

#41

SEP 25 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-195**

DATE: SEPTEMBER 18, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 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: UP08-0045 373 S DAKOTA ST.

Request: Use Permit approval for the construction of a single family home in a Multiple Family Residential (MF-1) zoning district

Location: 373 S. Dakota St., south of Frye Rd. and west 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-1 (Multiple Family Residential) zoning district. Use Permit approval for a single family home is required in MF-1 zoning districts

The approximately 7,492 square foot lot is located on the east side of Dakota St. just south of Frye Rd. This block of Dakota Street is mainly characterized by single-family homes, although there are two duplexes on the west side of Dakota Street. Similarly, the surrounding area is mainly comprised of single-family homes, although there are some duplexes and triplexes as well.

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.

If approved, Habitat for Humanity plans to construct an approximately 1,624 square foot (livable), four-bedroom, one-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. 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 side yard setbacks required by the Zoning Ordinance. The required side yard setbacks for this lot are 5 feet on each side and a total of 15 feet. The application conforms to the minimum 5-foot side yard setback on each side, but the total of both side yard setbacks is approximately 12 feet. This lot and several other lots on the east side of this block of Dakota St. are only approximately 50 feet wide. The attached vicinity map illustrates the unconventional lot sizes and the unconventional layout of this residential area. As a result of the irregular lot sizes, many of the homes in the area do not meet the required side yard setbacks. Several other recently constructed single-family homes in the downtown area have also been granted relief from 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 August 27, 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: 6 Opposed: 0 Absent: 1 (Kelley)

Planning Commission voted in favor with additional stipulations 3 and 4.

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 UP08-0045 373 S. DAKOTA ST. subject to the following conditions:

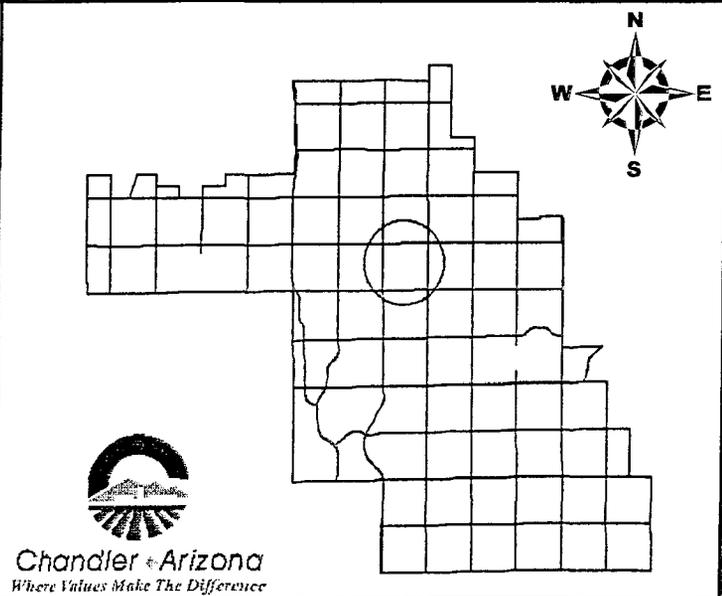
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.
3. The rear yard of the property shall be enclosed with a six-foot high masonry wall.
4. Front yard landscaping will consist of at least two trees 15 gallon in size or larger with six shrubs 5 gallon in size or larger, plus ground cover consisting of drought tolerant material with automatic underground irrigation.

PROPOSED MOTION

Move to approve Use Permit UP08-0045 373 S. DAKOTA 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

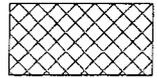
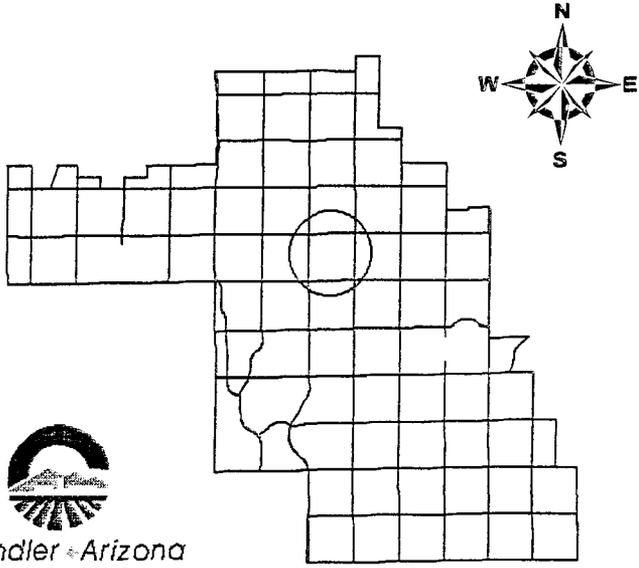


