

Staff Summary Report



Hearing Officer Hearing Date: May 20, 2008

Agenda Item Number: 17

SUBJECT: This is a public hearing for a request by the **CARRAZCO RESIDENCE (PL080150)** located at 1534 East Calle de Caballos for one (1) use permit.

DOCUMENT NAME: 20080520dsac05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **CARRAZCO RESIDENCE (PL080150)** (Russ Conway/Classic Stellar Homes Inc.; Francisco & Eva Carrazco, property owners) located at 1534 East Calle de Caballos in the AG, Agricultural District for:

ZUP08080 Use permit to allow the construction of a two (2) story home.

PREPARED BY: Alan Como, Planner II (480-350-8439)

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

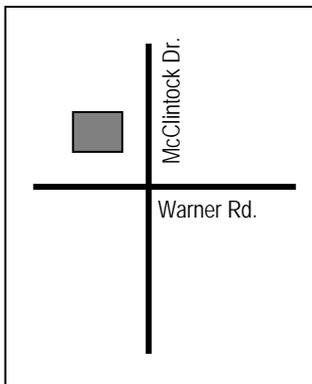
A handwritten signature in black ink, appearing to read 'SEA'.

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-2

ADDITIONAL INFO: The applicant is requesting a use permit to allow the construction of a two (2) story home located at 1534 East Calle de Caballos in the AG, Agricultural District. Staff supports the request as it meets the criteria for a use permit. To date no public input has been received.



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
- 5-6. Elevations
7. Staff Photograph(s)

COMMENTS:

The applicant is requesting a use permit to allow the construction of a new two (2) story home located at 1534 East Calle de Caballos in the AG, Agricultural District. The new home will be approximately 11,100 s.f. and the second story will be approximately 1,045 s.f. The second story will be to increase the interior space above the family room, provide a small second story retreat, as well as a balcony that faces the front courtyard. The proposed home meets all of the setback requirements for the zoning district. The mass of the second story addition will be relatively minimal compared to the size of the rest of the house.

Staff supports the request as it meets the criteria for a use permit. To date no public input has been received.

Use Permit

The Zoning and Development Code requires a use permit for any single story, single family residence to add or expand a second story. This use permit request meets all applicable tests in the following manner:

- 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 proposed two story addition is similar to others within the neighborhood; there should be no nuisances.
- 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 proposal would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to conditions of approval.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
3. This use should not create any nuisances.
4. The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
5. The proposed use appears to be compatible with surrounding uses.

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

CONDITION(S)
OF APPROVAL:

1. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division.

HISTORY & FACTS:

January 18, 2008: BP080080 – Permit issued to demo existing house and barn

DESCRIPTION:

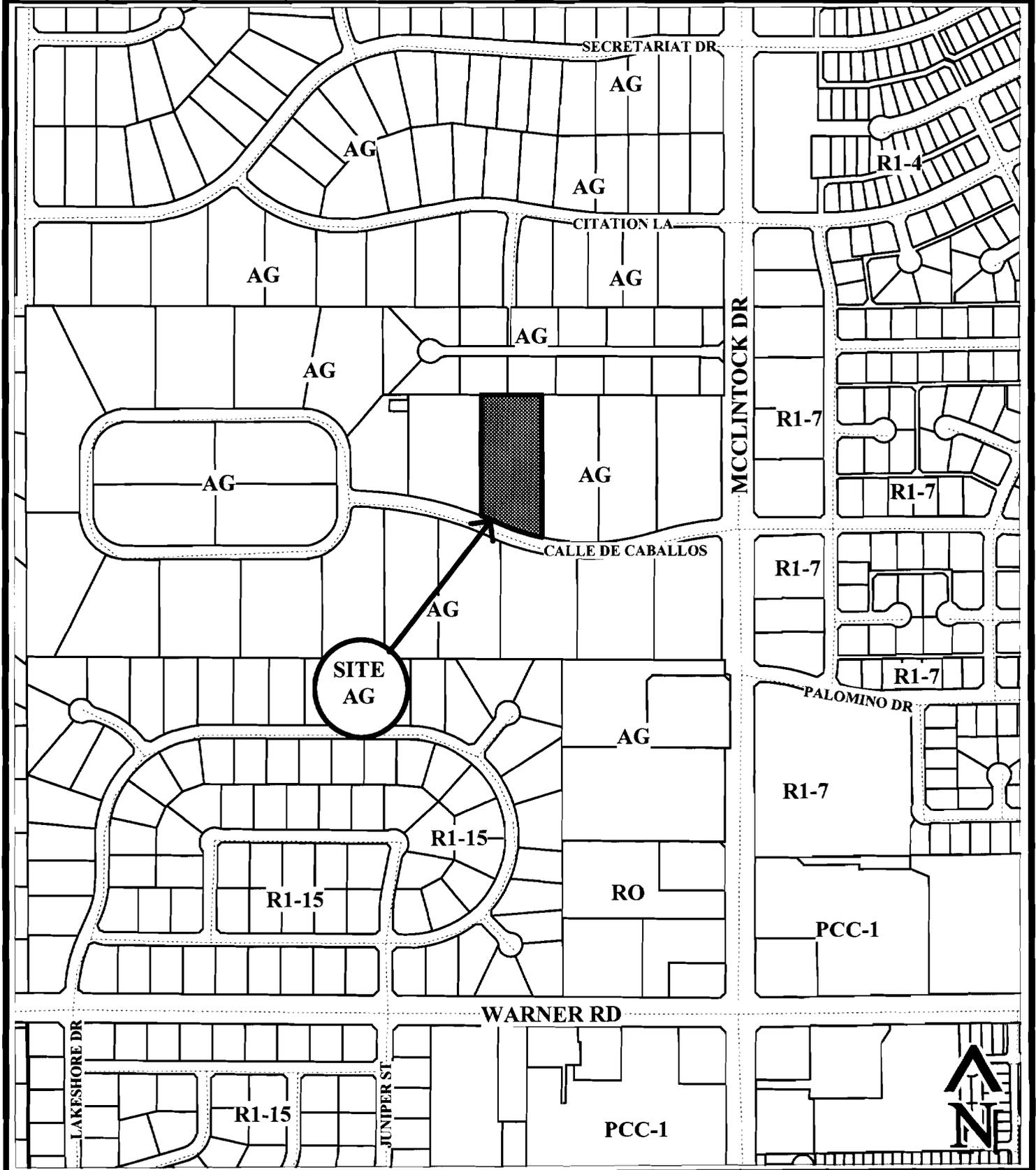
Owner – Francisco & Eva Carrazco
Applicant – Russ Conway/Classic Stellar Homes Inc.
Existing Zoning – AG, Agricultural District
Lot Size – 111,210 s.f. (2.55 ac)
Building area – 11,100 s.f.
Lot coverage allowed – 25%
Lot coverage proposed – 10%
Second Story area – 1,045 s.f.

ZONING AND
DEVELOPMENT
CODE REFERENCE:

Part 3, Chapter 4, Section 3-420 Single-Family Residential Second Story Addition or Rebuild

CARRAZCO RESIDENCE

PL080150



Location Map



CARRAZCO RESIDENCE (PL080150)

Letter of Explanation

Use Permit Application for 1534 E. Calle De Caballos

CARRAZCO RESIDENCE

To Whom It May Concern: The purpose of this request is to obtain a "Use Permit" for a portion of our new home to be two-story. We intend to use this area of the home expand interior volume above the family room area as well as provide a small private retreat area and access to a small balcony to overlook the front courtyard and entry area. The overall second story area is less than 10% of the overall footprint of the home with the only viewable windows on the front above the courtyard. Other smaller light-only glassed openings do appear on the high walls to the south & west. The addition of this second level also adds to the overall architectural appearance. We believe it adds to the overall Tuscan appeal especially with the short balcony over the front courtyard. We don't believe this second story will have any negative impact, disruption, or deterioration of the surrounding residential neighborhood.

