

#34
SEP 11 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-167

DATE: AUGUST 21, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WP*
 JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR *JK*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*
 DAVID DE LA TORRE, PRINCIPAL PLANNER *DDT*

FROM: JASON CRAMPTON, CITY PLANNER *JC*

SUBJECT: UP08-0033 405 S. DELAWARE ST

Request: Use Permit approval for the construction of a single family home
 in a Multiple Family Residential (MF-2) zoning district

Location: 405 S. Delaware St., south of Frye Rd. and east of Arizona Ave.

Applicant: Habitat for Humanity

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and the Downtown-South Arizona Avenue Corridor Area Plan, recommend approval.

BACKGROUND

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 an MF-2 (Multiple Family Residential) zoning district. Use Permit approval for a single family home is required in MF-2 zoning districts.

The approximately 6,999 square foot lot is located on the east side of Delaware St. Abutting the east side of this property is a thin, vacant strip of land owned by Bogle Farms, and beyond that are the Union Pacific Railroad tracks. The majority of the eastern side of Delaware St. is developed as single-family residential, with the exception of a small church and two vacant lots.

The west side of Delaware St. is mainly characterized by single-family housing, with the exception of one triplex.

The property falls within an area designated by the South Arizona Avenue Entry Corridor Study for Low Density Residential. This category encourages new single-family infill with a target density of 0-5.9 dwelling units per acre, although higher densities may also be considered.

On December 13, 2007, Mayor and Council approved two Use Permits allowing duplexes on this property and the property immediately south of this property. The applicant of this project sold the property rather than constructing the approved duplexes. Since then, Habitat for Humanity acquired both of these lots. Council has previously approved Use Permits for five other Habitat for Humanity homes in the immediate area, including four homes on the east side of this block of Delaware St.

This is one of two Use Permit applications submitted by Habitat for Humanity to construct new homes within the boundaries of the South Arizona Avenue Entry Corridor Study. If approved, Habitat for Humanity plans to construct an approximately 1,545 square foot (livable), three-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. Staff believes that the development of this new home will continue to enhance the existing neighborhood and encourage other property owners to improve and maintain their properties.

The applicant is pursuing funds from the City's Residential Infill Program. This request is before Council as a separate item on this same agenda - AGREEMENT FOR IN-FILL DEVELOPMENT WITH HABITAT FOR HUMANITY (405 S. DELAWARE STREET). 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.

Included in this Use Permit is a request to deviate from the front yard setback required by the Zoning Ordinance. The required front yard setback for this lot is 30 feet. Habitat for Humanity is requesting a 20-foot front yard setback. This lot and the other lots on the east side of this block of Delaware St. are only approximately 70 feet deep compared to the 150-foot deep lots across the street. As a result, many of the homes built on the east side of this block of Delaware St. do not meet the required 30-foot front yard setback. This includes four recently approved single-family homes with front yard setbacks ranging from 18 to 20 feet. These homes were granted relief from the required setbacks through the use permit process.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Bilingual Notices (English and Spanish) were mailed to all property owners within a six hundred foot radius and Registered Neighborhood Organizations (RNOs) within a 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 July 1, 2008 at the Downtown Community Center. No citizens attended.

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: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the Downtown-South Arizona Avenue Corridor Area Plan, recommend approval of UP08-0033 405 S. DELAWARE ST subject to the following conditions:

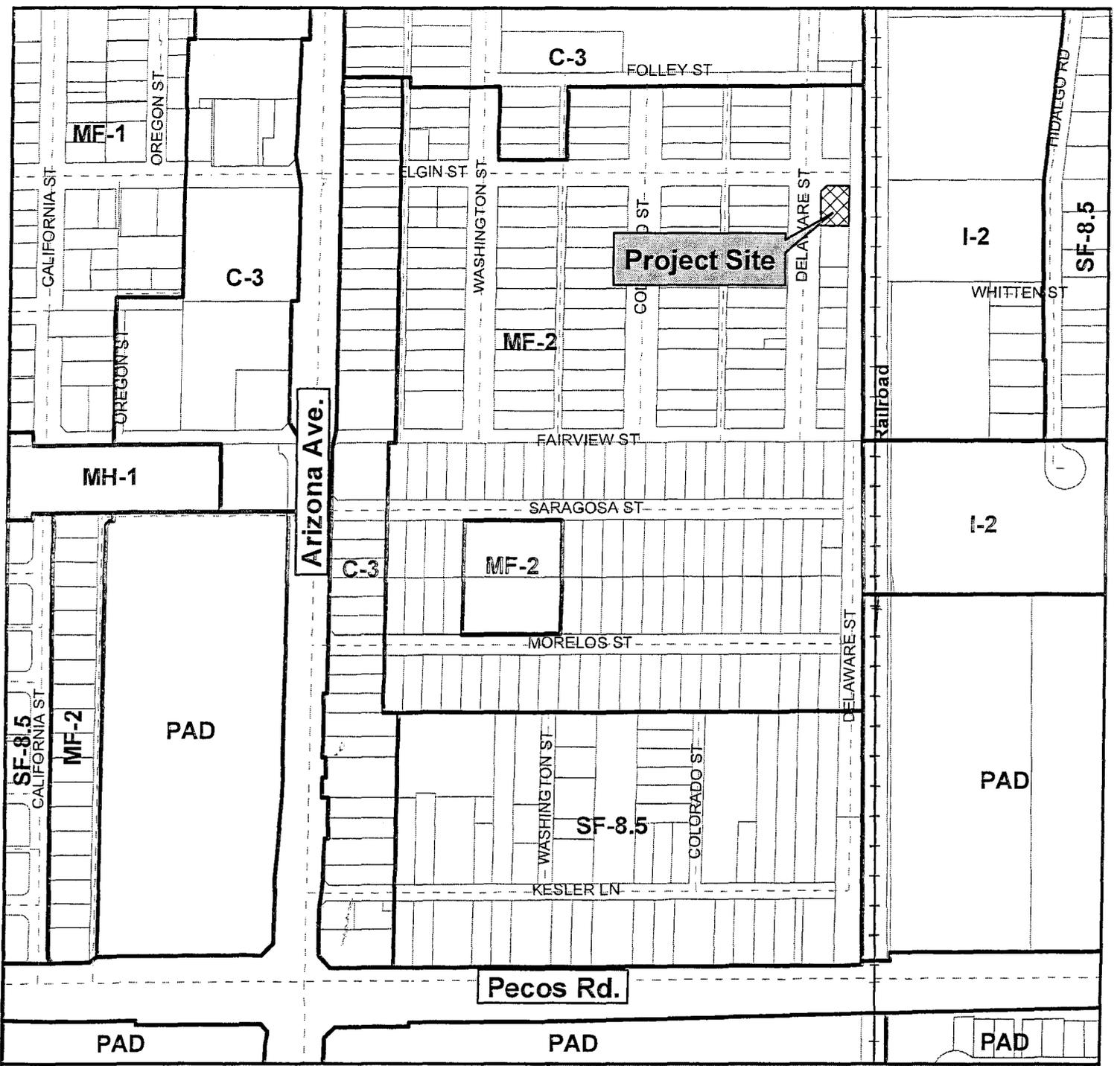
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.

PROPOSED MOTION

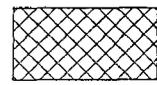
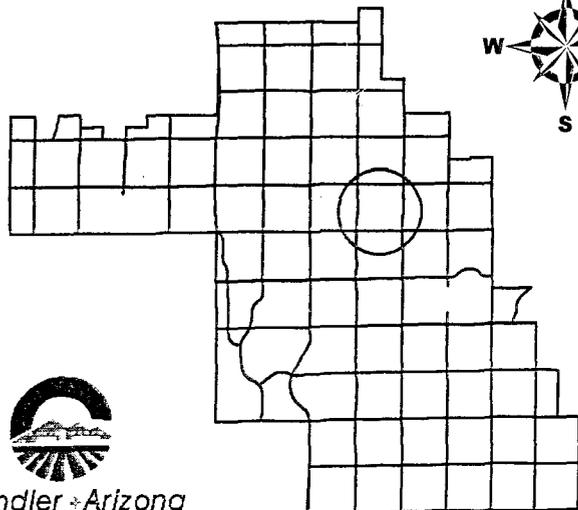
Move to approve Use Permit UP08-0033 405 S. DELAWARE ST subject to the conditions recommended by Planning Commission and Staff.

Attachments:

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



Vicinity Map

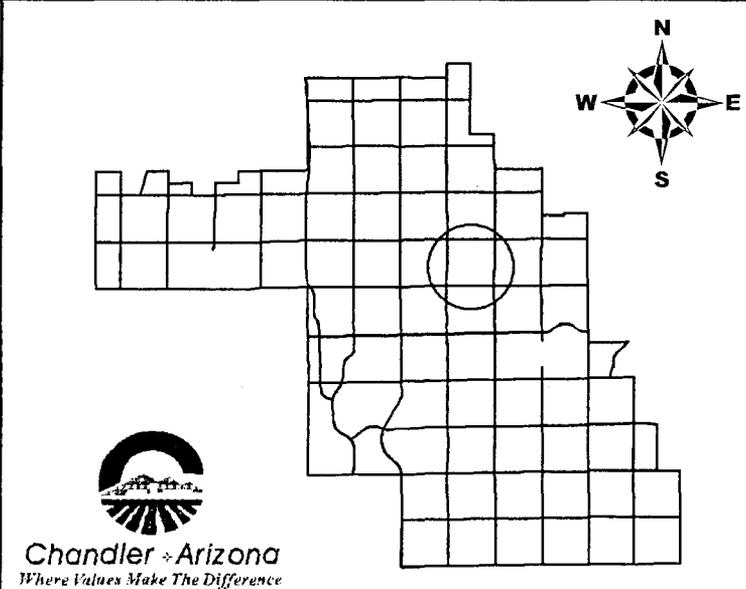
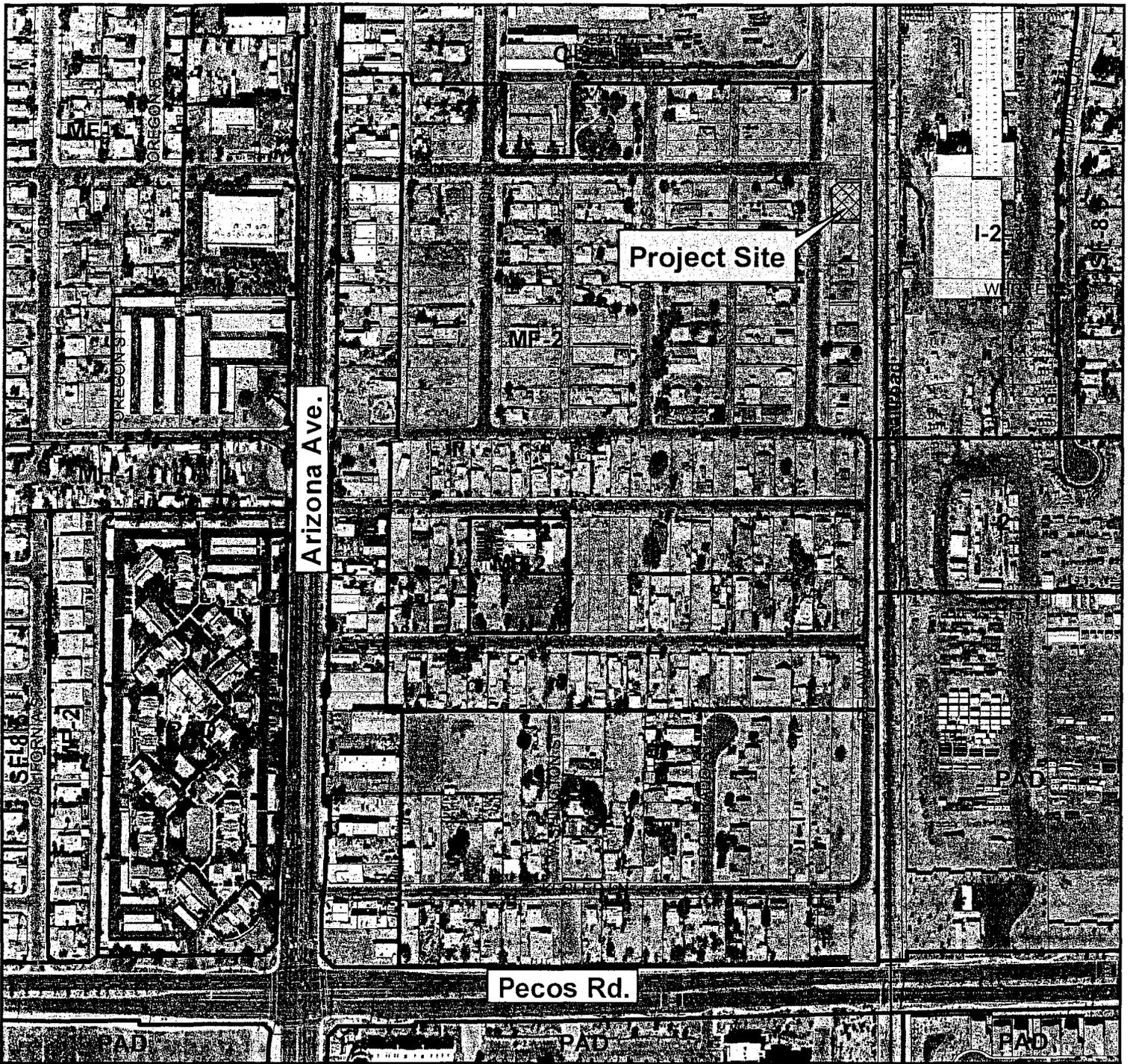