UP08-0045

**Habitat for Humanity
Valley of the Sun
373 S. Dakota St.**

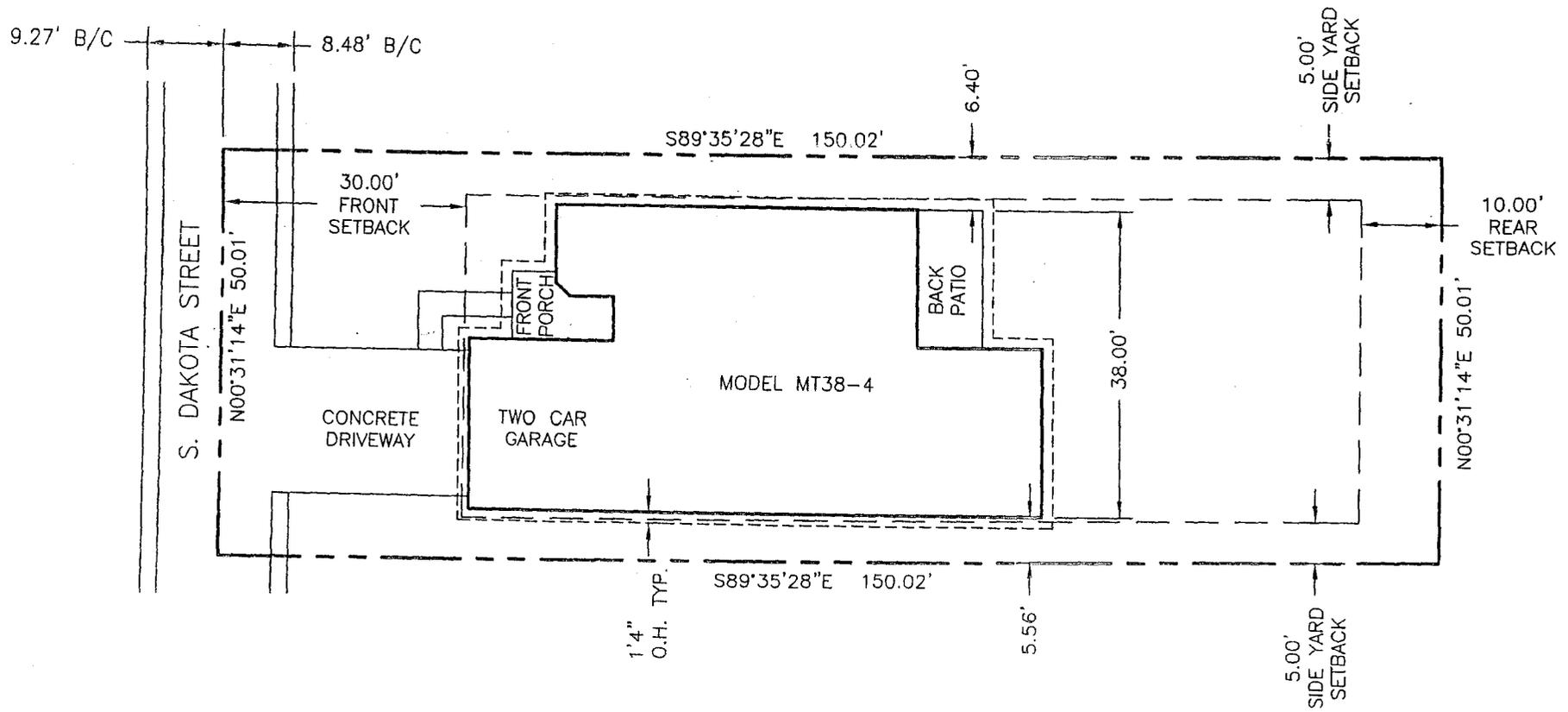


Vicinity Map



UP08-0045

Habitat for Humanity
 Valley of the Sun
 373 S. Dakota St.



