

# Staff Summary Report



Hearing Officer Hearing Date: August 18, 2009

Agenda Item Number: 2

**SUBJECT:** This is a public hearing for a request by the **AUSTIN RESIDENCE (PL090228)** located at 1440 East Secretariat Drive for one (1) use permit.

**DOCUMENT NAME:** 20090818dssl01 **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request by the **AUSTIN RESIDENCE (PL090228)** (Tessa Jones/the Phactory, applicant; Jon & Hiroko Austin, property owners) located at 1440 East Secretariat Drive in the AG, Agricultural District for:

**ZUP09107** Use permit to allow an accessory building (ramada).

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

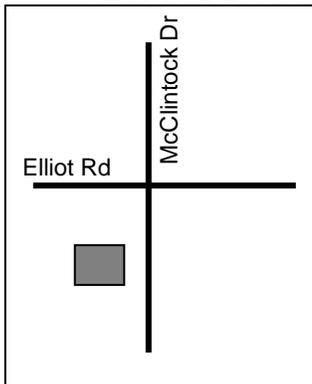
**LEGAL REVIEW BY:** N/A

**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



The applicant is requesting a use permit to allow an accessory building (ramada). A use permit for a pool house was granted at the Hearing Officer meeting on July 21, 2009. The freestanding structure is located at the west side of the lot with a building area of 420 s.f. Staff supports the use permit request with the finding that the request meets the criteria for approval of a use permit. To date, staff has received no public input regarding this request.

**PAGES:**

1. List of Attachments
2. Comments; Reasons for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Staff Photograph(s)

**COMMENTS:**

The Austin Residence is proposing to construct a freestanding building (ramada) on the west side of their property. The proposed structure is 420 s.f. in area. The structure will be located between the main residence and the future pool house. Staff recommends approval of the use permit as the structure meets the conditions set forth in the Zoning and Development Code for accessory buildings. To date, staff has received no public input.

**Use Permit**

The Zoning and Development Code requires a use permit for an accessory structure in the AG- Agricultural zoning district. Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - This use, with conditions, should not create nuisances within the residential area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
  - The proposed accessory building would not contribute to neighborhood deterioration or downgrade property values.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed accessory building use appears to be compatible with surrounding uses. The requested use permit will not be detrimental to the surrounding area.

**Conclusion**

Staff recommends approval of the use permit.

**REASON(S) FOR APPROVAL:**

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. The use appears to be compatible with the site and adjacent properties.
3. There appears to be a demonstrated need for this accessory building.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S) OF APPROVAL:**

