YNDO Affordable Housing for the Carver Park Neighborhood

Prepared For:

Yuma Neighborhood Development Organization

Presented by:

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Site Location









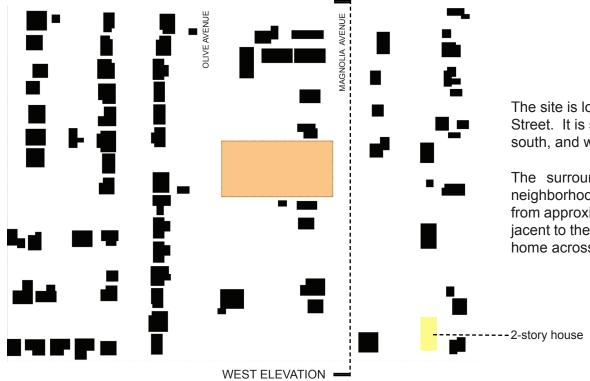


The Yuma Neighborhood Development Organization (YNDO) and the City of Yuma have identified a need for affordable housing in the City of Yuma. To address this need, YNDO plans to introduce 14 new single-family homes into one of the oldest and poorest neighborhoods in the City of Yuma, the Carver Park Neighborhood (Homes and Communities: U.S. Department of Housing and Urban Development). Four of the new units will be single-family detached homes on infill lots, while the remaining ten will be developed as single-family townhomes on a single parcel. All are intended for sale to first-time qualified homebuyers.

To help with the design and implementation of the ten-unit townhome project, YNDO sought help from the Arizona Department of Housing and the Drachman Institute at The University of Arizona. The ten-unit town home plan is proposed for a one-acre parcel north of Pearl Street on Magnolia Avenue. The goal of this project is to design high quality affordable units that will give homeownership opportunities to low-income families who would not otherwise be able to own their own homes.

Preliminary designs were presented at a public meeting in the Carver Park Neighborhood on February 8, 2007. Presented in this book are four development options that meet the goals established at the public meeting.





Neighborhood Context

The site is located on the west side of Magnolia Avenue, north of Pearl Street. It is surrounded by single-family detached homes on the north, south, and west across Olive Avenue.

The surrounding neighborhood context is relatively low density. The neighborhood consists mostly of single-family detached homes ranging from approximately 1,200 to 2,500 square feet. The homes directly adjacent to the site are all single-story with the exception of one two-story home across the street to the south.

West elevation scale: 1/128" = 1'





Views of Site

The views of the site show large mature trees on the site, the immediate surrounding homes, and the power lines running along the site on Magnolia Avenue.













Views from Site

Views from the site include an embankment along Olive Avenue creating the western boundary of the site. Views also include a single-family detached home and vacant lot on the south edge of the site. Views of a trailer home development located south of the site on Magnolia Avenue are unobstructed from the site. To the north, views are of the neighboring single-family detached homes and of vacant lots on Olive Avenue. Facing west, two large mature trees hide the single-family detached home located directly across Magnolia Avenue.

