



MEMORANDUM Planning Division - PZ Memo No. 15-075

DATE: AUGUST 19, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: DVR15-0021 HABITAT FOR HUMANITY

Request: Rezoning from Medium Density Residential (MF-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) for a single-family residence with modified setbacks
Location: 334 South Dakota Street
Applicant: Tana Nichols, Habitat for Humanity
Project Info: 5,663 sq. ft. lot

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan and the South Arizona Avenue Corridor Area Plan, recommends approval subject to conditions.

BACKGROUND

Habitat for Humanity Central Arizona is an affiliate of Habitat for Humanity International whose goal is to eliminate substandard housing. The organization plans to construct a single-family home on a vacant lot. Council approved several other Habitat for Humanity single-family homes in the surrounding residential area in 2008 and 2009.

The property is located at 334 South Dakota Street. The approximately 5,663 sq. ft. lot is located on the west side of Dakota Street, south of Frye Road. This block of Dakota Street is mainly characterized by single-family homes, with several duplexes on the west side of Dakota Street. Dakota Street is one-way southbound, with a right-of-way of 20 ft., which functions more similar to an alley rather than a local residential street.

GENERAL PLAN/AREA PLAN

The property is located within the South Arizona Avenue Corridor Area Plan boundaries with a land use category of Low Density Residential. This land use category encourages new single-family infill with a target density of 0 to 5.9 dwelling units per acre. The Area Plan recommends that areas designated for Low Density Residential and located south of Frye Road be rezoned where necessary to allow a single-family home as a permitted use in order to encourage the development of vacant single-family lots.

REZONING/PRELIMINARY DEVELOPMENT PLAN

The request is to rezone from Medium Density Residential District (MF-1) to Planned Area Development (PAD) for single-family residential with Preliminary Development Plan (PDP) approval. The PAD will allow the use of a single-family home on the lot and modify the MF-1 minimum front and rear yard setbacks to provide adequate buildable area for the single-family residence. The proposed setbacks include a 10 ft. front yard, 5 ft. rear yard, and 20 ft. side yards.

A two-story home with 1,610 sq. ft. of livable area is proposed. Due to the orientation of the lot, a side-entry floor plan is offered to be similar in design with the front elevation of existing homes. This 'alternate' layout of the MM1610 model provides a porch and concrete patio area fronting Dakota Street and a two-car side-entry garage. A photograph representing a completed MM1610 model is included in the Booklet.

A variety of paint palettes are provided for the future homeowner selection. Six ft. tall concrete block walls would be constructed at the rear and north side yards. Front yard walls are typically permitted up to 3 ft. tall, a request is to increase the wall height to 6 ft. The 6 ft. wall would extend from the concrete patio, north to the north property line. A 3 ft. tall wall along the south property line would remain. Front yard landscape includes decomposed granite, shrubs, and a tree. Additional details can be found within the attached Development Booklet.

DISCUSSION

Planning Staff supports the request finding the existing single-family home is compatible with the character of the neighborhood and is a viable solution to a small infill site. Many properties in this MF-1 zoned area contain single-family homes. The request is consistent with the South Arizona Avenue Corridor Area Plan land use designation and maintains compatibility with adjacent uses. The Area Plan promotes this type of infill project that maximizes a property's viability and maintains compatibility with adjacent uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 21, 2015. Two residents of the same household attended to obtain more information on the request and voice concerns related to crime in the neighborhood including burglary and dog poisoning.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

RECOMMENDED ACTIONS

Rezoning

August 19, 2015

Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommends approval of DVR15-0021 HABITAT FOR HUMANITY, rezoning from Medium Density Residential District (MF-1) to Planned Area Development (PAD) for single-family residential, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Habitat for Humanity Central Arizona, 334 South Dakota Street" kept on file in the City of Chandler Planning Division, in File No. DVR15-0021, except as modified by conditions herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommends approval of the Preliminary Development Plan for a single-family residence subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Habitat for Humanity Central Arizona, 334 South Dakota Street" kept on file in the City of Chandler Planning Division, in File No. DVR15-0021, except as modified by conditions herein.
2. Building setbacks shall be a minimum of 10 ft. front yard, 20 ft. side yards, and 10 ft. rear yard.
3. A 6 ft. tall concrete masonry wall is permitted along the front yard, extending from the concrete patio to the north property line.