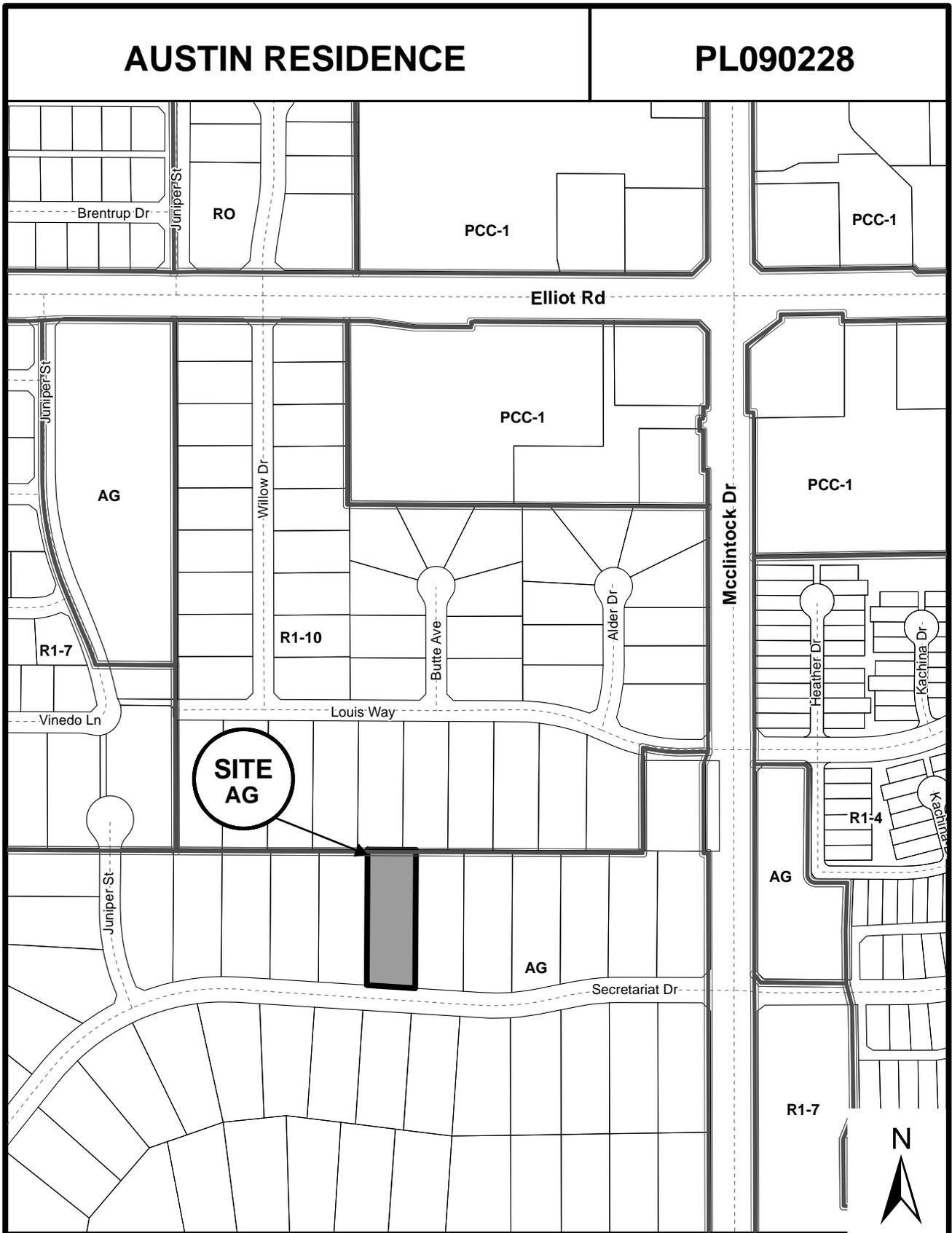
1. Obtain all necessary clearances and permits from the Building Safety Division.
2. Ramada to complement other structures in color, form and material.

**HISTORY & FACTS:** July 21, 2009. The Hearing Officer approved a use permit for an accessory building (pool house), subject to conditions.

