



Chandler • Arizona
Where Values Make The Difference

#64

DEC 13 2007

MEMORANDUM

Planning & Development - PZ Memo No. 07-298

DATE: NOVEMBER 26, 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: UP07-0080 DELAWARE DUPLEX II

Request: Use Permit approval to construct a duplex in a Multi-Family zoning district (MF-2)

Location: 425 S. Delaware Street

Applicant: Mario Alphonso Gates

RECOMMENDATION

The request is for Use Permit approval to construct a duplex located in a Multi-Family (MF-2) zoning district. Planning Commission and Staff, upon finding consistency with the General Plan and the MF-2 zoning district, recommend approval subject to conditions.

BACKGROUND

The subject site is located south of the southeast corner of Elgin and Delaware Streets. Directly south of the subject site is a recently approved single-family home. West, across Delaware Street are single-family homes. North of the subject site is a vacant lot requesting Use Permit approval to locate a duplex. Directly east is the Pacific Railroad, with industrial zoned property beyond that. The area is seeing some redevelopment with Habitat for Humanity developing a number of single-family homes in the area.

The subject site's Medium Density Residential District (MF-2) zoning permits multi-family developments that provide three or more dwelling units, with a maximum density of 18 dwelling units per acre. Within the MF-2 zoning district, the construction of duplexes is permitted with

Use Permit approval. The request is consistent with another recently approved duplex located on Dakota Street.

The duplex will be providing approximately 2,480 square feet of livable area, with each unit providing 1,240 square feet. Each unit will be providing three bedrooms. The duplex will be constructed of concrete block, and have an asphalt shingle roof. The northern unit will have a five foot side yard and ten foot rear yard, and the southern unit will have a 15' foot side yard setback and a ten foot rear yard. The side yard setback for the southern unit exceeds the Zoning Code requirement, while the other setbacks meet the requirements. In addition, a large front yard is being provided which allows for generous landscaping and a long driveway. The duplex will be providing two covered carports for each unit, which meets current standards. A six-foot CMU wall will surround the sides and rear yards of the site. In addition, the application is proposing a variety of landscaping to include Chinese Elm, Ficus Nitida, and Chilean Mesquite trees.

Staff is in support of the request finding that the proposal is representing a quality-housing product. Anticipated start of construction will be at the beginning of 2008.

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 one ¼ mile.
- A neighborhood meeting was held on Monday November 5, 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: 6 Opposed: 0 Absent: 1 (Gulsvig)

There was some concern by the Planning Commission that the elevations provided no architectural embellishments, and although the proposal is in the redevelopment area there should be a step made to make new construction provide more attractive design elements. The Planning Commission recommended the addition of Condition Nos. 4, 5, and 6.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the MF-2 zoning district, 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.