PROPOSED MOTIONS

Rezoning

Motion to recommend approval of DVR15-0021 HABITAT FOR HUMANITY, rezoning from Medium Density Residential District (MF-1) to Planned Area Development (PAD) for single-family residential, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Motion to recommend approval of DVR15-0021 HABITAT FOR HUMANITY, Preliminary Development Plan (PDP) for a single-family residence with modified setbacks, subject to the condition as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site/Plot Plan
3. Elevations
4. Exhibit A, Development Booklet



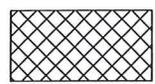
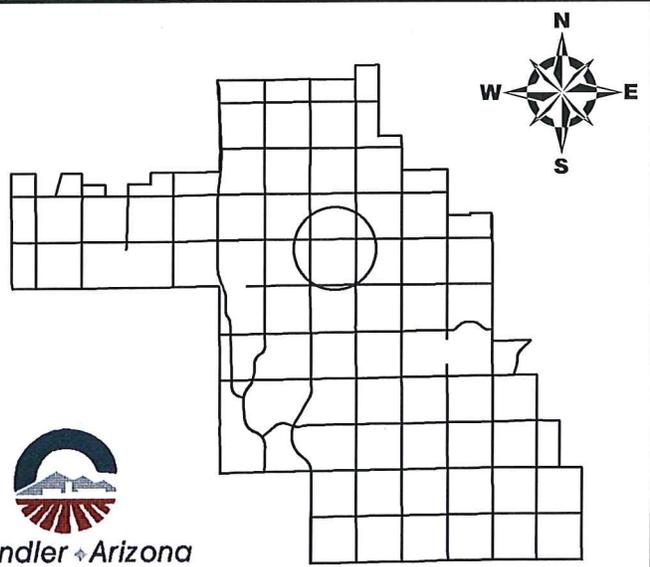
Frye Rd.

Arizona Ave.