Property Owner



Property Owner

Date

4/22/08
Date

LEGEND

- PROPERTY CORNERS
- ⊙ BRASS CAP
- WATER SERVICE
- ⊗ WATER VALVE
- J TELECOM JUNCT. BOX
- x-x- IRON PIPE FENCE
- o-o- CORRAL FENCE
- WOOD FENCE
- x x x x x x WIRE FENCE
- POWER POLE
- GRAVEL
- CONCRETE
- STREET LIGHT
- OHE OVERHEAD ELECTRIC
- CITRUS TREE
- MESQUITE
- OAK TREE
- TREE

FIRE NOTE

RESIDENCE TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length
C 1	11°57'38"	800.00'	167.00'	83.80'
C 2	3°00'07"	1388.00'	72.72'	36.37'
C 3	17°29'57"	1020.00'	311.53'	156.99'
C 4	42°00'00"	830.00'	608.42'	318.61'
C 5	24°30'00"	1358.00'	580.69'	294.85'
C 6	21°59'51"	1358.00'	521.38'	263.94'
C 7	02°30'09"	1358.00'	59.31'	29.66'
C 8	12°25'15"	830.00'	179.93'	90.32'
C 9	29°34'45"	830.00'	428.49'	219.13'

AREA CALCULATION

BUILDING AREA 11,100 S.F.
 2ND STORY ROOF 1,045 S.F.
 LOT COVERAGE 9.98%
 BUILDING HEIGHT 28'-3 1/2"
 NUMBER OF STORIES 2 STORIES

BUILDING CODE

SINGLE FAMILY RESIDENTIAL
 2006 TEMPE BUILDING CODE
 - ADMINISTRATIVE PROVISIONS
 2003 I.R.C.
 2003 I.B.C.

OWNER

JOSE & EVA CARRAZCO
 1534 E. CALLE DE CABALLOS
 TEMPE, AZ. 85284

CONTRACTOR AND SUBMITTED BY

CLASSIC STELLAR HOMES, INC.
 1940 E. THUNDERBIRD SUITE 105
 PHOENIX, AZ 85022
 PHONE: (602) 971-9889
 FAX: (602) 971-9727

SITE DATA

APN: 301-22-004A
 AREA = 111,210 S.F.
 = 2.5530 AC.
 BUILDING SETBACK LINES:
 FRONT: 40'
 FRONT (OPEN PORCH): 35'
 SIDES: 20'
 REAR: 35'
 SOURCE: C.O.T.
 ZONING: AG