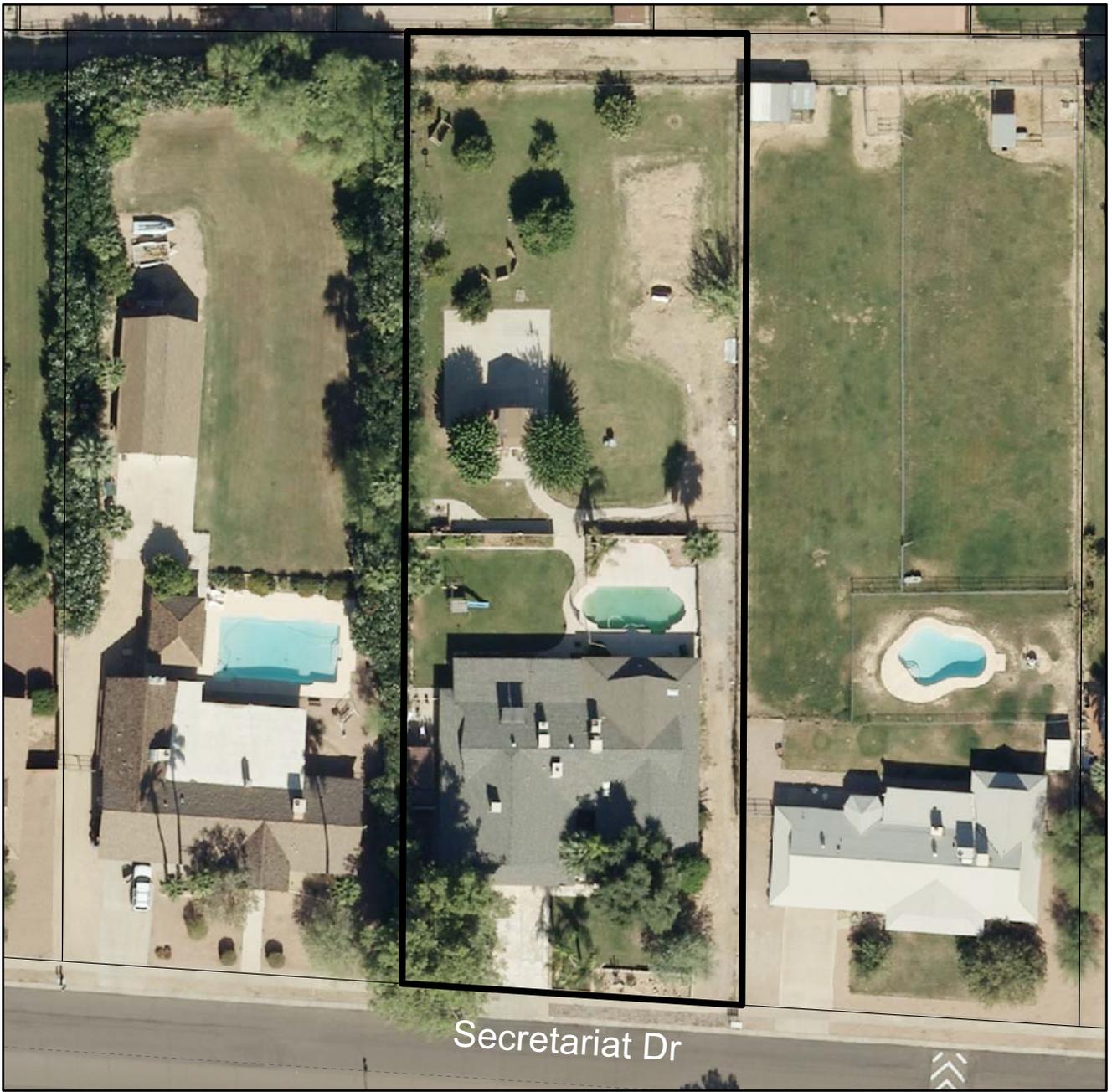
**DESCRIPTION:** Owner – Jon & Hiroko Austin  
Applicant – Tessa Jones/The Phactory  
Existing Zoning – AG, Agricultural District  
Proposed building area- 420 s.f.

**ZONING AND  
DEVELOPMENT**

**CODE REFERENCE:** Part 3, Chapter 1, Section 3-102 – Permitted Uses in Residential Districts  
Part 3, Chapter 4, Section 3-401 – Accessory Buildings, Uses and Structures  
Part 6, Chapter 3, Section 6-308 – Use Permit



**Location Map**



**AUSTIN RESIDENCE (PL090228)**

the PHACTORY llc

architecture  
design  
fabrication

480.921.9500  
2417 s. palm drive  
tempe, arizona 85282  
thephactory@cox.net

22 June 09

*Project:* **Austin Residence**  
1440 E. Secretariat Drive  
Tempe, AZ 85284

**Letter of Explanation**

This project consists of a pool house (1,120 s.f.) & ramada area (416 s.f.) on an existing residential property.

