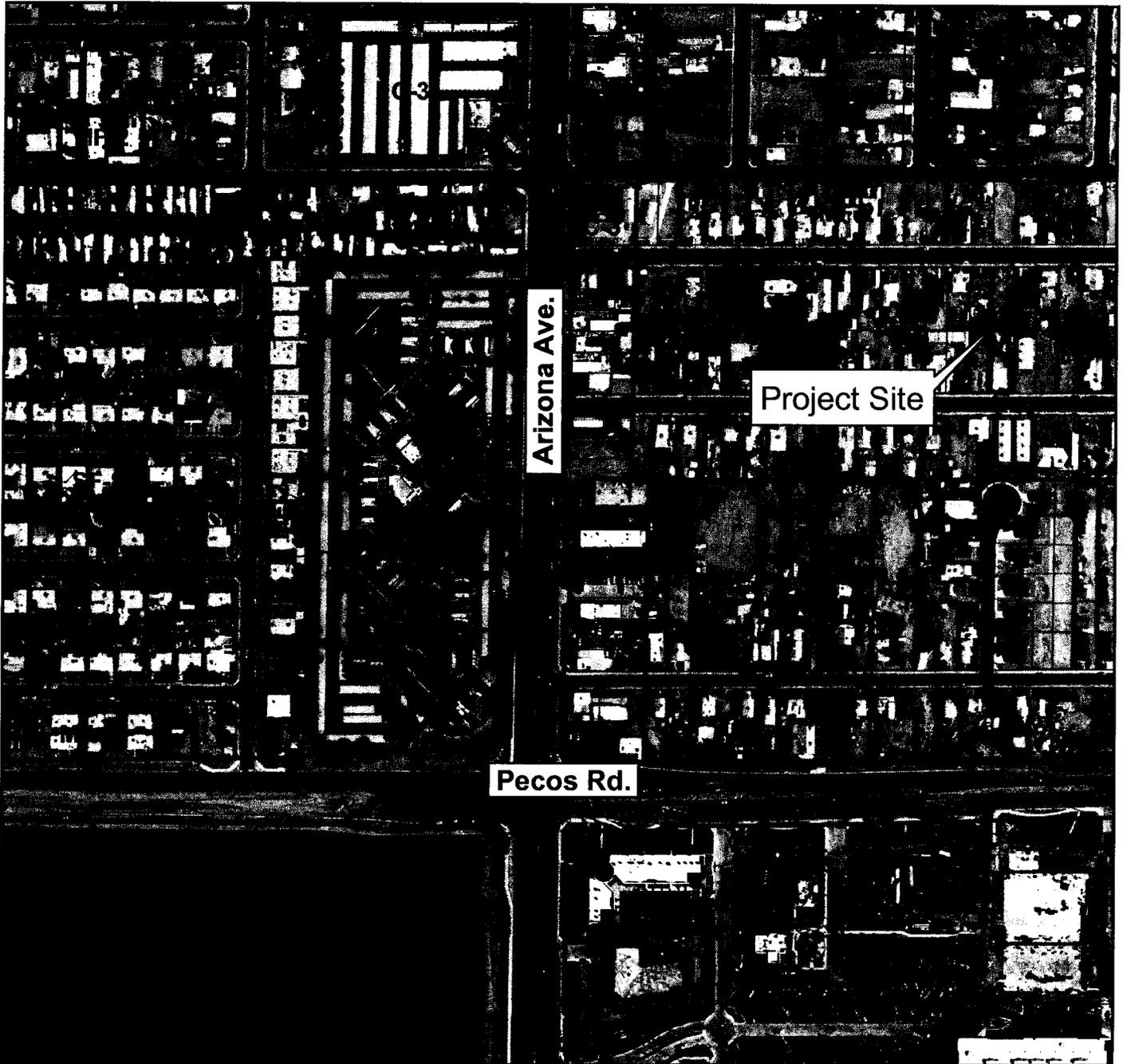
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.
3. Stucco shall be utilized as the exterior building material.

