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APR 21 2010



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – PZ Memo No. 10-040

DATE: APRIL 8, 2010
TO: PLANNING AND ZONING COMMISSION
THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: JASON CRAMPTON, CITY PLANNER *JC*
SUBJECT: ZUP09-1029 389 S. CALIFORNIA ST.

Request: Use Permit approval for the construction of a single family home in a Multiple Family Residential (MF-1) zoning district
Location: 389 S. California St., south of Frye Rd. and west of Arizona Ave.
Applicant: Habitat for Humanity

RECOMMENDATION

Staff, finding consistency with the General Plan and the Downtown-South Arizona Avenue Corridor Area Plan, recommends 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 new single family home on a 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 4,803 square foot lot is located on the east side of California St. just south of Frye Rd. The lot currently contains a substandard residential dwelling unit. This block of California Street is mainly characterized by single-family homes, although the Chandler Christian Community Center is on the east side of California St. and there are two duplexes on the west side of the 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 Downtown-South Arizona Avenue Corridor Area Plan 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 demolish the substandard dwelling unit and construct an approximately 1,682 square foot (livable), three-bedroom, two-story single family home. The proposed new 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 Single-Family Infill Program. Eligibility for the Single-Family 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.
- A neighborhood meeting was held on March 9, 2010 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.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the Downtown-South Arizona Avenue Corridor Area Plan, recommends approval of ZUP09-1029 389 S. CALIFORNIA ST. subject to the following conditions:

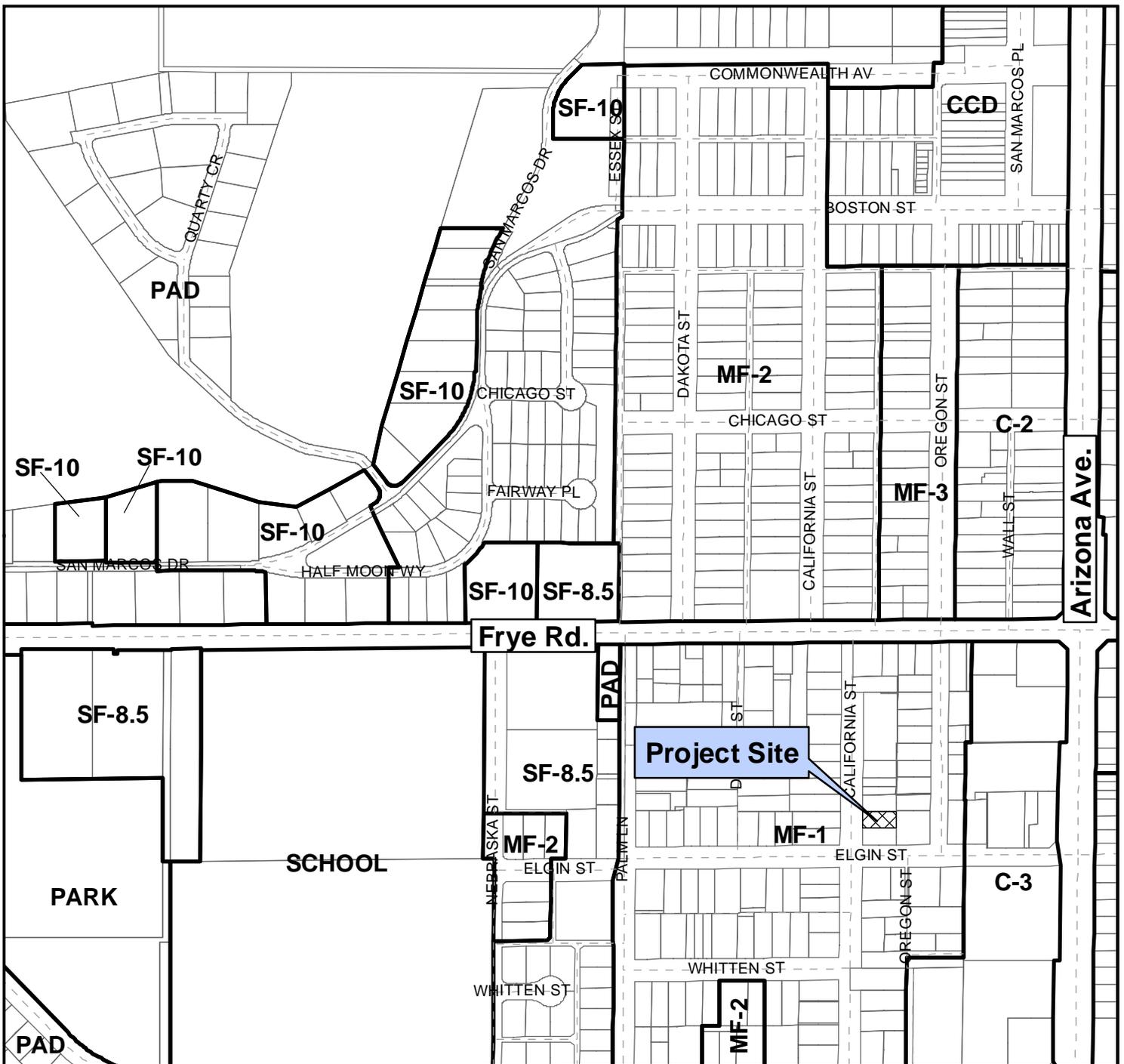
1. Development shall be in substantial conformance with the exhibits and representations.
2. Approval by the Zoning Administrator of all project details required by Code or condition.

