

1. Staff briefing to the Planning and Zoning Commission on Single-family Rental Product (Planners James Gagliardi and Joseph Horn)

James Gagliardi, Planner came forward and provided a presentation on single-family rental product. Mr. Gagliardi stated that this rental product is an emerging trend in Phoenix and Tucson areas and we will likely see a proposal for this soon. Because of this, Staff wanted to make the Commission aware of what exactly this trend entailed via this briefing. Staff visited four single-family rental product communities in Chandler, Gilbert and Queen Creek. He provided a comparison between the single-family rental product to apartments and single-family homes. He stated that there are two zone districts which would allow this type of product. Mr. Gagliardi explained the potential challenges in both districts. In the R-2 zone, there are certain development standards that may be too restrictive to make this type of development work; however this zone afforded a density that could easily accommodate this type development. In a PAD, the development standards are able to be customized; however this development would be beholden to the 2003 PAD residential design standards. This document limits the density that developers would want to achieve. Also this document requires the provision of multiple types of housing product that could pose a challenge for the single family rental developments. Mr. Gagliardi indicated that the PAD Residential Design Standards allow the developer to request an exception so long as the design objectives of the Design Standards were still met. He provided some successful implementation ideas such as providing quality open space, highly amenitized common areas , and variation of design. It is possible that the right proposal could successfully be granted an exception. Mr. Gagliardi discussed what he and Mr. Horn felt were good and bad aspects of single family rental product based on their tour. The main concerns were parking availability, garages being used for storage instead of being used to meet parking requirement, the fenced backyards being used for storage and for the placement of accessory structures, and the need for a strong management company to address this. The City would hope to work with an applicant to insure a development can adequately address concerns in order to be a better fit in the City. Mr. Gagliardi described Staff's conclusions that this provides an alternative housing choice compared to apartment living and may be more compatible with adjacent traditional single-family neighborhoods than apartments because of the one-story height. He asked for comments from the Commission.

The Commission expressed their comments and concerns regarding this project.

Member Dugan indicated that he has visited a couple of these developments as well and found them to be well constructed, and to meet the need of people not looking to own. This can also be an increased trend due to the ADWR's restriction on the issuance of Certificates of Assured Water Supply that are required for new residential subdivisions.

Chairman Miller expressed concern over setbacks, being compatible with adjacent properties and maintenance over time.

Member Snider felt that it would be better for a new zone district to be created than shoe-horn this product to make it work in an existing zone.

Jan Hobbs, a member of the public came to speak about what the pricing of these would be and whether it would create too large of a rental market and how these would compare to rates being asked of apartments.

Director Tice commented that his sense was that Staff would see this type of product in the next six months.

B. Call to the Public:

Jan Hobbs, 2354 N. Casa Grande Avenue came to podium to address the Commission. Ms. Hobbs stated that she lives in an UR (Urban Ranch) area near the area that is being considered for a new single family rental home project. She asked for clarification on some of the discussion items regarding this development type. She asked if this would be affordable housing and not high end housing. A brief discussion took place.

Mr. Graffius stated that since this item is call to the public, he recommended to her that she meet with the Planning Staff for further discussion and clarification.