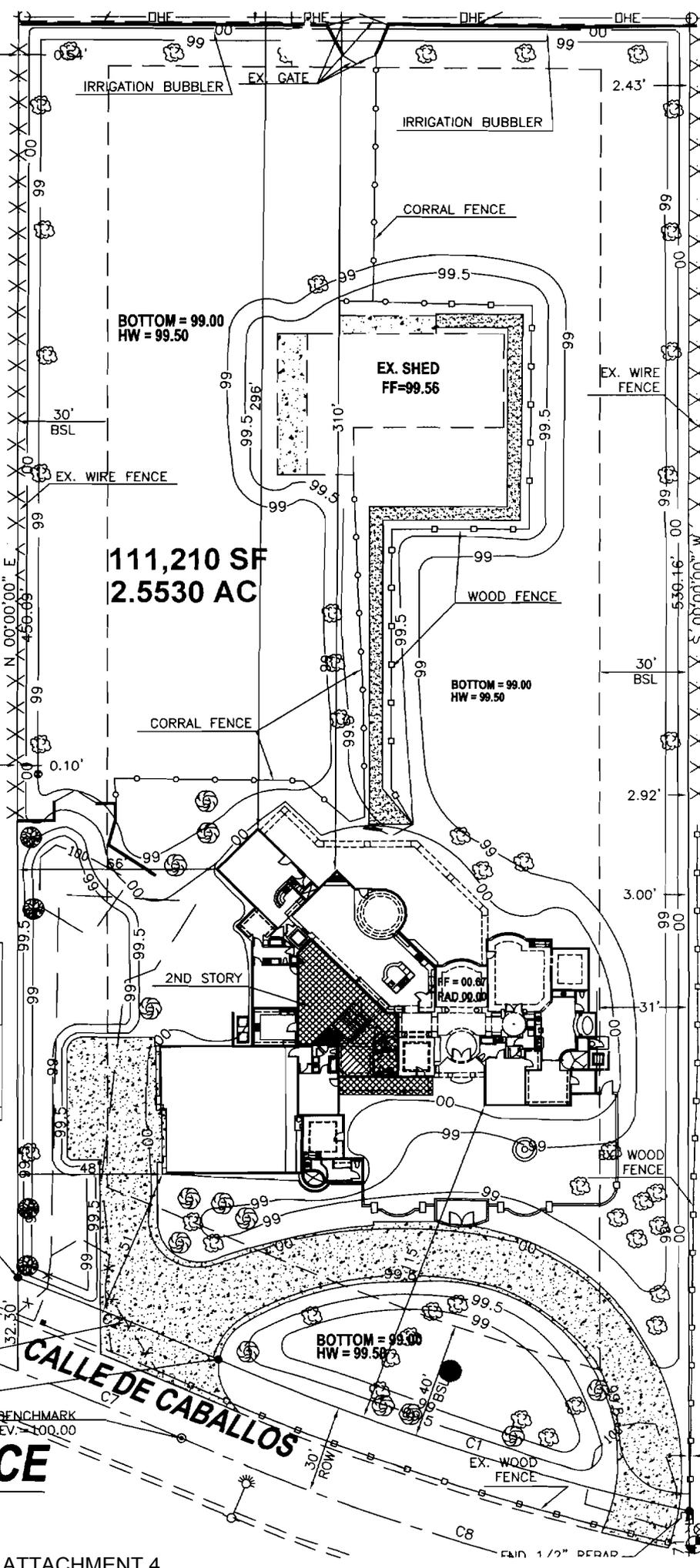
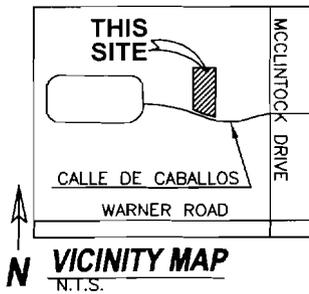
LEGAL DESCRIPTION

LOT 4 OF CALLE DE CABALLOS AS RECORDED IN BOOK 97 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK

EAST QUARTER SECTION 14
 TOWNSHIP 1 SOUTH RANGE 4 EAST.
 BRASSCAP IN A HAND HOLE,
 ELEVATION = 1182.83
 C.O.T. DATUM
 PLAN GRADE + 1082.36
 = C.O.T. DATUM