PROPOSED MOTION

Motion to recommend approval of Use Permit ZUP09-1029 389 S. CALIFORNIA ST. subject to the conditions recommended by Staff.

Attachments:

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

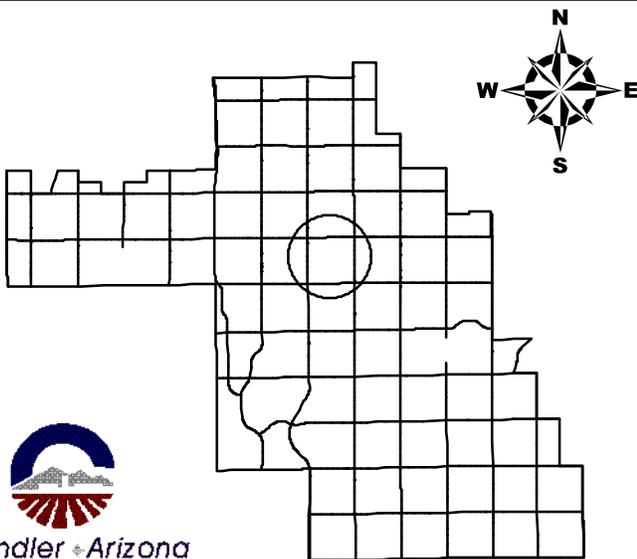


Vicinity Map



ZUP09-1029

389 S. California St.



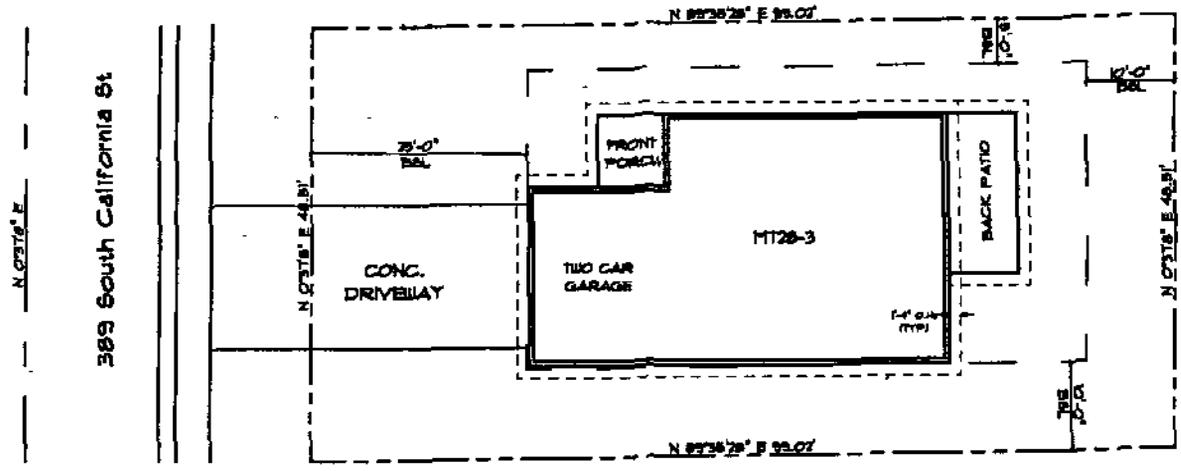


Vicinity Map

ZUP09-1029

389 S. California St.

CITY OF CHANDLER 12/17/2009



OWNER: HABITAT FOR HUMANITY
 CENTRAL ARIZONA
 8133 NW GRAND AVE SUITE 1
 PEORIA, AZ 85348

ADDRESS: 389 S CALIFORNIA ST
 CHANDLER, AZ 85226

APN: 303-15-0718

ZONING: MF-1

OCCUPANCY: SINGLE FAMILY

CONST. TYPE: FRAME/STUCCO

PLAN: MT28-3 28'X36'