Project Site

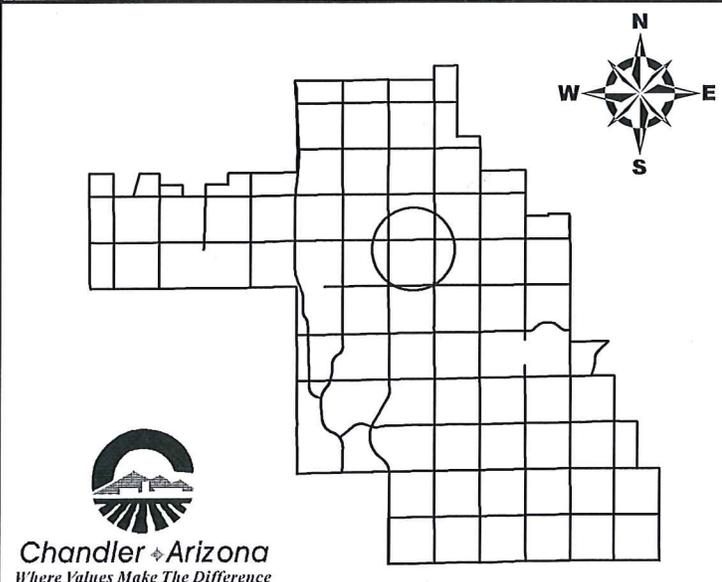
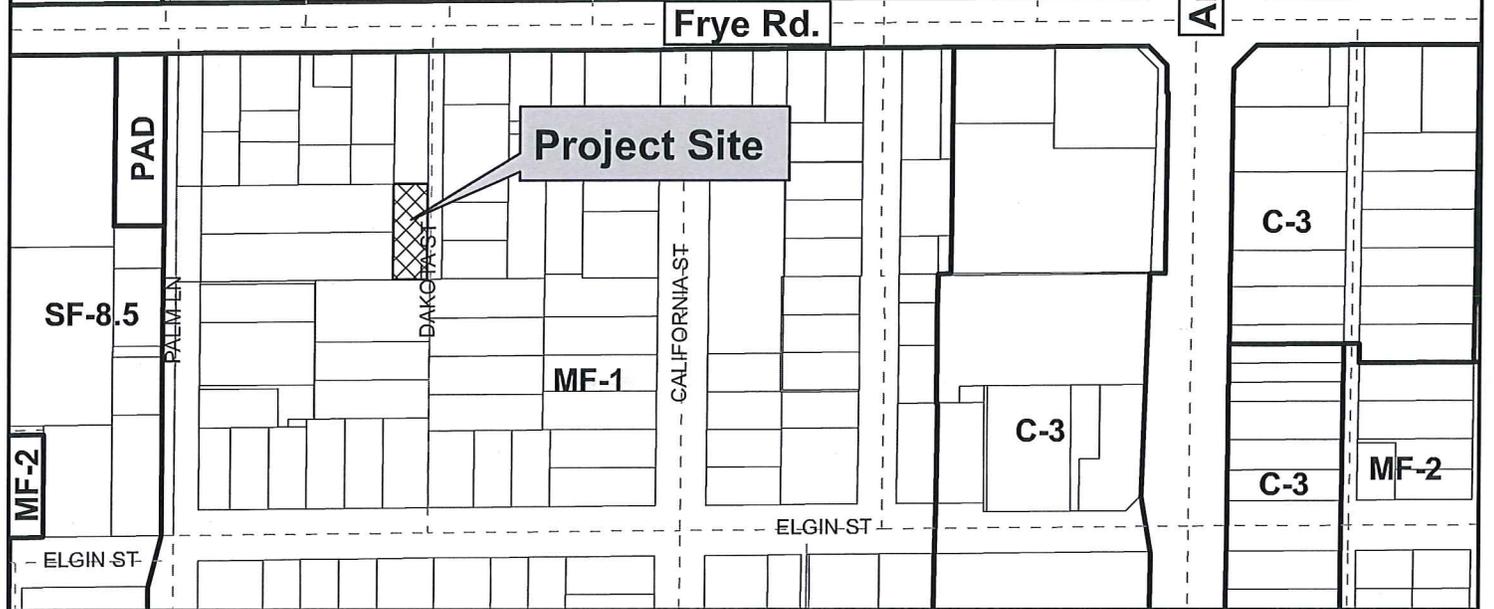