UP08-0033

**Habitat for Humanity
Valley of the Sun
405 S. Delaware St.**



Chandler Arizona
Where Values Make The Difference



Vicinity Map

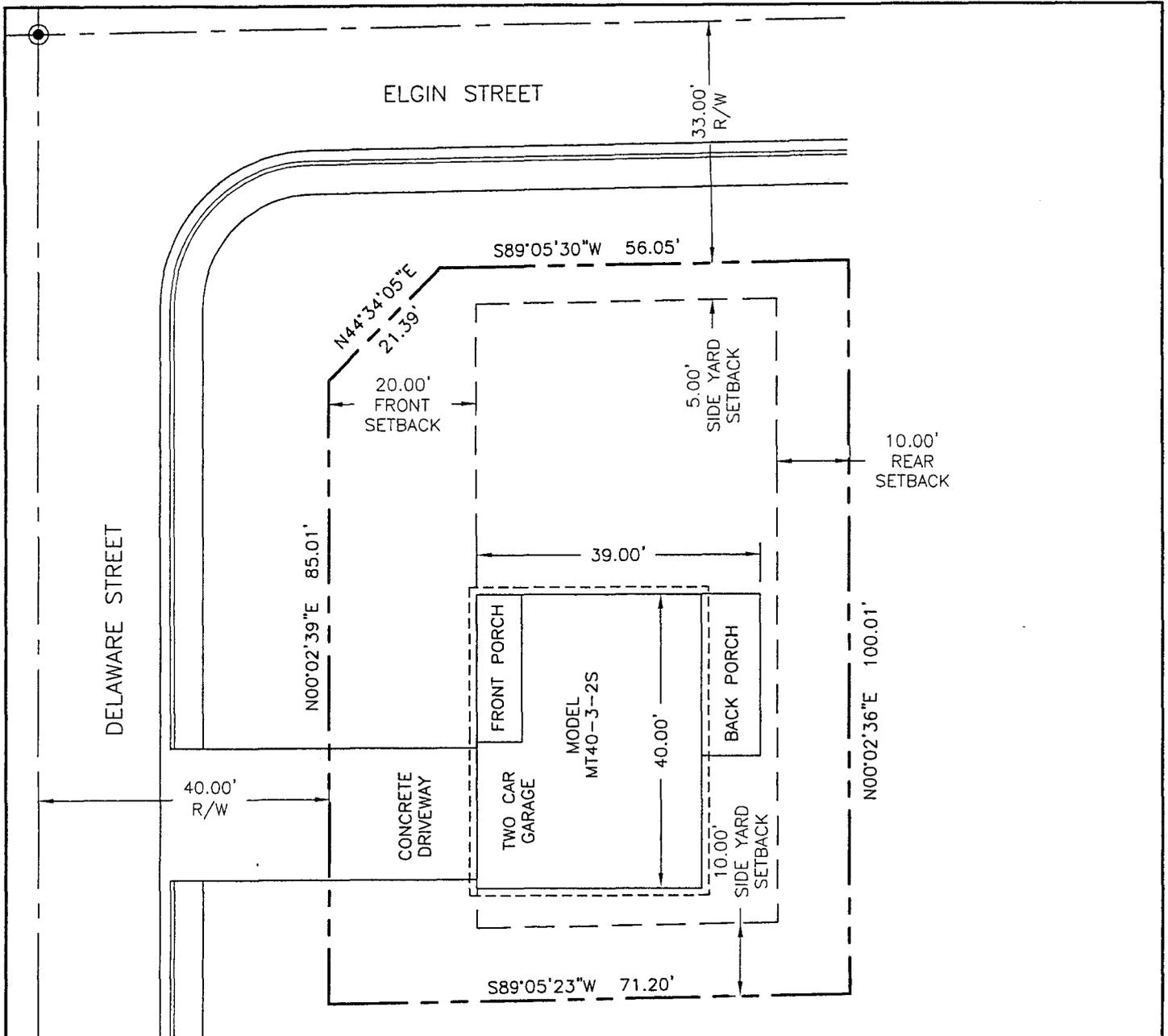


UP08-0033

Habitat for Humanity
Valley of the Sun
405 S. Delaware St.