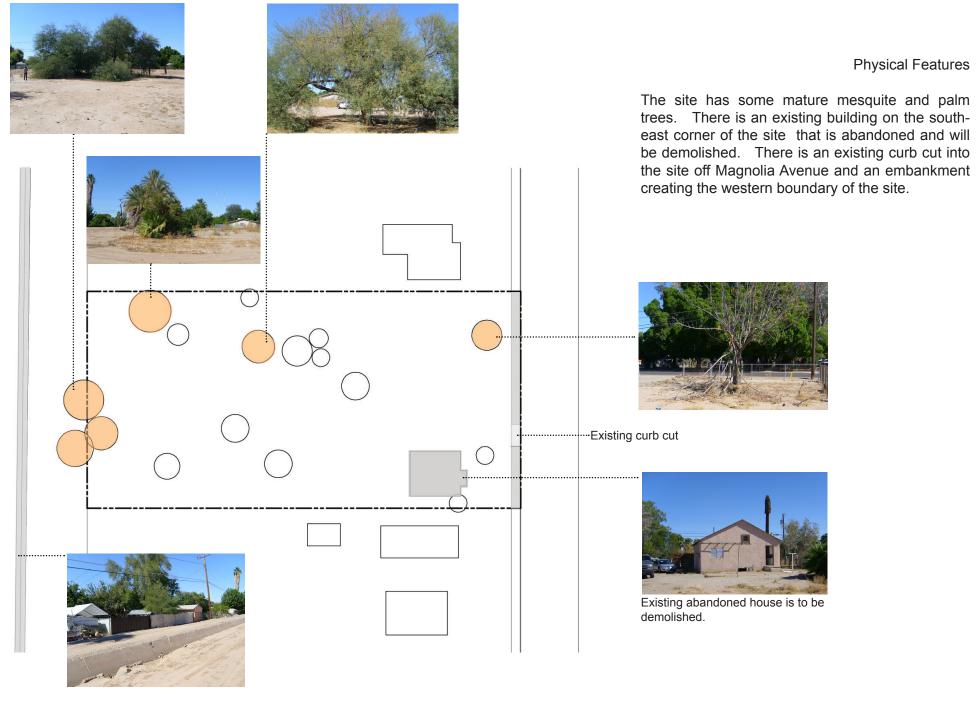


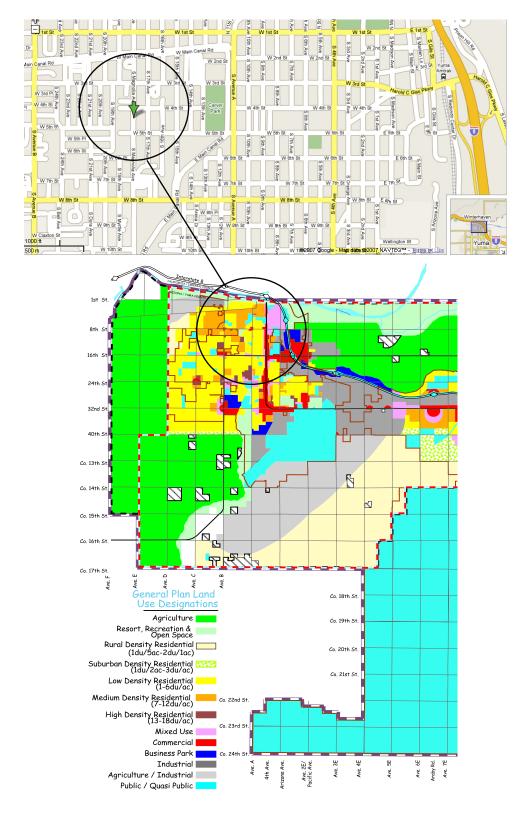












Size and Zoning

Currently this site has Mobile Home Park zoning. A zoning change to R-2 is within the City's General Plan for the area. The zoning surrounding the site is R-2.

Medium Density Residential (R-2)

The Medium Density Residential District shall be applicable within the residential (7-12 dwelling units per acre) land use areas and must adhere to the following guidelines:

- (A) The minimum lot size shall be 4,500 square feet.
- (B) The maximum density shall be one unit per 4,000 square feet of land.
- (C) The minimum lot width shall be 50'.
- (D) The maximum lot coverage shall be 35% of the lot area.
- (E) Perimeter yards will have a minimum front yard setback of 20', side yard of 7', rear yard of 10', and street side yard setback of 10'.
- (F) The maximum building height shall be 40'.

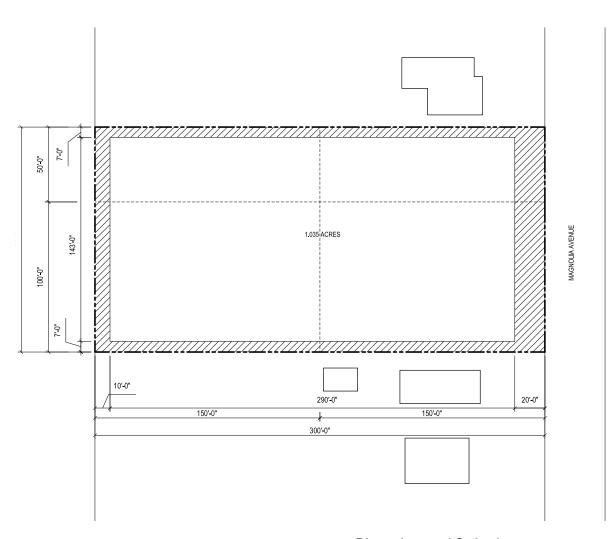
Size and Zoning

Lot Size:

The lot size for the Carver Park Neighborhood site is 300 feet deep by 150 feet wide. The lot area is 45,000 square feet (1.035 acres).