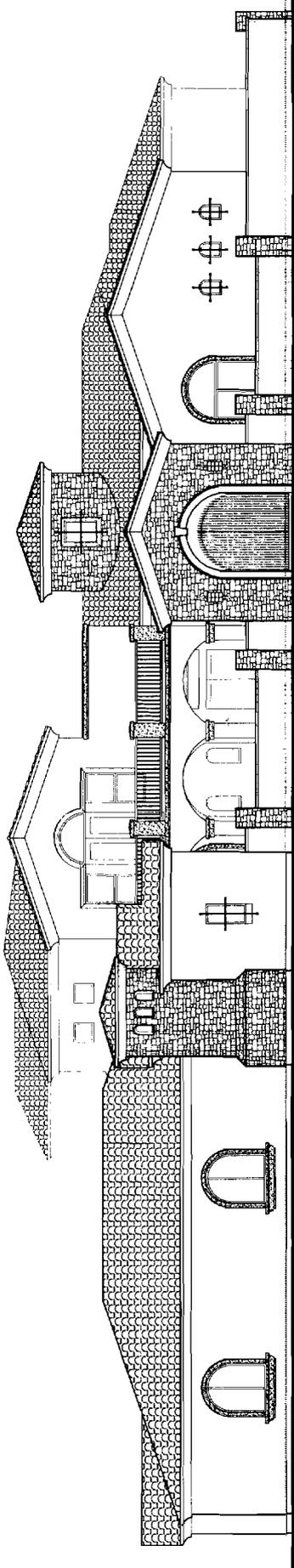
**111,210 SF
 2.5530 AC**



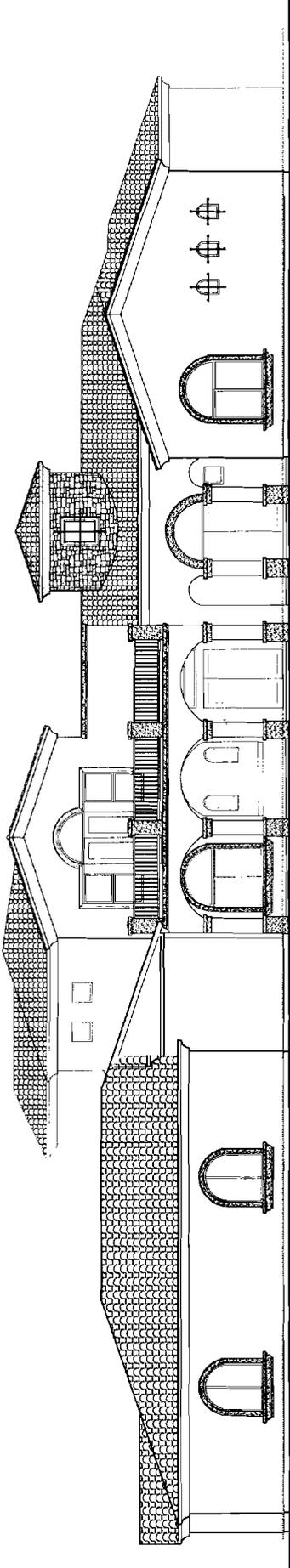
CARRAZCO RESIDENCE

SCALE: 1"=60'