Chandler Arizona
Where Values Make The Difference



PROJECT INFORMATION

OWNER:	HABITAT FOR HUMANITY 115 E. WATKINS ST. PHOENIX, AZ 85004	<u>BUILDING AREA</u> FRONT PORCH: 130 SF BACK PATIO: 144 SF GARAGE: 487 SF FIRST FLOOR LIVABLE: 624 SF TOTAL FOOTPRINT: 1385 SF
ADDRESS:	405 S. DELAWARE ST. CHANDLER, AZ 85225	SECOND FLOOR LIVABLE: 921 SF TOTAL LIVABLE: 1545 SF
APN#:	303-18-123	NON-LIVABLE AREA (GARAGE/PATIOS): 761 SF TOTAL SF: 2306 SF
ZONING:	MF-2	LOT AREA: 6999 SF
OCCUPANCY:	SINGLE FAMILY	LOT COVERAGE: 20%
CONST. TYPE:	FRAME/STUCCO	MAX LOT COVERAGE PER ZONING: 45%
PLAN:	MT40-3-2S REVERSED	



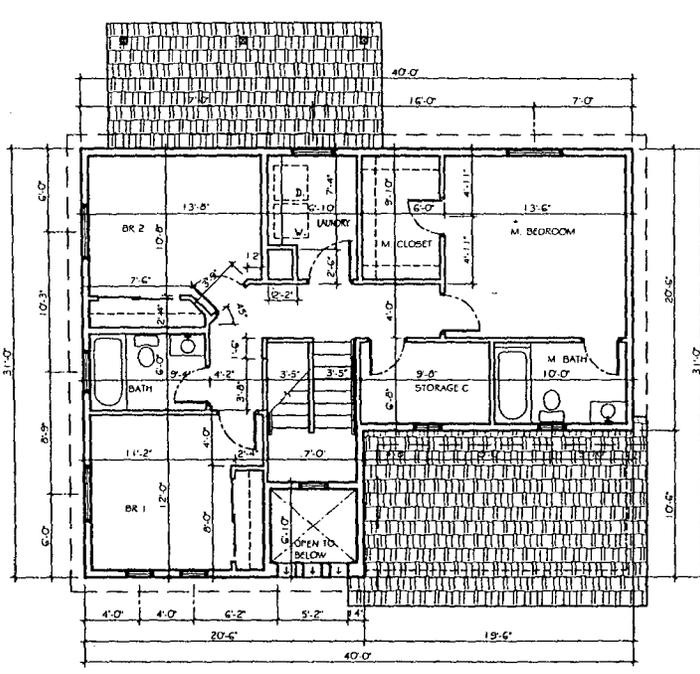
115 E. WATKINS ST. PHOENIX, AZ 85004
PHONE: (602) 268-9022 FAX: (602) 268-9206

DRAWING:	PLOT PLAN FOR 405 S DELAWARE ST, CHANDLER, AZ 85225
SCALE:	1"=20'
DRAWN BY:	S. KRAUT
DATE:	6/3/08

GENERAL NOTES:

WE CERTIFY TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THIS PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE REQUIREMENTS OF SECTION 34-401 TO 34-439 INCLUSIVE OF THE STATUTES OF THE STATE OF ARIZONA.