PROJECT INFORMATION

OWNER: HABITAT FOR HUMANITY
115 E. WATKINS ST.
PHOENIX, AZ 85004

ADDRESS: 373 S. DAKOTA ST.
CHANDLER, AZ 85225

APN#: 303-19-053F

ZONING: ~~SSS~~ WF-1

OCCUPANCY: SINGLE FAMILY

CONST. TYPE: FRAME/STUCCO

PLAN: MT38-4

BUILDING AREA

FRONT PORCH: 86 SF
BACK PATIO: 139 SF
GARAGE: 567 SF
LIVABLE: 1624 SF
TOTAL FOOTPRINT: 2416 SF

LOT AREA: 7502 SF

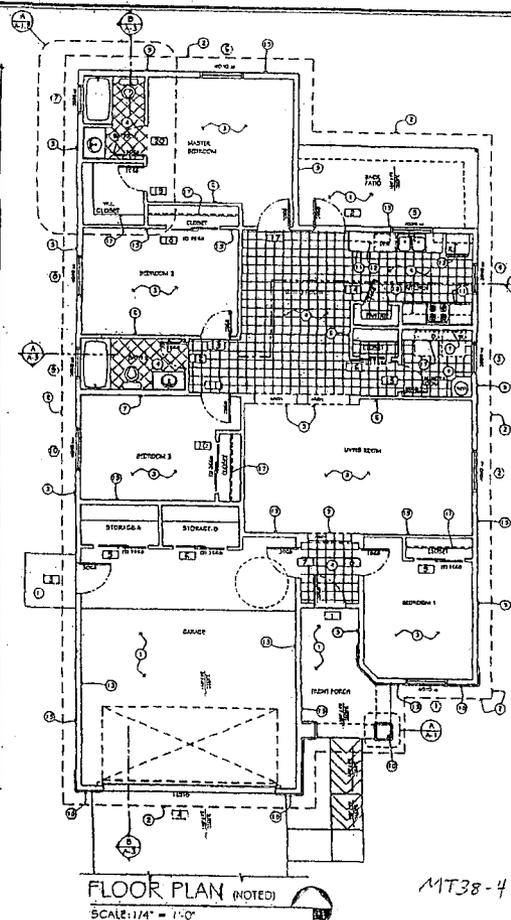
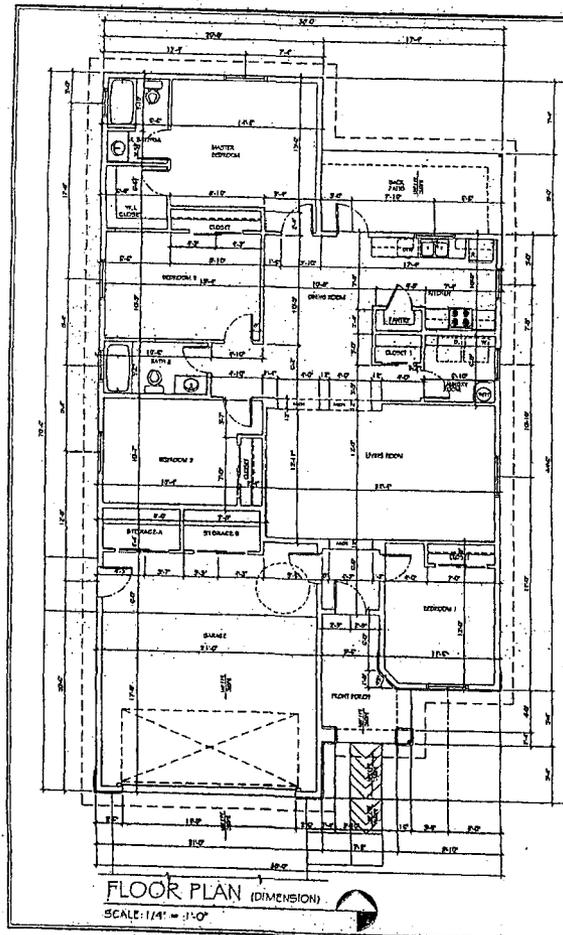
LOT COVERAGE: 32%

MAX LOT COVERAGE PER ZONING: 40%



NORTH

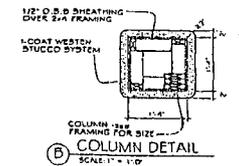
 <p>Valley of the Sun Habitat for Humanity</p>	
<p>115 E. WATKINS ST. PHOENIX, AZ 85004 PHONE: (602) 268-9022 FAX: (602) 266-9206</p>	
DRAWING:	PLOT PLAN FOR 373 S. DAKOTA ST CHANDLER, AZ 85225
SCALE:	1"=20'
DRAWN BY:	S. KRAUT
DATE:	08/02/08