Lot coverage:

The lot coverage for High Density Residential shall not exceed 35% of the lot area (15,750 square feet of this parcel). An additional 5% (2,250 square feet) is allowable for common recreational buildings. Covered parking is not included in the 40% lot coverage as long as the total lot coverage does not exceed 50%.



Dimensions and Setbacks



Size and Zoning

Residential Cluster Projects:

In addition to information given in the City of Yuma Land Use Code pertaining to allowable densities in the R-2 zone, definitions for "small lot single-family subdivisions" and "multi-family dwellings" (with a maximum density of 12 dwellings per acre) imply that residential cluster projects are allowed within the R-2 (and R-3) zone.

Definitions and guidelines for small lot single-family subdivisions are listed below:

Small lot single-family subdivision(s) (lots of at least 4,500 square feet but less than 6,000 square feet), provided that:

- (1) No more than 50 small lots shall be established within each one-quarter section of land (160 acres); and
- (2) Common area landscaping and amenities shall be provided for small lot subdivisions; and
- (3) A homeowners' association shall be established for each small lot subdivision for the maintenance of the common area landscaping and amenities.

Specifications for residential cluster projects could not be found under R-2 or R-3 development standards or under the subdivision definitions section of the Land Use Code. Assuming that these developments are allowed, this project can be developed as fee simple party wall or double wall townhomes or as condominiums, with setbacks applied to the perimeter of the lot and absent or minimized from interior lot lines. In either case, it was recommended during the public meeting that CC&R's be established for this development to insure the integrity and upkeep of the project over time. Access into the site will be by a private road owned by the homeowner association.

A final consideration for this project is adherence to § 154-014 of the Land Use Code for "Development Abutting Canals, Laterals, or Drainage Channels." This site will require a barrier wall along the western edge of the property as defined by this section. Additionally, recommendation was made during the public meeting that the barrier also serve to keep children living at this development from accessing the canal bank for reasons of privacy, safety, and security.





The site is only accessible from Magnolia Avenue. Olive Avenue is not a public street and does not serve as a secondary access street to the site. With this in mind, fire access and turn-around must be provided on-site since the western-most units will be located beyond the maximum distance that can be reached by a fire hose from Magnolia Avenue.

Utility Access

The site has access to utilities including water, gas, and power from Magnolia Avenue.





Option 1: 10 unit, two-story plan



Option 1A: 8 unit, two-story plan



Option 2: 8 unit, single-story plan



Option 3: 8 unit, two-story plan

Site Plan Options

Three site plans were developed for this parcel. Each plan should be reviewed by the City of Yuma Development Services Department and by the YNDO board to determine which plan will work best for this site. Below is a brief discussion of each plan option. All plans fall within acceptable density ranges for R-2 development.

Options 1 and 1A

Option 1 and 1A feature two-story units with 2-car garages in both a 10 unit and 8 unit configuration. In these plans, the units that front Magnolia Avenue are single-story plans designed to respond to the existing neighborhood context of single-story historic homes. Both variations of this plan will need to be developed as townhomes or condominiums with common walls at the garage only. This plan features both 3 and 4 bedroom units.