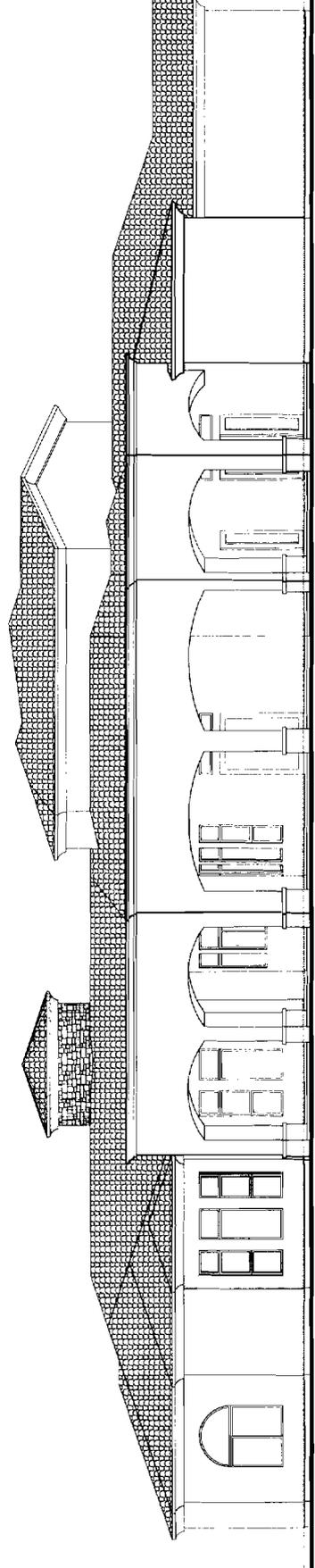
4-16-08



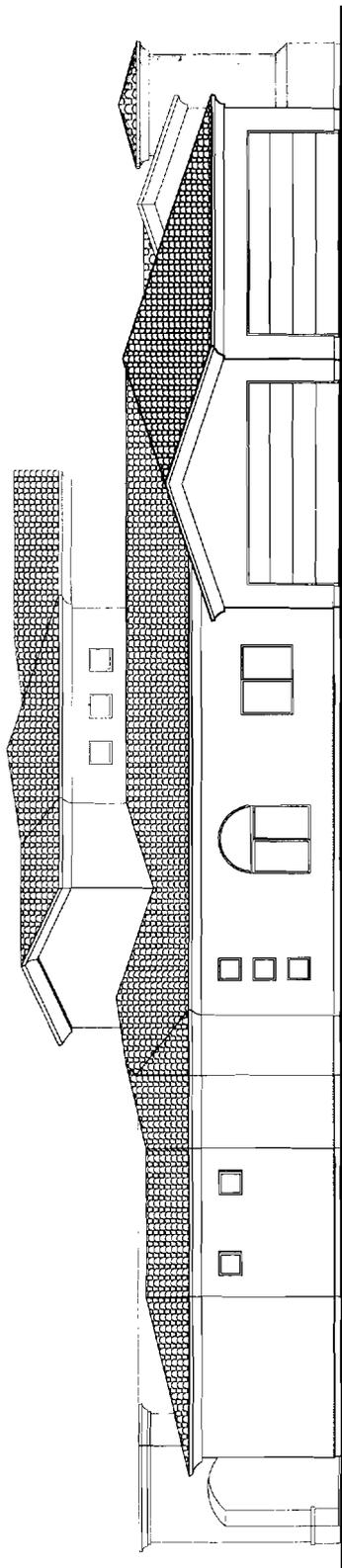
1a FRONT ELEVATION
AT COURTYARD WALL



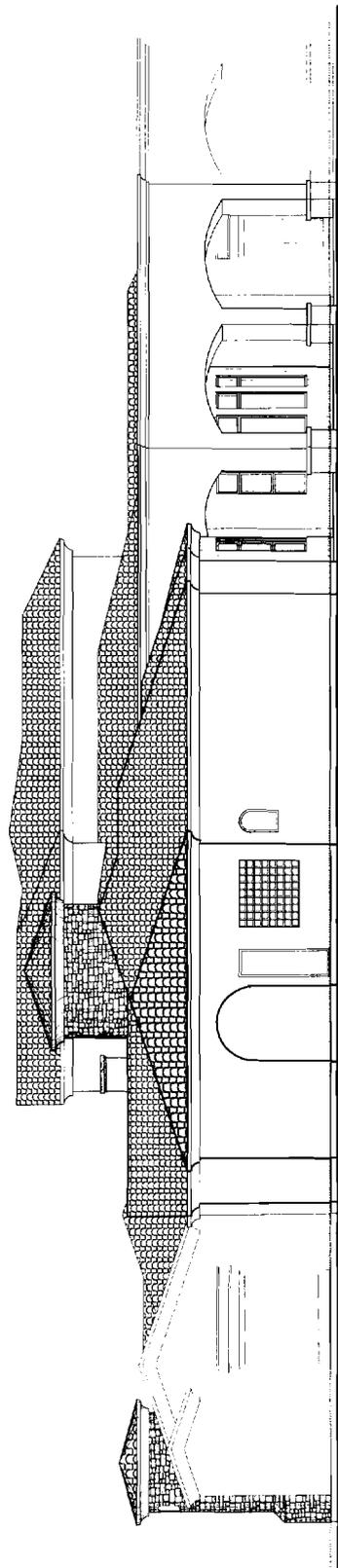
1b FRONT ELEVATION
AT FRONT DOOR



2 REAR ELEVATION



3 SIDE ELEVATION



4 SIDE ELEVATION



CARRAZCO RESIDENCE

1534 EAST CALLE DE CABALLOS

PL080150

FRONT OF RESIDENCE