KEYNOTES: ○

01. 4" CONC. SLAB OVER 4" COMPACTED A.B.C.
02. ROOF LINE ABOVE
03. CARPET FINISH
04. VINYL COMPOSITE TILE (VCT)
05. 2 X 6 WOOD STUDS (EXTERNAL WALL) AT 16" O.C. w/ R-19 BATT INSULATION
06. 1/2" GYP. BD. BOTH SIDES OVER 2 X 4 WOOD STUDS (INTERIOR WALL)
07. 2 X 6 WOOD STUDS (PLUMBING WALL) @ 24" O.C. w/ MOISTURE PADD' GYP. BOARD @ INTERIOR
08. (2) 2 X 4 WOOD STUD WALL - SEE SECTION 08.
09. ARCH. - SEE SECTION
10. WOOD POST w/ 2x FRAMING SEE FRAMING
11. BASE CABINET w/ PLASTIC LAM. COUNTERTOP w/ 4" BACKSLAB.
12. WALL CABINET w/ ADJUSTABLE SHELVES
13. ALL GARAGE WALL (INT.) 2x6 O.S.D.
14. 7'-0" CEILING LINE ABOVE
15. 1-COAT WESTERN STUCCO OVER 1/2" FOAM OVER WIRE MESH OVER 1/2" O.S.D.
16. 1'-0" PLATFORM ABOVE FINISH FLOOR
17. FIBER SHELVING @ 1' @ WD. BOWEL IN BEDROOMS.
18. 2" THICK WAINSCOTT @ 2'-0" ABOVE FINISH FLOOR U.N.O.
19. 1" GYP. BOARD EACH SIDE w/ 1" OSB ONE SIDE FOR SHEAR PANELS.

NOTE: *ALL DOORS (SWING TYPE) @ INTERIOR TO BE SET AT 4" FROM THE WALL @ HINGE SIDE, U.N.O.
 *ALL CABINET TOE RICK TO BE 9" MIN. HIGH A.P.F. AND 8" DEEP.
 *ALL COUNTER TOP TO BE 3 1/4" A.P.F.
 *SINK, WORK SURFACE AND COOKTOP TO HAVE CL. SPACE BELOW COUNTER.

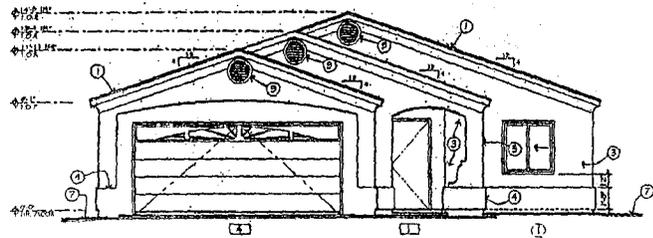


HABITAT FOR HUMANITY
 1-STORY SINGLE FAM. RESIDENCE
 (4 BEDROOM MODEL WITH ADA BATH OPTION)

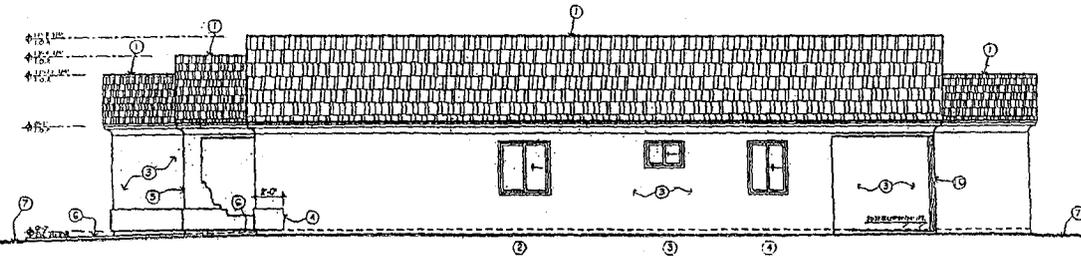
DATE: 01-24-07
 DRAWN BY: H.S.
 CHECKED BY: M.T.
 DRAWING NAME:
 DIMENSION & NOTED FLOOR PLAN w/ ADA OPTION