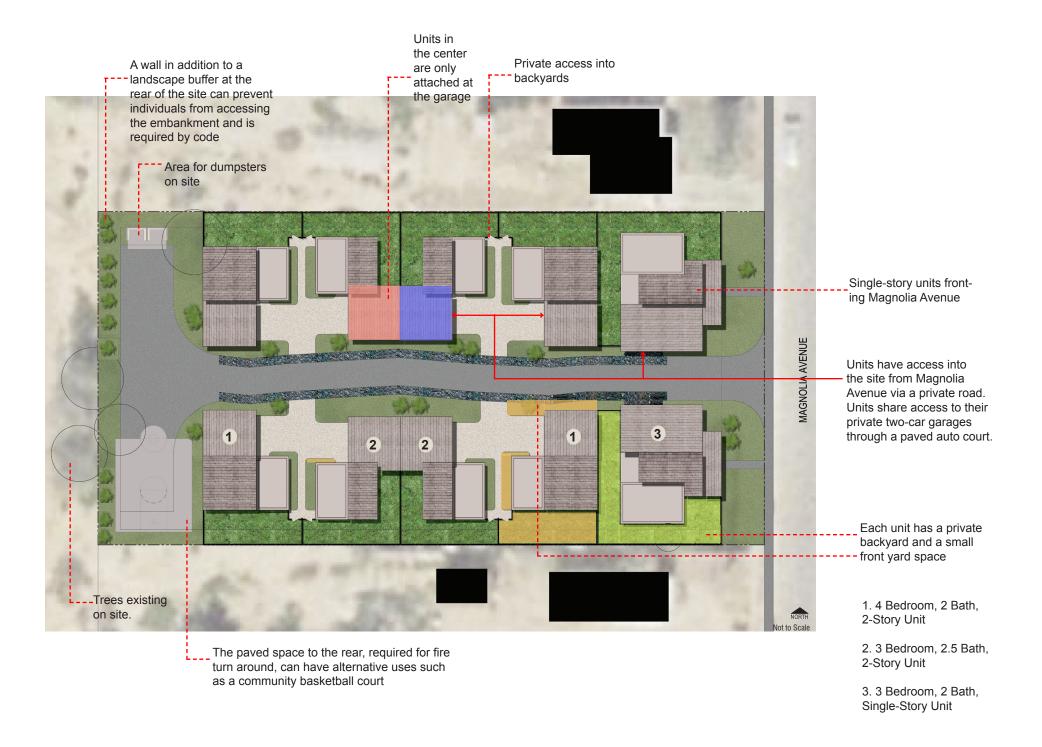
Option 2

Option 2 features single-story units that have "shotgun" 2-car garages. Units can be designed as 3 or 4 bedroom plans and have common walls at the garage. This plan will need to be developed as townhomes or condominums, but has a "less dense" appearance due to the lower profile of the units.

Option 3

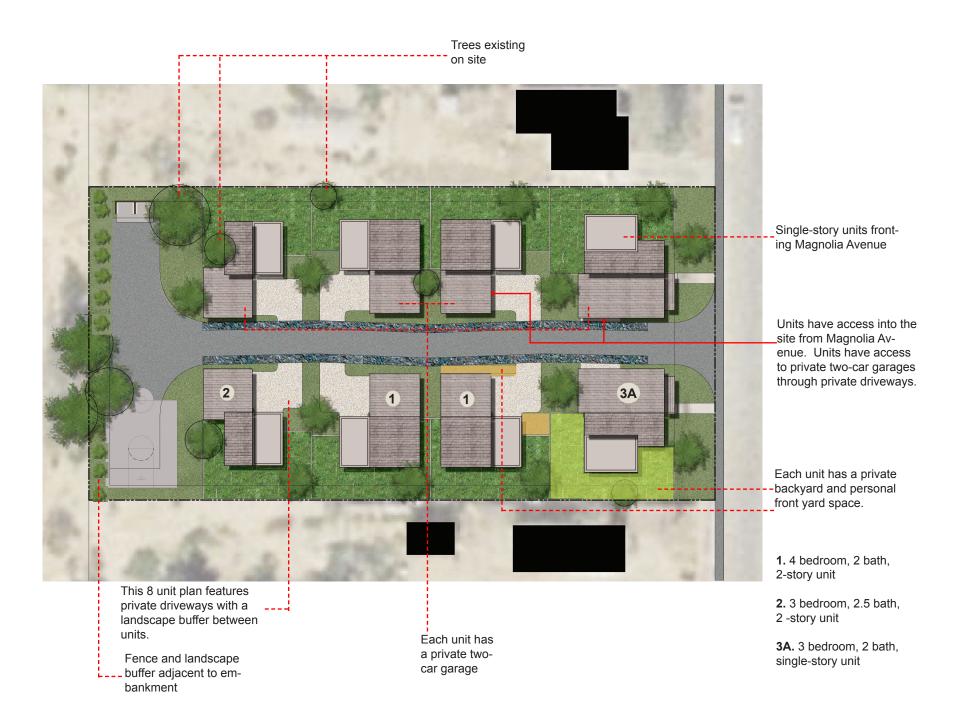
Option 3 includes only free-standing dwellings. Units are not attached at any point and sit on clearly defined lots. In this case, setbacks are applied to each individual lot with a two-story unit plan derived from the 3 bedroom plan designed for Option 1. This plan could potentially have the least restrictive CC&R's. It may also give individul homeowners the greatest sense of privacy.