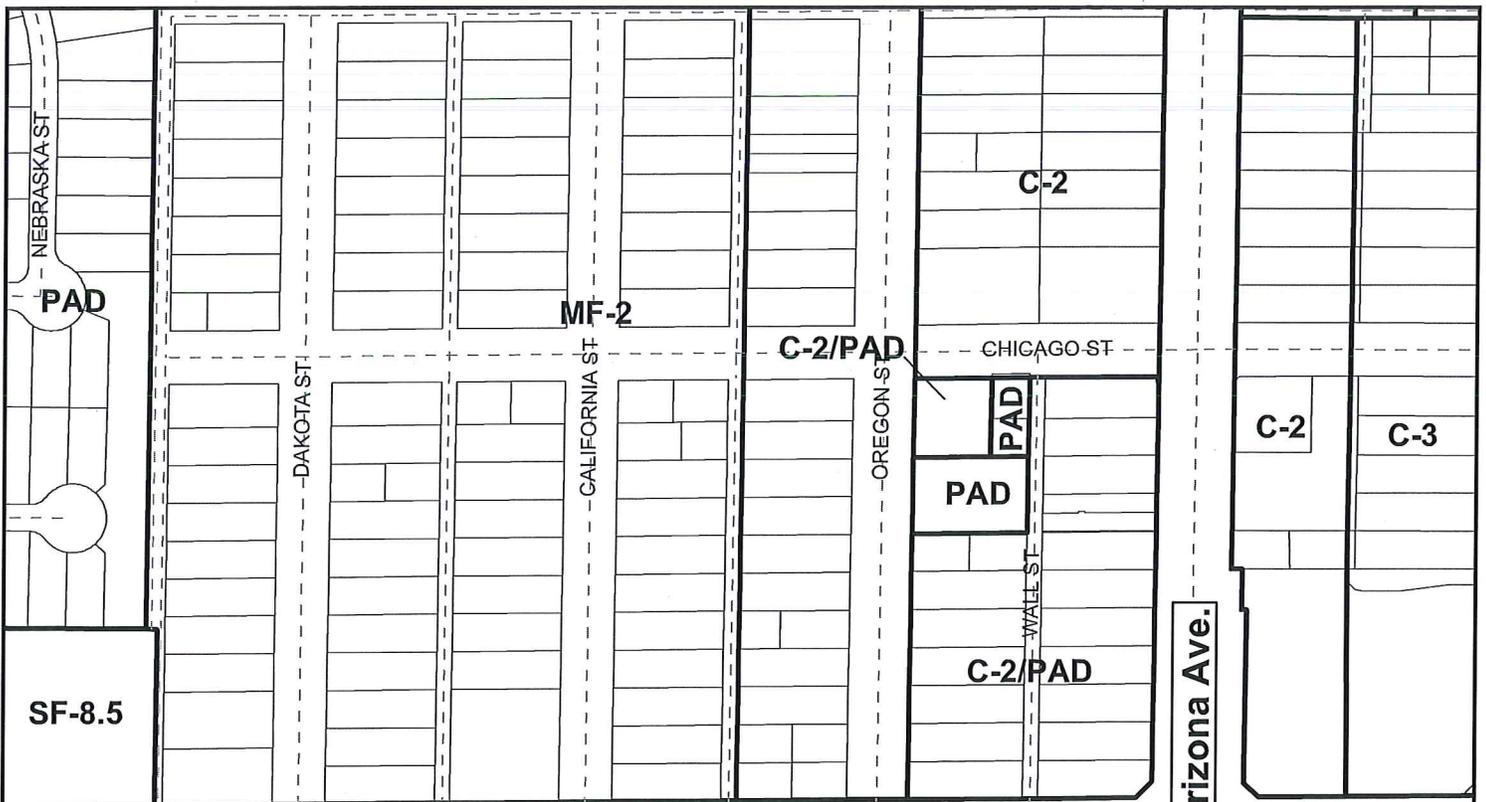
Vicinity Map