BUILDING AREA-
 LIVABLE: 786 SQ FT (1ST FLOOR) 1,682 SQ FT TOTAL
 NON-LIVABLE: 638 SQ FT
 TOTAL FOOTPRINT: 1,424 SQ FT

LOT AREA: 4,803 SQ FT

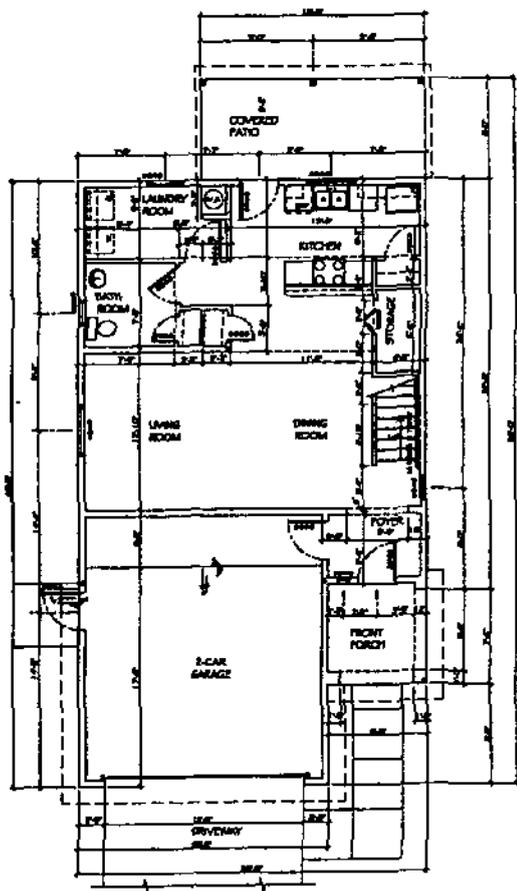
LOT COVERAGE: 30%

MAX LOT COVERAGE
 PER ZONING: 48%



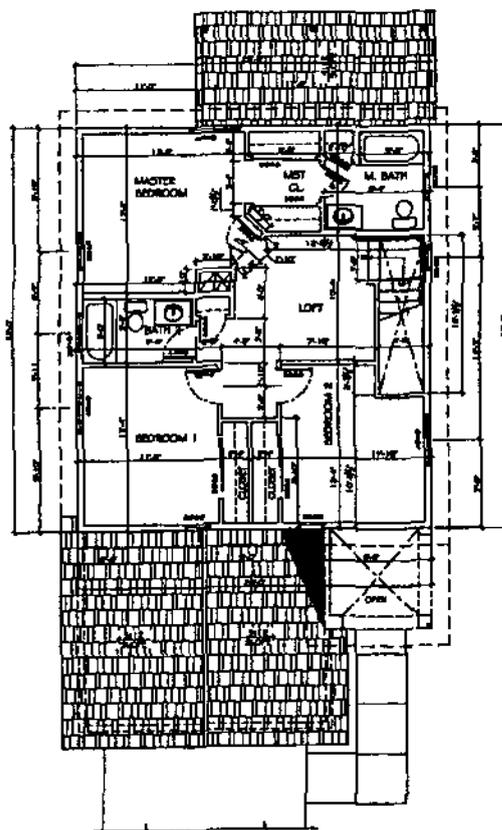
8133 NW GRAND AVE - SUITE 1 - PEORIA, AZ 85348
 PHONE 602-388-8477 - FAX 602-388-8768

DRAWING: PLOT PLAN 389 S CALIFORNIA
 SCALE: 1"=20'
 DRAWN BY: J. COLBY
 DATE: NOVEMBER 18, 2008



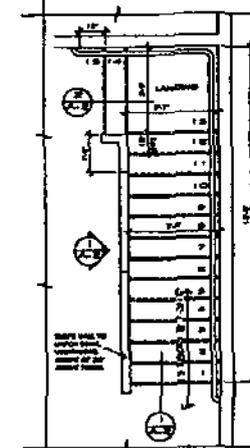
DIM. FLOOR PLAN (LOWER)