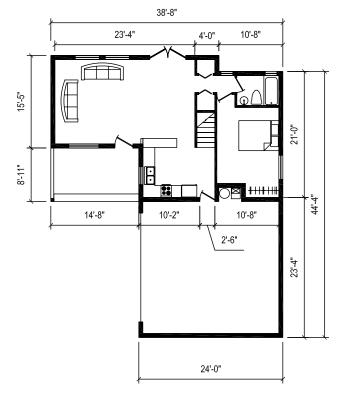




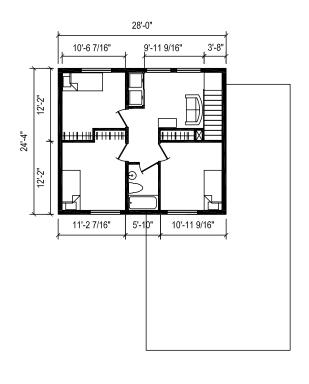
Option 1 can also be developed as an 8 unit plan, Option 1A. Option 1A shows 8 units with garages accessed from private driveways. This plan can also be developed as townhomes or condominiums.











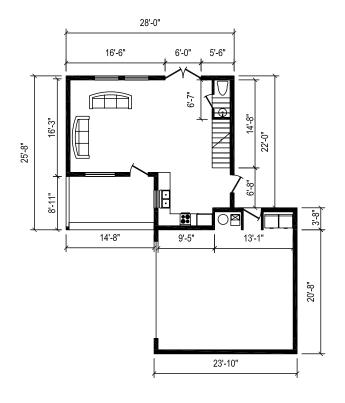
Second Floor Plan

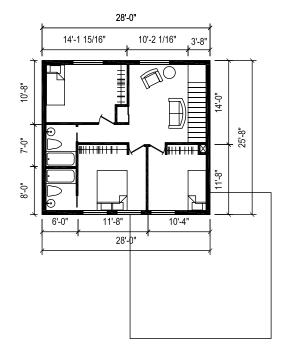
1/16" = 1'0"

1 Two-Story 4 Bedroom 2 Bathroom Unit

1367 sf

*Plan used in all site plan options





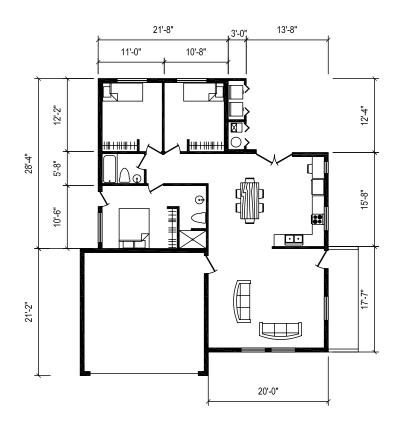
First Floor Plan Second Floor Plan

1/16" = 1'0"

2 Two-Story 3 Bedroom 2.5 Bathroom Unit

1113 sf

*Plan used in all site plan options

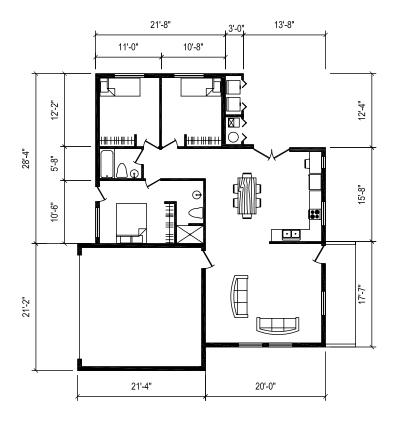


1/16" = 1'0"

3 Single-Story 3 Bedroom 2 Bathroom Unit

1200 sf

*Plan used insite plan option 1.