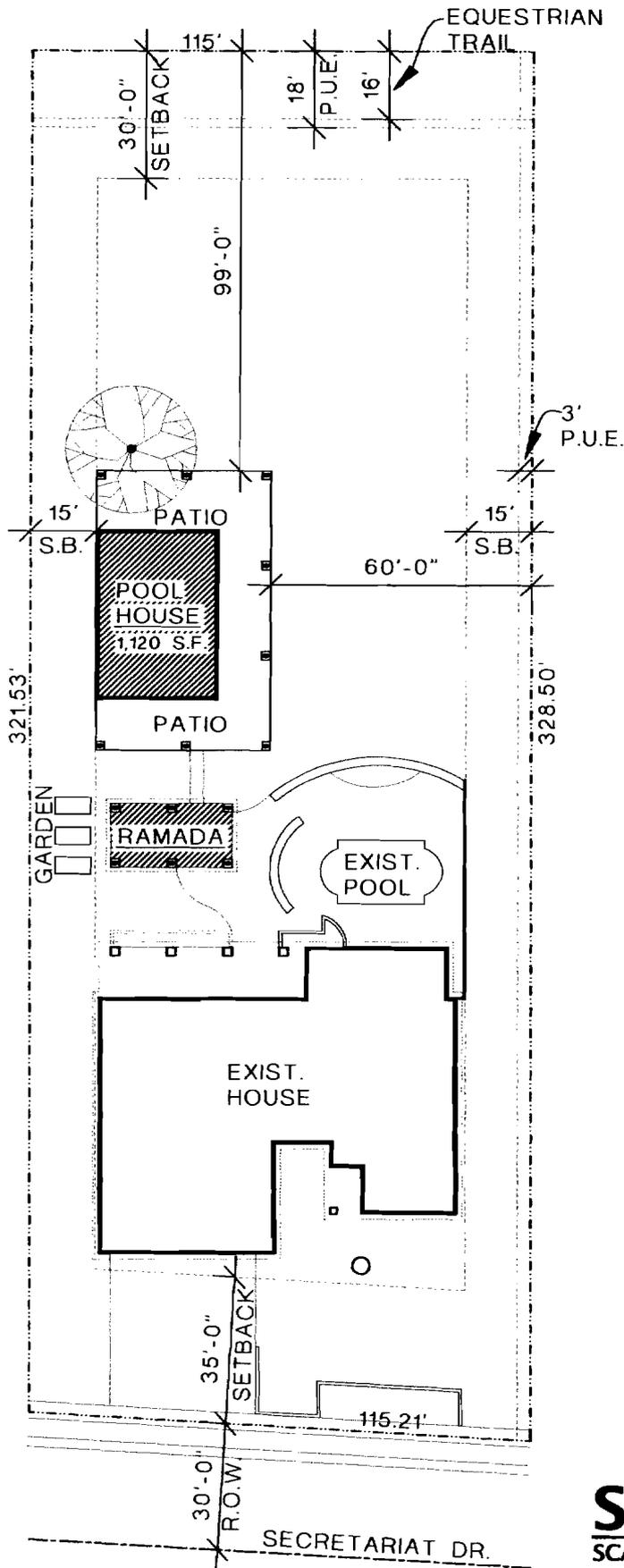
There are three generations of the Austin family living at this property. The Pool House will provide a place to gather, work on projects and provide a recreation area for the family. The large wrap around patio will provide a shaded area off of the pool. Grandpa has a love for working in his workshop & the three children have many of their own projects on going. This is a very active family. Having a place to pursue their hobbies will be a great addition to their property.

Many properties in this neighborhood have large outbuildings (see attached aerial). This is an agricultural property, therefore we are proposing that the Pool House take on a barn-like aesthetic.

Thank you for your consideration,



Tessa Jones  
the Phactory



# SITE PLAN

SCALE: 1"=40'-0"

## AUSTIN RESIDENCE

1440 E. Secretariat Drive, Tempe, Arizona 85284

22 JUNE 09  
the Phactory



**AUSTIN RESIDENCE**

**1440 EAST SECRETARIAT DRIVE**

**PL090228**

**FRONT OF RESIDENCE**