PROPOSED MOTION

Move to approve UP07-0054 201 E. SARAGOSA STREET, Use Permit for a single-family home, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Elevations



Vicinity Map



UP07-0054

201 E. Saragosa St.



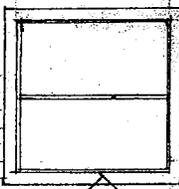
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CITY OF CHANDLER 6/22/2007

GLASS MET.
VENT

12
4

2x6
FRONT
TRIM



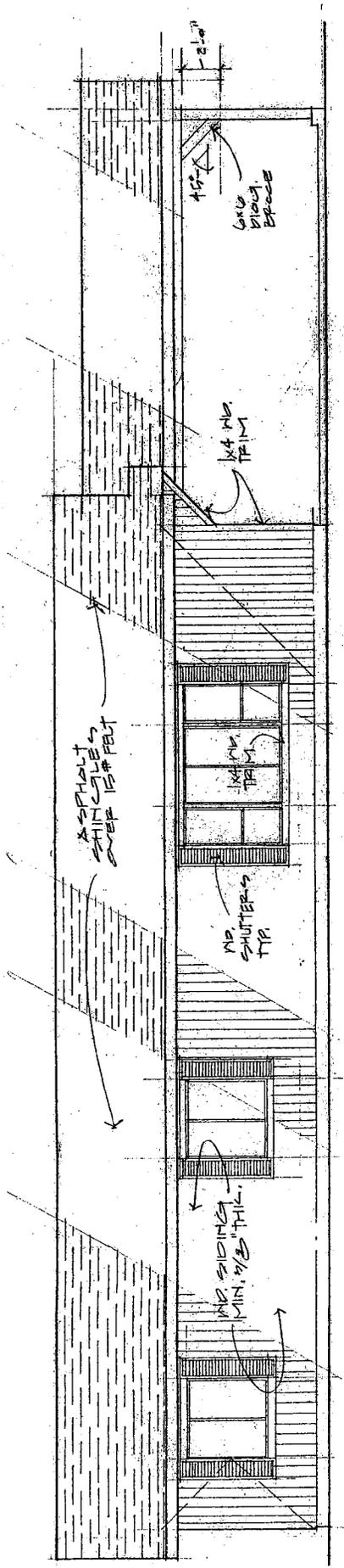
NO SIDING
MIN. 2/8" THK.

1x4 WD. TRIM

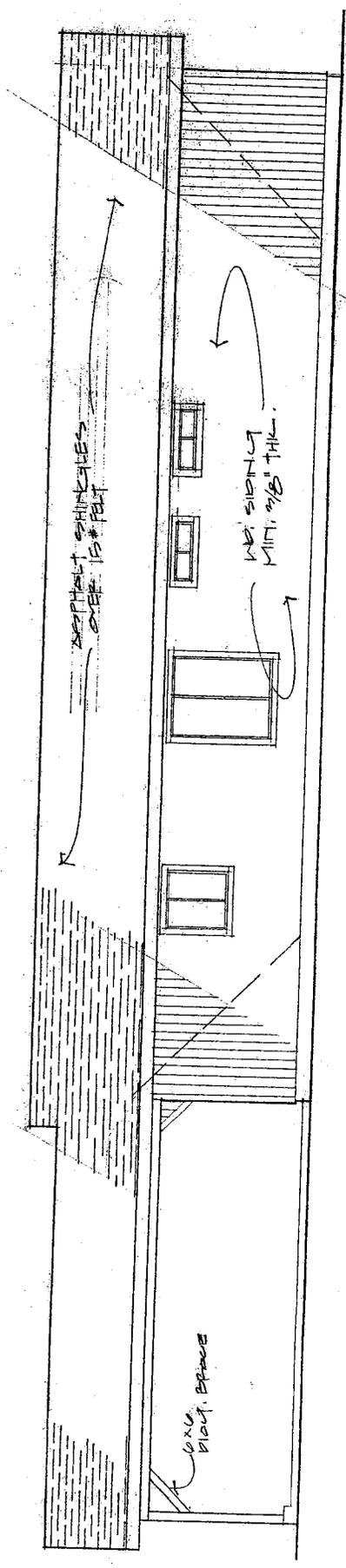
2x4 LET-IN
SPACE
TYPE NEED
SHOW

REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"