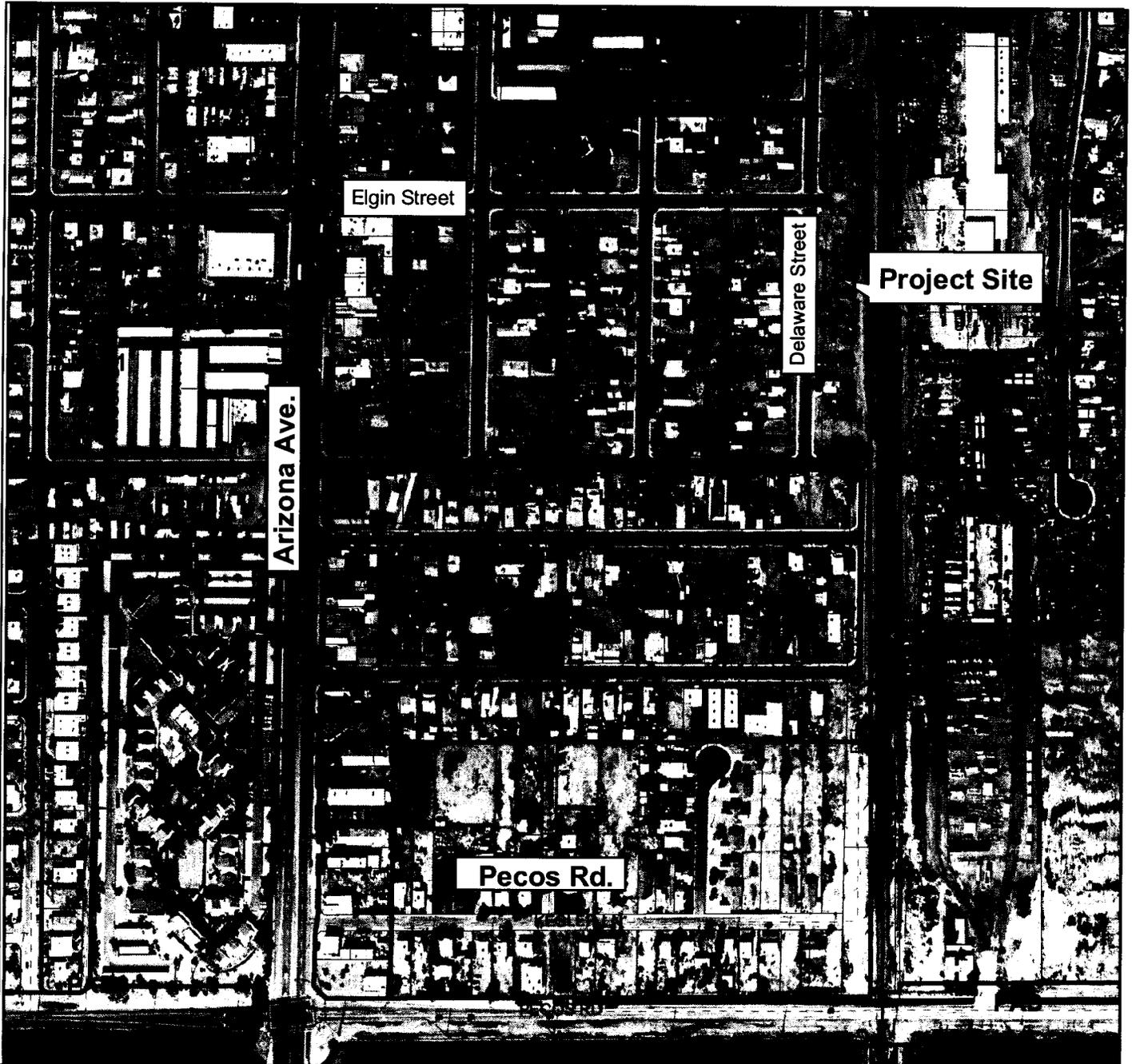
3. The landscaping shall include at least 11-15 gallon Mesquite Trees, 7-15 gallon Chinese Elm Trees, and 7-15 gallon Ficus Nitida Trees, as provided on the site plan exhibit.
4. The applicant shall work with Staff to provide additional window treatments and other architectural embellishments to include, but not limited to, a split-face wainscot, covered porch area, and/or an enhanced color palette.
5. In the instance that the existing perimeter fence wall is replaced, the new wall shall include decorative enhancements along the railroad tracks.
6. The applicant shall utilize CMU block for the support columns of the carport.

PROPOSED MOTION

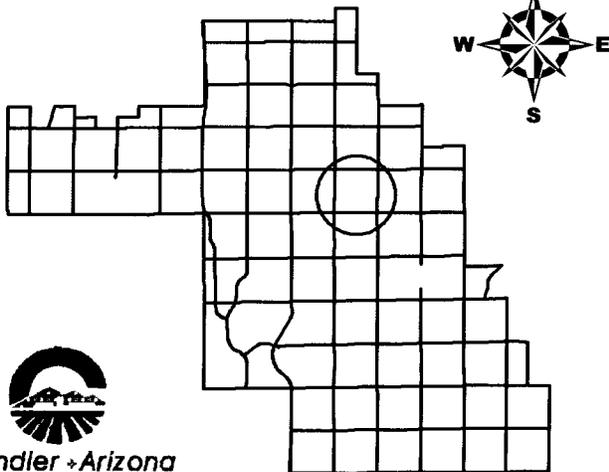
Move to approve UP07-0080 DELAWARE DUPLEX II, Use Permit approval to construct a duplex in a Multi-Family zoning district, subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map