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



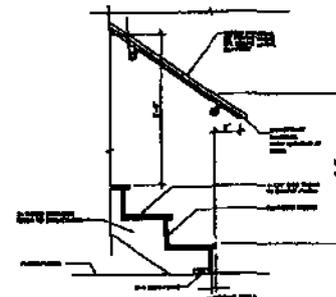
DIM. FLOOR PLAN (UPPER)

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



1 STAIR PLAN VIEW

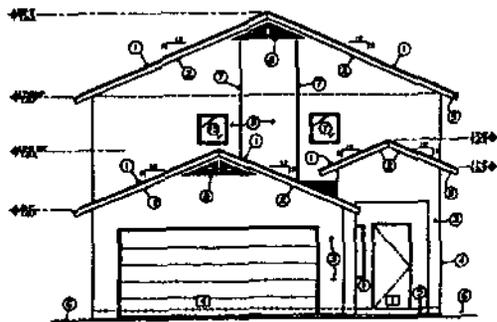
SCALE: 1/4" = 1'-0"



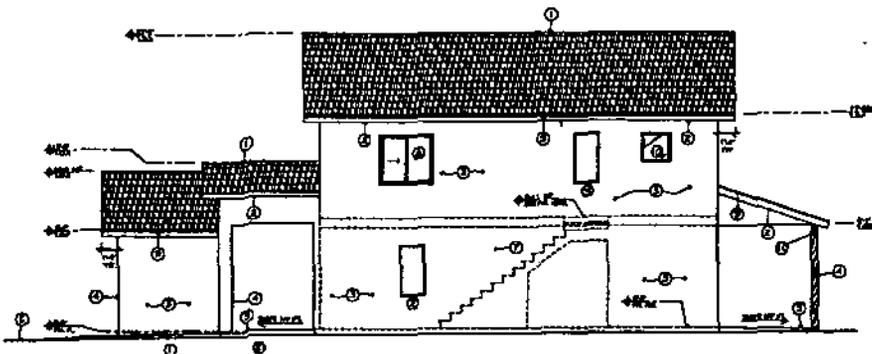
2 INTERIOR STAIR @ FIRST FLOOR

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

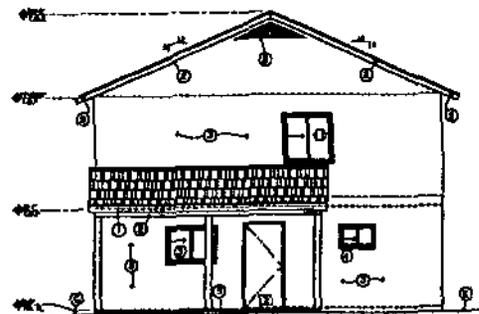
HABITAT FOR HUMANITY 2-STORY SINGLE FAMIL. RESIDENCE (3 BEDROOMS)		
MCA, AL		
DATE: 08-10-07 DRAWN BY: CHECKED BY: DRAWING NAME: DIM. FLOOR PLAN (1ST FLOOR & 2ND FLOOR)	REVISION: ▲ _____ ▲ _____ ▲ _____ ▲ _____	



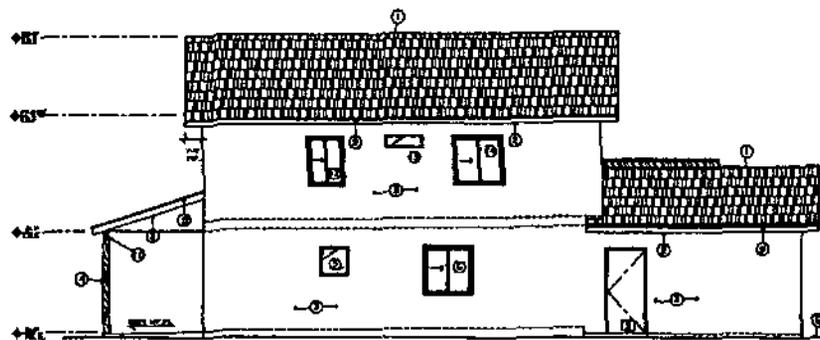
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