01. IF IS THE INTENT OF THESE DRAWINGS TO DEFINE A COMPLETE, FINISHED PROJECT, ANY DISCREPANCY OR OMISSION WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE WORK, OR IS REQUIRED BY THE CITY OF PHOENIX, SHALL BE PROVIDED AND FINISHED AS IF SPECIFICALLY NOTED. THIS WILL BE AT NO ADDITIONAL COST UNLESS A CHANGE ORDER IS AUTHORIZED AND SIGNED BY THE OWNER, PRIOR TO EXECUTION OF THE WORK.
02. WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
03. DO NOT COVER WORK UNTIL IT HAS BEEN APPROVED BY THE APPROPRIATE BUILDING INSPECTOR.
04. NOT USED.
05. DO NOT SEPARATE INDIVIDUAL SHEETS FROM COMPLETE SETS OF DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP ONLY THE MOST CURRENT REVISED SETS OF DRAWINGS ON THE JOB SITE. THE HABITAT CONSTRUCTION MANAGEMENT IS NOT RESPONSIBLE FOR PROBLEMS ARISING BECAUSE OF THE USE OF OUTDATED OR SUPERSEDED SETS OF CONSTRUCTION DRAWINGS.
06. HABITAT'S CONSTRUCTION MANAGER IS RESPONSIBLE FOR COORDINATING ALL WORK PERFORMED BY HABITAT, ITS VOLUNTEERS & ITS SUBCONTRACTORS. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SAFETY OF THEIR OWN WORK AND SHALL REPORT ANY COORDINATION CONFLICTS AND DEVIATIONS OF THEIR WORK TO THE CONSTRUCTION MANAGER IN A TIMELY MANNER.
07. BIDDERS TO VISIT JOB SITE AND MAKE THEMSELVES FAMILIAR WITH EXISTING CONDITIONS AND ANY SPECIAL REQUIREMENTS FOR THE COMPLETION OF THEIR WORK.
08. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND INFORM THE ARCHITECT OR CONSTRUCTION MANAGER OF ANY DISCREPANCY.
09. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF STUD. FACE OF EXTERIOR BEARING WALL OR FACE OF SUBSTRATE.
10. CONTRACTOR TO INSTALL OWNER SUPPLIED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AT INDICATED LOCATIONS. VERIFY SERVICE REQUIREMENTS OF EACH PIECE OF EQUIPMENT BEFORE INSTALLATION.
11. WHEN A MATERIAL, ELECTRICAL OR MECHANICAL SYSTEM IS NOTED, ALL PARTS AND MATERIALS REQUIRED TO COMPLETE THE SYSTEM SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
12. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC. SHALL BE CONCEALED AND FRAMING SHALL BE OF ADEQUATE SIZE TO ACCOMPLISH THIS WITHOUT VARIATIONS IN THE WALL PLANE.
13. COORDINATE WITH ALL TRADES THE NEED FOR SKEEVES, BLOCK OUTS, STRUCTURAL SUPPORT, OR OTHER PRESET ACCESSORIES.
14. FLASH AND SEAL ALL ROOF PENETRATIONS FOR A COMPLETELY WATERTIGHT & WEATHER TIGHT INSTALLATION.
15. PROVIDE ALL PROTECTIVE STRUCTURES OR DEVICES NECESSARY FOR THE SAFETY OF WORKMEN, EQUIPMENT, THE PUBLIC AND PROPERTY AS REQUIRED BY STATE, FEDERAL OR MUNICIPAL LAWS AND REGULATIONS.
16. MANUFACTURED APPROVED APPLICATIONS SHALL BE USED FOR SPECIAL SYSTEMS WHERE APPLICABLE.
17. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARDS OF METHOD AND OPERATIONS CONSISTENT WITH ACCEPTED PRACTICES OF TRADES INVOLVED AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION, AND INSTALLATION INVOLVED IN THE PROJECT. WORK TO BE EXECUTED BY MECHANICS SKILLED IN THEIR RESPECTIVE LINES OF WORK WHEN CONSULTED ALL PARTS SHALL BE DURABLE, SUBSTANTIALLY BUILT AND SHALL PRESENT A NEAT, WORKMANLIKE APPEARANCE.
18. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR CEILING AND WALL MOUNTED EQUIPMENT & ACCESSORIES.
19. PROVIDE ADEQUATE FIRE EXTINGUISHERS ON SITE DURING THE COURSE OF CONSTRUCTION OF THE TYPE AND SIZE RECOMMENDED BY NFPA TO CONTROL FIRES FROM THE PARTICULAR WORK BEING PERFORMED.
20. CONTRACTOR TO SUBMIT THESE DRAWINGS TO THE GAS COMPANY FOR NATURAL GAS SERVICE DESIGN, IF REQUIRED.



DIM. FLOOR PLAN (UPPER)

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

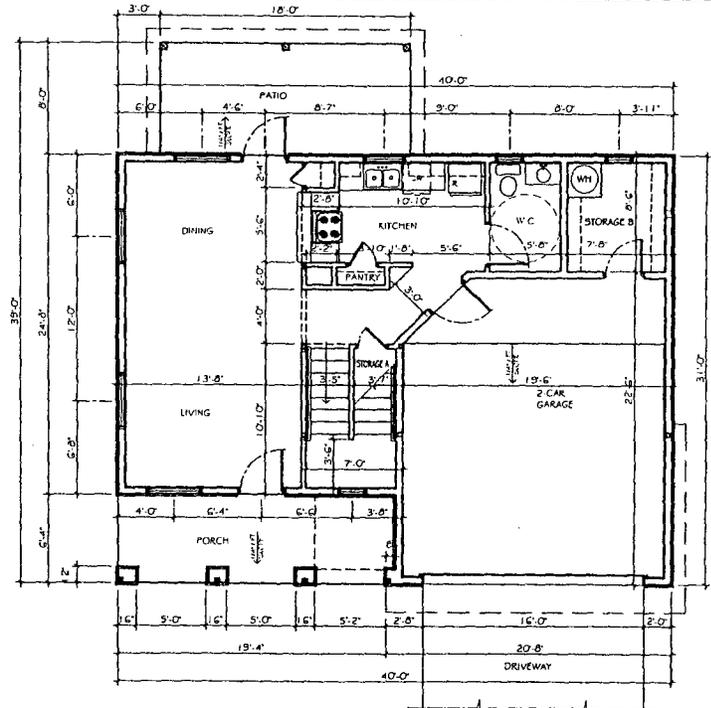
BUILDING CODES:

- 2003 International Building Code
- 2003 International Residential Code
- 2003 International Property Maintenance Code
- 2003 International Fire Code
- 2003 International Mechanical Code
- 2003 International Electrical Code
- 2002 National Electrical Code
- 2003 International Plumbing Code (IPMC)

PROJECT CONSULTANTS	
STRUCTURAL ENGINEER:	THOR L. ANDERSON, P.E.
CONSTRUCTION MANAGER:	PAUL MURPHY

SHEET INDEX:

- A-1 DIMENSIONED FLOOR PLAN w/ GENERAL NOTES
- A-2 NOTED FLOOR PLAN
- A-3 ELEVATIONS
- A-4 BUILDING SECTIONS & SCHEDULES
- A-5 ROOF PLAN & WALL SECTION
- S-1 FOUNDATION PLAN
- S-2 FRAMING PLAN
- D-1 FRAMING DETAILS
- E-1 ELECTRICAL PLAN (LIGHTING)
- E-2 ELECTRICAL PLAN (POWER)
- MP-1 MECHANICAL PLAN
- MP-2 PLUMBING PLAN (WATER)
- MP-3 PLUMBING PLAN (WASTE)



DIM. FLOOR PLAN (LOWER)

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

PROJECT DESCRIPTION

NEW RESIDENCE BY HABITAT FOR HUMANITY, 3 BEDROOM WITH A.D. A OPTION.

PROJECT DATA :

Zoning Data

Location: _____

Owner: HABITAT FOR HUMANITY
VALLEY OF THE SUN

ADDRESS: PO BOX 20166
PHOENIX, AZ 85035

Zoning:

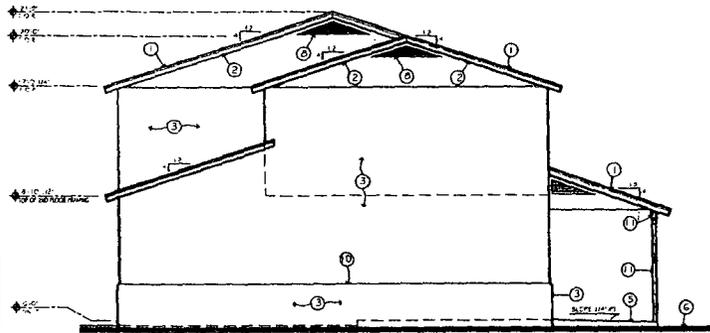
Max. Height: _____

Actual Height: 22'-7"

Site Area:

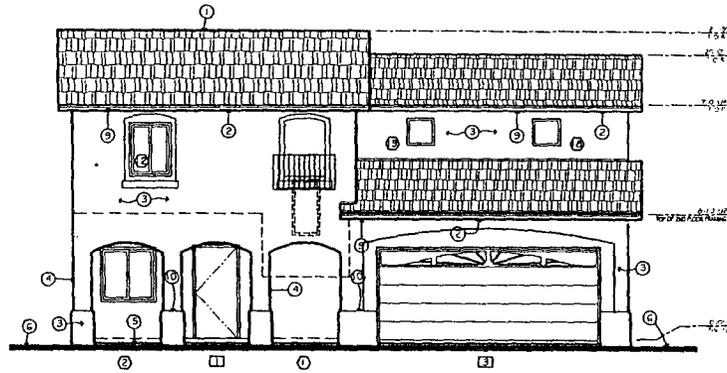
- Building Area
- Liveable Area
- 1st Floor = 624 sq. ft.
- 2nd Floor = 921 sq. ft.
- Total = 1545 sq. ft.
- Non-Liveable Area (garage, porches) = 761 sq. ft.
- Footprint = 1,384 sq. ft.
- Lot Coverage = _____ %
- Allowable Lot Coverage = _____ %

HABITAT FOR HUMANITY		
2-STORY SINGLE FAM. RESIDENCE (3 BEDROOM MODEL)		
CHANDLER, AZ		
DATE: 06-20-07	REVISION	 <div style="font-size: 2em; border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;">A-1</div>
DRAWN BY: H.G	_____	
CHECKED BY: M.T	_____	
DRAWING NAME:	_____	
DIMENSIONED FLOOR PLAN & GENERAL NOTES		