UP07-0080

Delaware Duplex II

425 S. Delaware St.

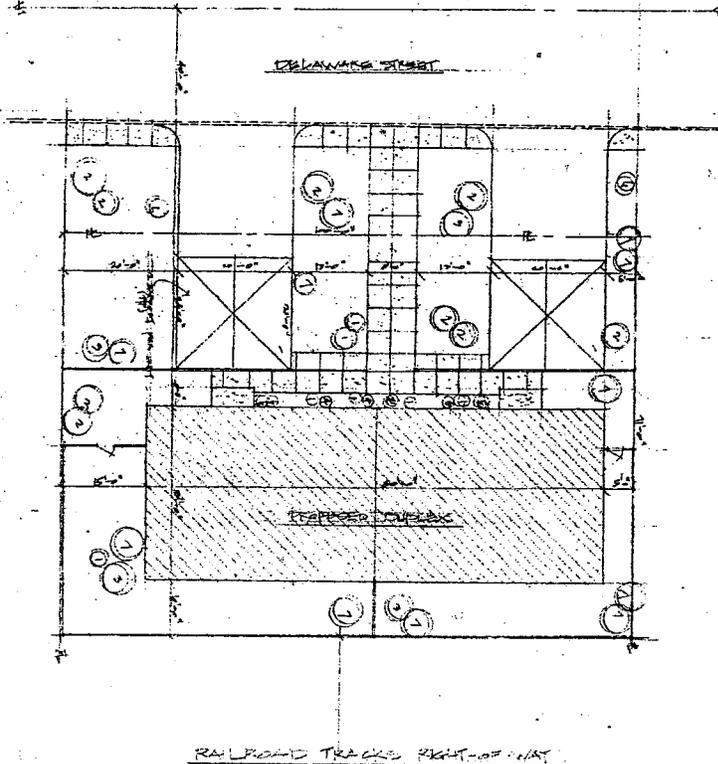


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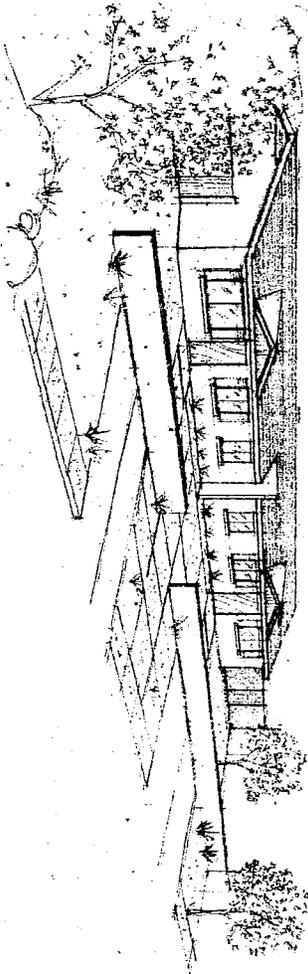
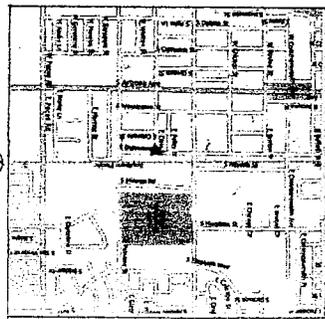
CITY OF CHANDLER 11/15/2007

- LANDSCAPING SCHEDULE:**
- 1) 3 GAL. DOXWOOD BEAUTY BUSH
 - 2) 15 GAL. CHERRY BERRY TREE
 - 3) 15 GAL. DWARF PINK GUENEE BUSH
 - 4) 25 GAL. DWARF PINK GUENEE BUSH
 - 5) 3 GAL. PINK FLAME
 - 6) 5 GAL. INDIAN HORN PLANT
 - 7) 15 GAL. CHIDEAN MESQUITE TREE