1/16" = 1'0"

3A Single-Story 3 Bedroom 2 Bathroom Unit

1150 sf

*Plan used in site plan option 1A, 8 unit alternative















Option 2 can be developed as townhomes or condominiums, has 8 single-story units and private 2-car "shot-gun" style garages





Units have access into the site from Magnolia Avenue. Units have access to their private two-car garages through private driveways. Garages are designed "shotgun" style with one car parked behind the other.

Units have a front porch which can be enclosed and combined into a living room. This will allow for an additional bedroom or office/workspace to the rear of the unit

Each unit has a private backyard and front yard space.

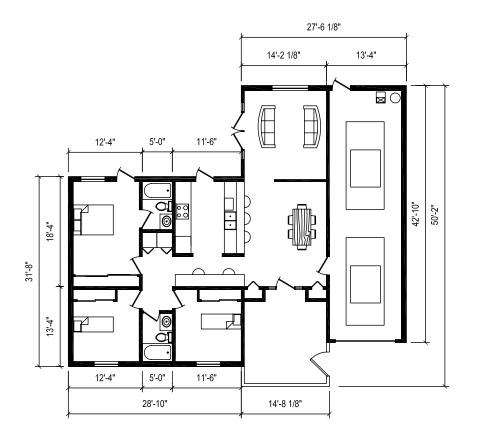
1. 3 bedroom, 2 bath, single-story unit (see floor plans for 4 bedroom options)

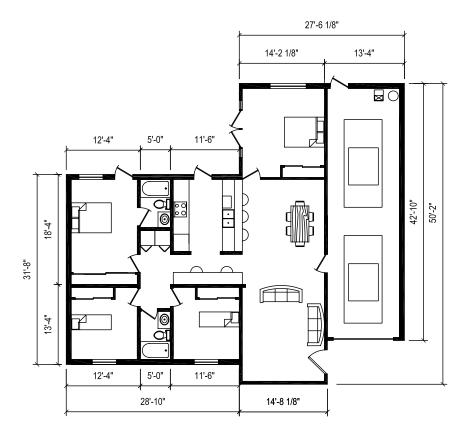
Each unit has a private two- car garage. Units are attached at the garage only.

Fence and landscape

buffer adjacent to embankment.

This 8 unit plan features private driveways with a landscape buffer between units.





1/16" = 1'0"

1 Single-Story 3 Bedroom 2 Bathroom Unit

1250 sf

*Plan used in site plan option 2

Optional fourth bedroom can be added when front porch area is combined with living area.

1/16" = 1'0"

1 Single-Story 3 Bedroom 2 Bathroom Unit

1400 sf

*Plan used in site plan option 2

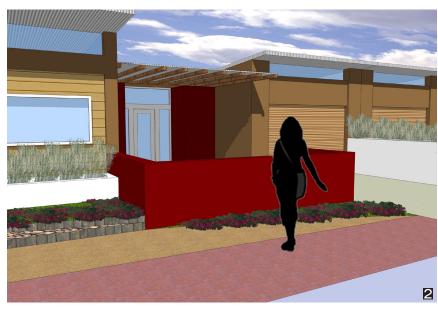








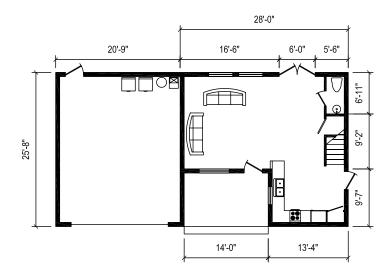




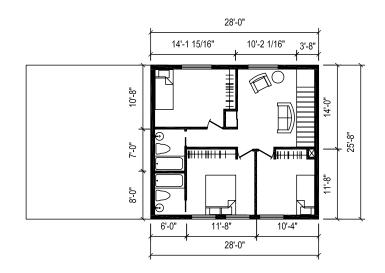
at rear of unit, no extra bedroom option

Option 3 is designed to be developed as a subdivision with setback regulations applied to each parcel. Option 3 uses a variation of the floor plan and elevation developed for Option 1.





First Floor Plan



Second Floor Plan

1/16" = 1'0" 1 Two-Story 3 Bedroom 2.5 Bathroom Unit 1113 sf

3.0 Resources

Homes and Communities: U.S. Department of Housing and Urban Development. http://www.hud.gov/offices/cpd/communitydevelopment/programs/cdbg30/az/yuma/ (Downloaded Dec. 18, 2006)