- KEYNOTES. O**
- 01 ASPH/FLT FIBER SHINGLES OVER
 - 02 LIN 150 BUILDING PAPER
 - 03 OVER LIP OVER SHEATHING LAYERS
 - 04 3/8" x 6" FIBER BOARD
 - 05 1-COAT STUCCO SYSTEM PAINTED
 - 06 6" x 6" W/2 POST w/
 - 2x FRAMING / SEE PLAN FOR DIMENSIONS
 - 07 4" CONC. SLAB OVER 4" A.B.C.
 - 08 7/8" INSUL. BRICK
 - 09 STUCCO EXTER.
 - 10 W/2 VENT. SEE ROOF VENT CALCULATION THIS SHEET
 - 11 METAL FLASHING
 - 12 2x4-8x8 W/2x4-8x8 STRUCTURAL

VENT AREA CALCULATION:	
ROOF AREA:	AREA OF SINGLE END VENT REQ'D:
= 894 SQ. FT.	8.87 SQ. FT. - 2.08 SQ. FT. = 6.79 SQ. FT.
VENT AREA REQUIRED:	3.39 SQ. FT. - 1.95 SQ. FT.
= 226 - 8.97 SQ. FT.	8
150	SIZE OF VENT REQUIRED - APPROXIM.
VENT AREA PROVIDED BY 8" x 8" VENT:	= 7.23 SQ. FT. - 1'-0"
= 84 x 84 (11") = 801.44 SQ. INCHES	= 8.08 SQ. FEET

HABITAT FOR HUMANITY		
7-STORY SINGLE FAMIL. RESIDENCE		
03 BEDROOM		
MESA, AZ		
DATE: 08-10-07	REVISION	
DRAWN BY:		
CHECKED BY:		
DESIGNED BY:		
ELEVATIONS:		

PROJECT NARRATIVE

**389 SOUTH CALIFORNIA STREET
CHANDLER, ARIZONA 85225**
Parcel Number: 303-19-071-B

Introduction

Habitat for Humanity, Central Arizona is an affiliate of Habitat for Humanity International, 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 700 homes in over 15 valley locations. These new homes and the associated 700 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.habitatcaz.org.

Surrounding Area Land Use

The 4,803 square foot lot recently purchased by Habitat for Humanity is situated on the east side of California Street between Elgin Street and Frye Road. Habitat purchased the lot on August 21, 2009. The site is zoned MF-1, Multiple Family Residential. Development in the area consists of a variety of housing types and conditions. The subject site is situated within an area designated as the Downtown-South Arizona Avenue Corridor Area Plan. Under this plan our lot is considered Low Density Residential, which supports single-family development.

Site Information

The property is a flat, rectangular shaped lot that fronts California Street. It is 48.51 feet wide, with a depth of 99.02 feet along both the southern and northern borders. The site totals 4,803 square feet. The property is legally described in attached Exhibit A. The Assessor's Parcel Number is 303-19-071-B.

Request

Habitat for Humanity, Central Arizona is requesting a Use Permit that would allow the construction of a single-family residence in a MF-1, Multiple Family 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 for Model MT28-3 are as follows:

House:	
Level One:	786 Square Feet
Level Two:	896 Square Feet
Two Car Garage:	440 Square Feet
Patio:	
Front Patio:	54 Square Feet
Rear Patio:	<u>144 Square Feet</u>
Total Footprint:	1,424 Square Feet
Livable Square Footage:	1,682 Square Feet

The home is twenty-three (23) feet in height, well below the maximum allowable height as outlined in the MF-1 Multiple Family Residential Zoning District.

Setbacks

The lot is situated on the east side of California Street between Elgin Street and Frye Road. The property is 48.51 feet in width with a depth of 99.02 feet. The setbacks required in the MF-1, Multiple Family Residential District by the City of Chandler are as follows:

Front Yard:	25 Feet
Rear Yard:	10 Feet
Side Yard:	5 Feet (15 Feet for both sides)

Model MT28-3 is twenty-eight (28) feet wide by thirty-two (32) feet deep with regard to livable space and a total of fifty-six (56) deep for space under roof. Our actual setbacks will be as follows:

Front Yard:	25 Feet
Rear Yard:	18 Feet
Side Yard:	10 Feet (South Side Yard); 10 Feet (North Side Yard)

Our setbacks are well within the designated setback requirements as outlined in the MF-1 Zoning district and thus conform. Please note that although the site plan depicts the elevation we plan to construct, it is the reverse elevation as shown on the floor plan and elevations.