 **SITE PLAN**



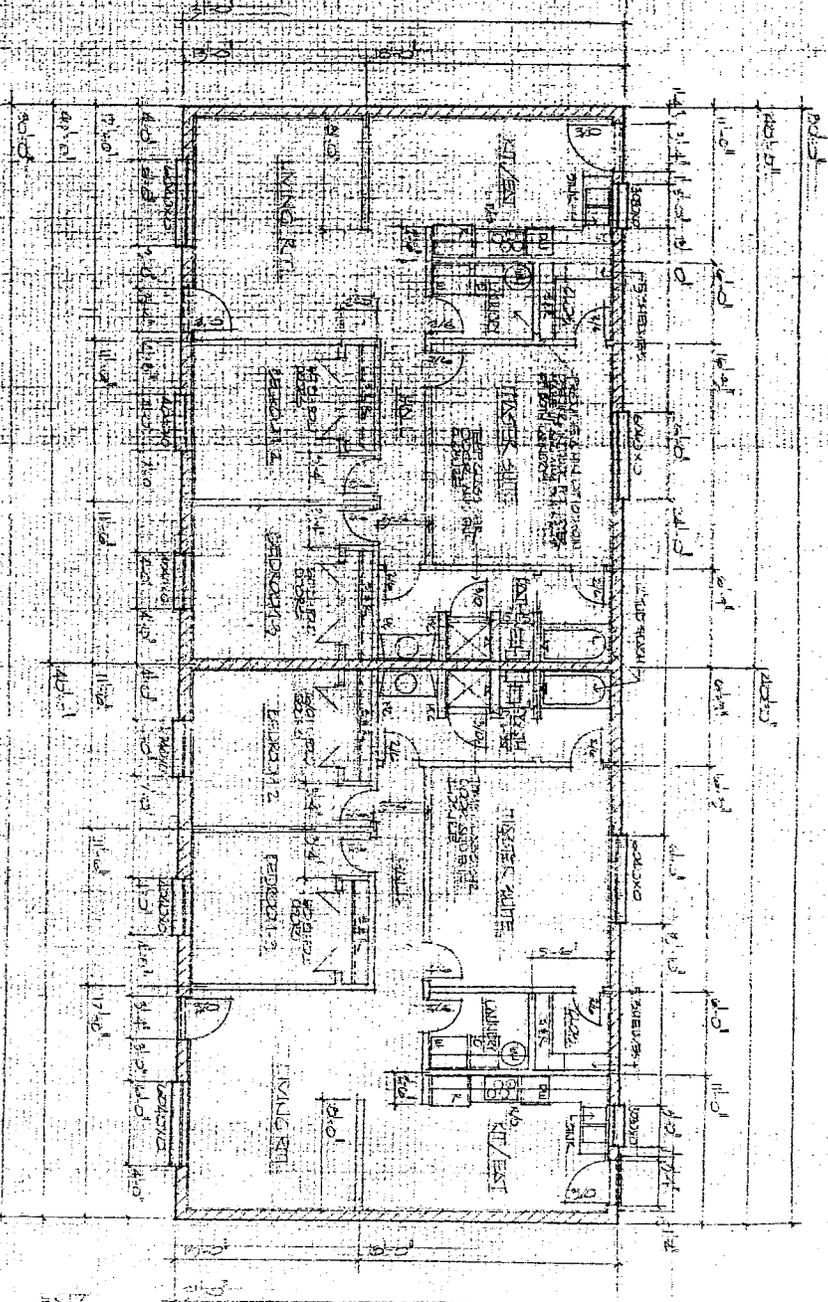
 **SITE PLAN**



Delaware Duplex II
 Daniel Smith, Licensed Architect II
 Daniel Smith, KEEN Building LLC
 3001 East McDowell Ave., Suite 100
 Phoenix, AZ 85016
 Daniel Smith, 222 South Delaware Street
 Phoenix, AZ 85004
 Daniel Smith, 100 N. 1st Ave.
 Phoenix, AZ 85004
 Daniel Smith, 1234 N. 1st Ave. Phoenix 2
 Daniel Smith, 1234 N. 1st Ave. Phoenix 3
 Daniel Smith, 1234 N. 1st Ave. Phoenix 4
 Daniel Smith, 1234 N. 1st Ave. Phoenix 5
 Daniel Smith, 1234 N. 1st Ave. Phoenix 6
 Daniel Smith, 1234 N. 1st Ave. Phoenix 7
 Daniel Smith, 1234 N. 1st Ave. Phoenix 8
 Daniel Smith, 1234 N. 1st Ave. Phoenix 9
 Daniel Smith, 1234 N. 1st Ave. Phoenix 10



FLOOR PLAN - DUPLEX II
(RASCAL SQUARE FIBER OPTICS)