REVISION
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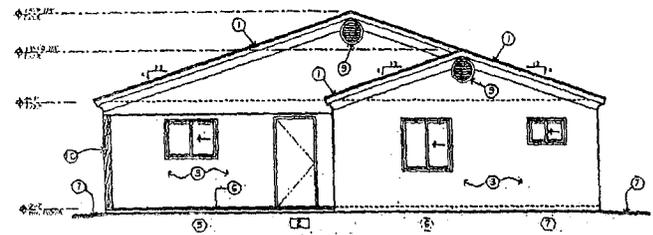
A-1.0



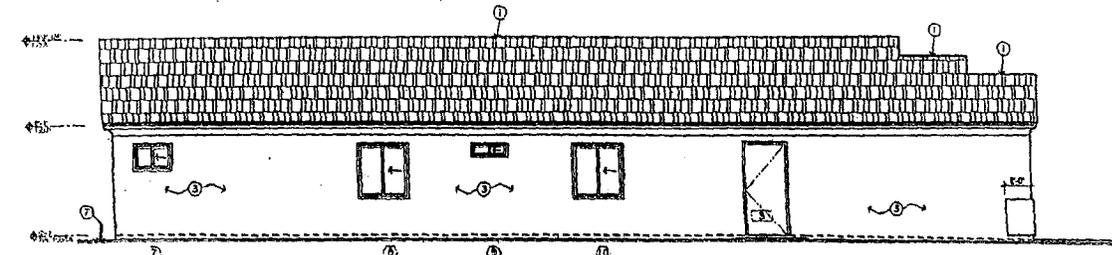
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES: 0

- 01. ASPHALT SHINGLES OVER UDL #30 BUILDING PAPER OVER 1/2" OSB SHEATHING, U.N.O.
- 02. NOT USED
- 03. 1-COAT WESTERN STUCCO SYSTEM (PAINTED)
- 04. 2" THICK WAINSCOTT @ 2'-0" ABOVE FINISH FLOOR U.N.O.
- 05. COLUMN w/ 2x FRAMING -- see STRUCTURAL FOR POST SIZE see-DETAIL ON SHEET (A-1/1)
- 06. 4" CONC. SLAB OVER 4" A.B.C
- 07. FINISH NATURAL GRADE
- 08. STUCCO JOINT
- 09. ATTIC VENT. SEE ROOF VENT CALCULATION FOR VENT SIZE ON SHEET (A-2.0)
- 10. POST. SEE-- FRAMING PLAN FOR SIZE

HABITAT FOR HUMANITY
1-STORY SINGLE FAM. RESIDENCE
16 BEDROOM MODEL WITH
ADA BATHROOM OPTION)



DATE: 08-29-06
DRAWN BY: H.G.
CHECKED BY: M.T.
DRAWING NAME:
ELEVATIONS (OPTION C)

REVISION

A-2.2

PROJECT NARRATIVE

**373 SOUTH DAKOTA STREET
CHANDLER, ARIZONA 85225**
Parcel Number: 303-19-053-F

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 7,492 square foot lot recently purchased by Habitat for Humanity is situated on the east side of Dakota Street, approximately 200 feet north of Elgin Street. The site is zoned MF-1, Single Family 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 Dakota Street on the west. It is approximately 50 feet wide and 150 feet deep. The site totals 7,492 square feet. The legal description for the property is attached. The Assessor's Parcel Number is 303-10-053-F.

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-1, Medium-Density Residential District. The home planned is a one story single-family residence containing four 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:	1,624 Square Feet
Two Car Garage:	567 Square Feet
Patio:	
Front Patio:	86 Square Feet
Rear Patio:	<u>139</u> Square Feet
Total Patio:	225 Square Feet
Total Square Footage:	2,416 Square Feet

The home is 13 feet in height, well below the maximum allowable height as outlined in the MF-1, Medium-Density Residential Zoning District.

SETBACK DEVIATIONS

The lot is situated on Dakota Street, approximately 200 feet north of Elgin Street. The property is 150 feet deep and 50 feet wide. The setbacks required in the MF-1, Medium-Density Residential District by the City of Chandler are as follows:

Front Yard:	20 Feet
Side Yard:	5 Feet
Sum of Side Yards:	15 Feet
Rear Yard:	10 Feet

Model MT38-4 is 38 feet in wide by 67'4" feet deep and thus does not conform to the setback requirements as outlined in the MF-1 Zoning district.

A variance allowing a 6.40 foot side yard setback on the north and a 5.56 foot side yard setback on the south where a 15 foot total is required, is requested. The front yard and rear yard setbacks conform to the requirements per the Medium-Density Residential Zoning District.