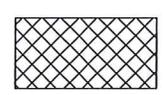
DVR15-0021

Habitat For Humanity





Vicinity Map

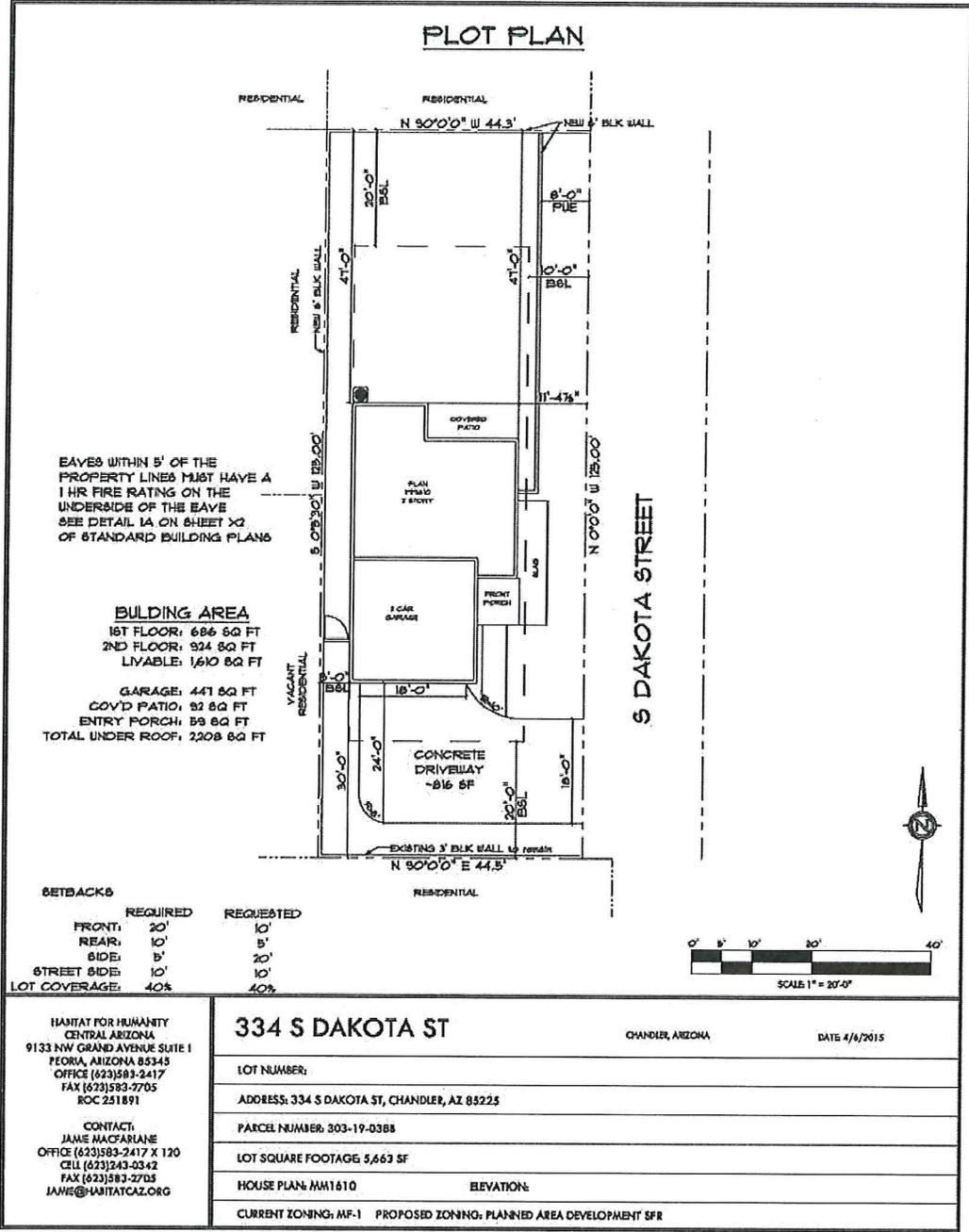


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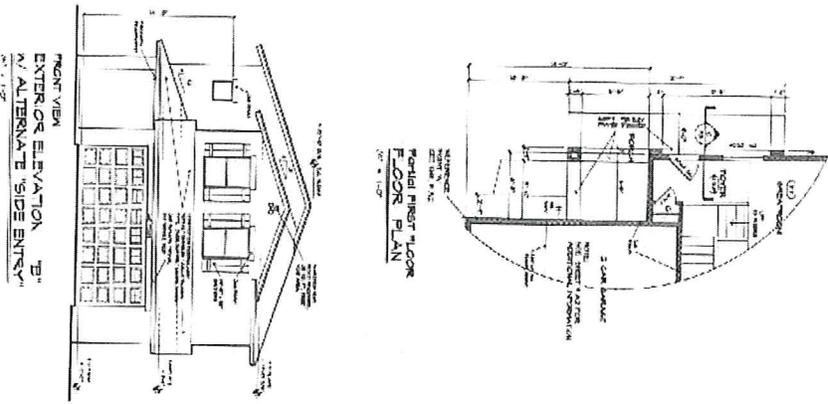
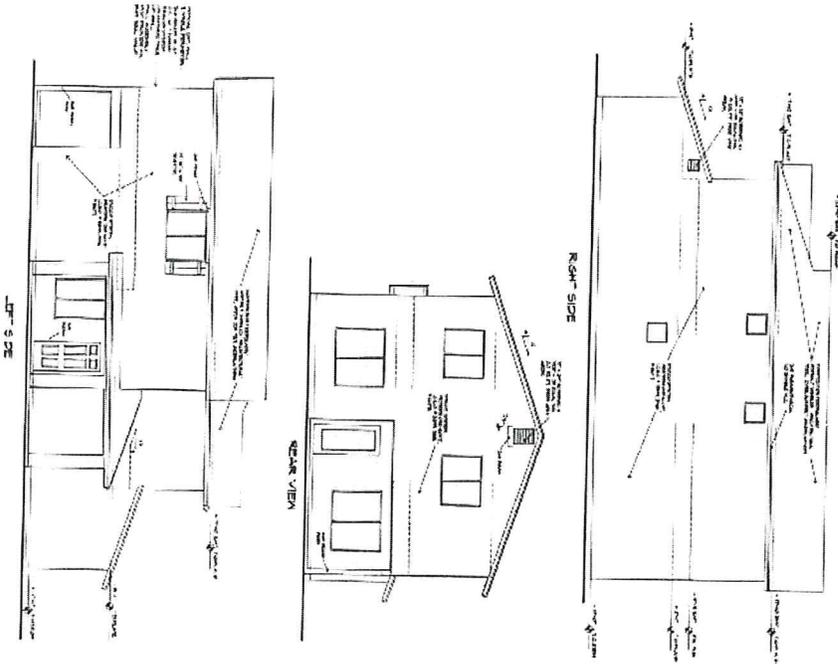
Habitat For Humanity



PLOT PLAN



MM1610 - EXTERIOR ELEVATION B - ALTERNATE "SIDE ENTRY"



SHEET A4.2 MM1610CH	DATE: 08/11/10 DRAWN BY: [Signature] CHECKED BY: [Signature]	4 PR., 2 1/2 BA., 8 HOUS. FAMILY RES. EXTERIOR ELEV. "B" ALT. "SIDE ENTRY" FOYER.	HABITAT FOR HUMANITY CENTRAL ARIZONA 1225 VIA MONTE MONTE, PHOENIX, AZ 85016 (602) 833-3334 FAX: (602) 833-3334 PROJECT MANAGER: CHANDLER, ARIZONA	DESIGNS PREPARED BY: CADDOCKS PHOENIX, ARIZONA (602) 441-4214
	SEE DRAWINGS FOR ALL DIMENSIONS AND NOTES. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.			SCALE: 1/4" = 1'-0" 1/8" = 1'-0"