NOTE -
ALL HARDWARE TO BE
REMARKED TO BE
PERMANENTLY IN POSITION
UNLESS OTHERWISE NOTED
ON SHEET

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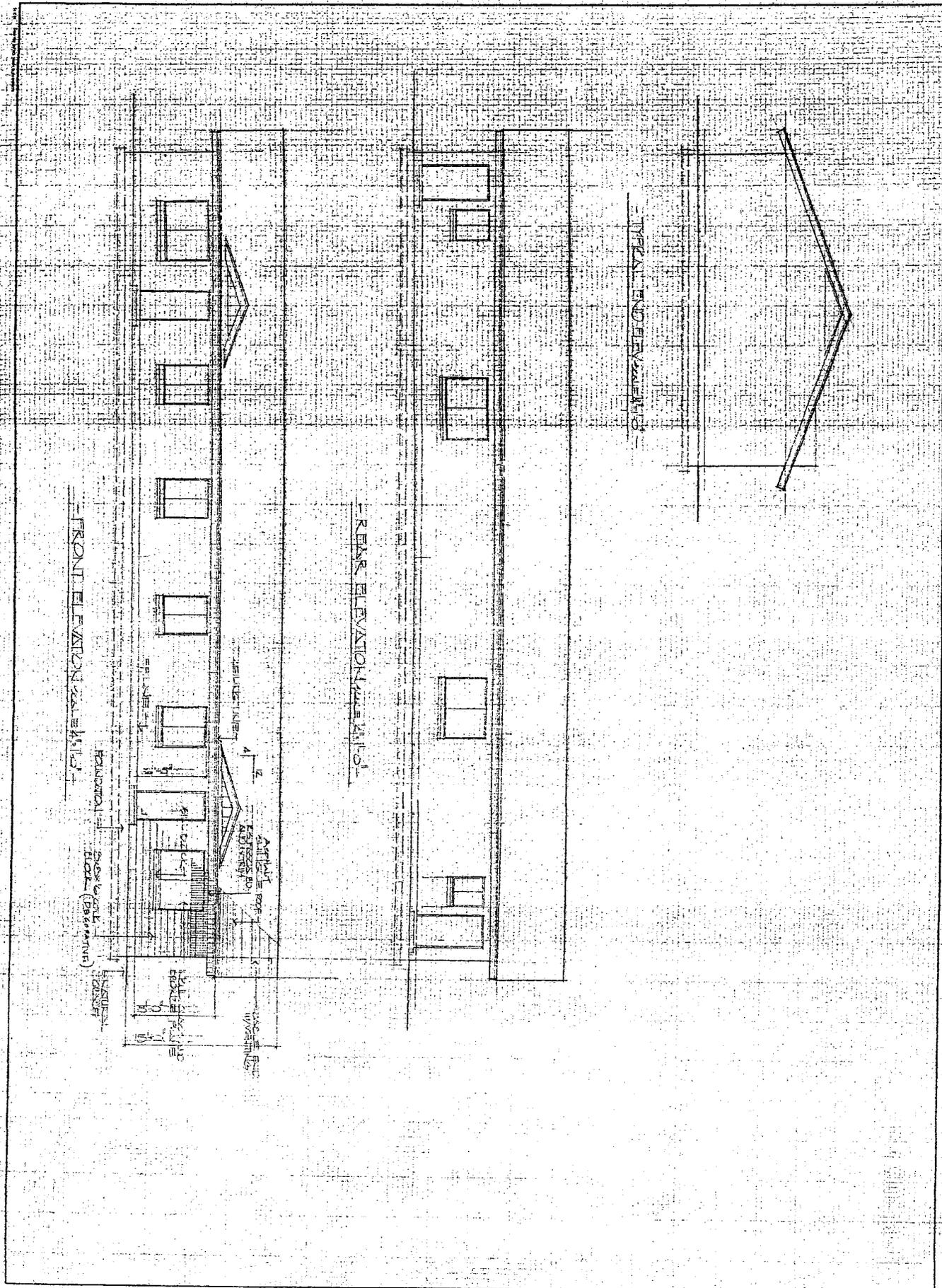
PLANNING NOTES -
1. THIS FLOOR PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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DATE	08/28/05
BY	BR/AD
SCALE	1/8" = 1'-0"
PROJECT	DELaware DUPLEX II
CLIENT	RASCAL SQUARE

Delaware Duplex II
4:5 South Delaware Street ; Mesa, Arizona 85225
FLOOR PLAN

1. DESIGNER: BR/AD, CK
BROCK DESIGNS
RESIDENTIAL DESIGN, DRAFTING
1000 N. GAVELIN AVENUE
SUITE 100
MESA, ARIZONA 85204
PH: 480-981-1111
WWW.BROCKDESIGNS.COM

REVISION	
NO.	
DATE	
BY	
DESCRIPTION	



DATE	4/10
BY	BRG
CHECKED BY	BRG
SCALE	AS SHOWN
PROJECT NO.	1000000000

Delaware Duplex II
 425 South Delaware Street ; Mesa, Arizona 85225

BRGCK DESIGNS
 RESIDENTIAL DESIGN, DRAFTING
 2014 W. WASHINGTON ST.
 MESA, AZ 85202

REVISION	

ELEVATIONS