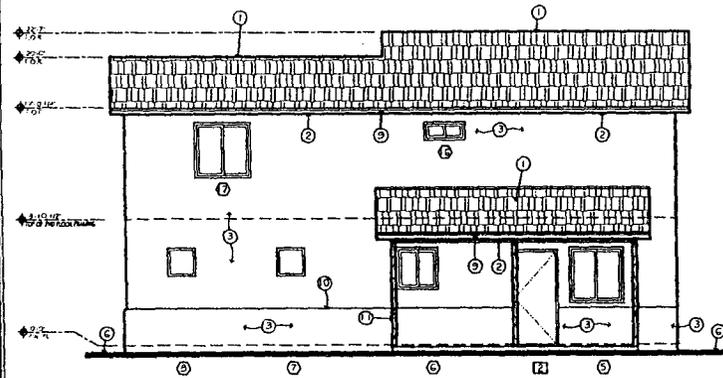
RIGHT ELEVATION

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



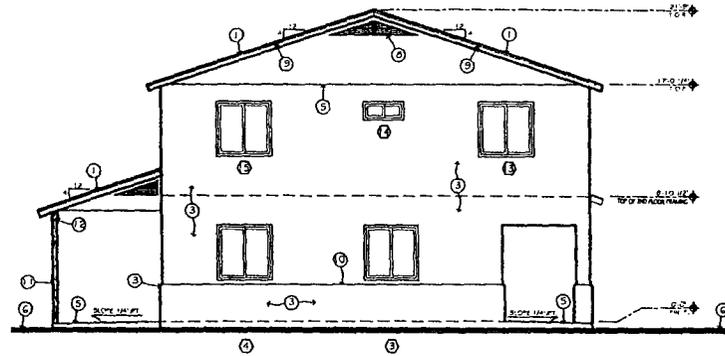
FRONT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

KEYNOTES: ○

- 01 ASPHALT SHINGLES OVER UDL #30 BUILDING PAPER OVER 1/2" OSB SHEATHING, U.N.D.
- 02 2 x 6 FASCIA BOARD
- 03 1-COAT WESTERN STUCCO SYSTEM (PAINTED)
- 04 4 x 4 POST w/ 2x FRAMING - see PLANS FOR DIMENSIONS
- 05 4" CONC. SLAB OVER 4" A.B.C.
- 06 FIN. NATURAL GRADE
- 07 STUCCO JOINT
- 08 ATTIC VENT - SEE ROOF VENT CALCULATION
- 09 METAL FLASHING
- 10 2" THICK WAINSCOTT @ 2'-0" ABOVE FINISH FLOOR
- 11 G/G POST
- 12 REAV - see FRAMING PLAN FOR SIZE

HABITAT FOR HUMANITY 2-STORY SINGLE FAM. RESIDENCE (3 BEDROOM MODEL) CHANDLER, AZ		
DATE: 06-20-07 DRAWN BY: H.G. CHECKED BY: M.T. DRAWING NAME: ELEVATIONS	REVISION ▲ _____ ▲ _____ ▲ _____ ▲ _____	
		A-3

PROJECT NARRATIVE

**405 SOUTH DELAWARE STREET
CHANDLER, ARIZONA 85225
Parcel Number: 303-18-123**

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 6,999 square foot lot recently purchased by Habitat for Humanity is situated on the southeast corner of Delaware Street and Elgin Street. The site is zoned MF-2, 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 Delaware Street on the west and Elgin Street on the north. It is approximately 100.01 feet wide and 71.20 feet deep. The site totals 6,999 square feet. The legal description for the property is attached. The Assessor's Parcel Number is 303-18-123.

REQUEST

Habitat for Humanity, Valley of the Sun is requesting a Use Permit that would allow the construction of a single-family residence in an MF-2 Medium Density Residential District. The home planned is a two 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:	
First Floor:	624 Square Feet
Second Floor:	<u>921</u> Square Feet
Total House:	1,545 Square Feet
Two Car Garage:	487 Square Feet
Patio:	
Front Patio:	130 Square Feet
Side Patio:	<u>144</u> Square Feet
Total Patio:	274 Square Feet
Total Square Footage:	2,306 Square Feet

The home is 21'9" feet in height, well below the maximum allowable height as outlined in the MF-2 Medium Density Residential Zoning District.

SETBACK DEVIATIONS

The lot is situated on the southeast corner of Delaware Street and Elgin Street. The property is approximately 71.20 feet deep and 100.01 feet wide. The setbacks required in the MF-2, Medium Density Residential District by the City of Chandler are as follows:

Front Yard:	30 Feet
Street Side Yard:	15 Feet (1/2 the distance of the Front Yard Setback)
Interior Side Yard:	5 Feet
Rear Yard:	10 Feet

Model MT40-3-2S is 40 feet in wide by 39 feet deep. Thus we are requesting a 10 foot decrease in the front yard setback from 30 feet to allow a 20 foot front yard setback. All other setbacks conform to the MF-2 Zoning District requirements.