

Staff Summary Report



Hearing Officer Hearing Date: May 19, 2009

Agenda Item Number: 5

SUBJECT: This is a public hearing for a request by the **KEEGAN RESIDENCE (PL090145)** located at 1325 East Secretariat Drive for one (1) use permit.

DOCUMENT NAME: 20090519dsdp02 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Hold a public hearing for a request by the **KEEGAN RESIDENCE (PL090145)** (Pat Keegan, applicant/property owner) located at 1325 East Secretariat Drive in the AG, Agricultural District for:

ZUP09061 Use permit to allow an accessory building (ramada).

PREPARED BY: Derek Partridge, Planner I (480-350-8867)

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

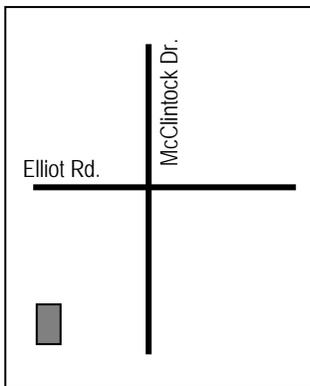
LEGAL REVIEW BY: N/A

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) located at 1325 East Secretariat Drive in the AG, Agricultural District. Staff supports approval of this request. 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. Elevations
6. Staff Photograph(s)

COMMENTS:

The Keegan Residence is proposing to construct a ramada in the rear yard of the lot. The proposed location provides adequate separation between the residence and the accessory building. The proposed location also meets setback requirements for the AG, Agricultural District. The structure will be approximately 24' by 16' or 384 s.f. in area and will be 12' in height. The structure features a fireplace and will be used for entertainment purposes.

Staff recommends approval of the use permit as the structure meets the conditions set forth in the Zoning and Development Code for accessory buildings and setbacks.

Use Permit

The Zoning and Development Code requires use permits to allow accessory buildings that exceed eight (8) feet in height and/or two hundred (200) square feet in area in the AG, Agricultural District.

Evaluating the use permit, the proposal appears to pass the use permit tests 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;
 - There is no apparent nuisance involved from this request.
- 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. The use permits are consistent with the General Plan 2030's Land Use Element. The requested use permits 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.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permits will not be materially detrimental to persons residing or working in the vicinity, to adjacent properties, to the neighborhood or the public welfare in general.

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 necessary clearances from the Building Safety Division.
- 2. The use permit is valid for the plans as submitted to the Hearing Officer.

HISTORY & FACTS:

1977 Construction year for single family residence.

DESCRIPTION:

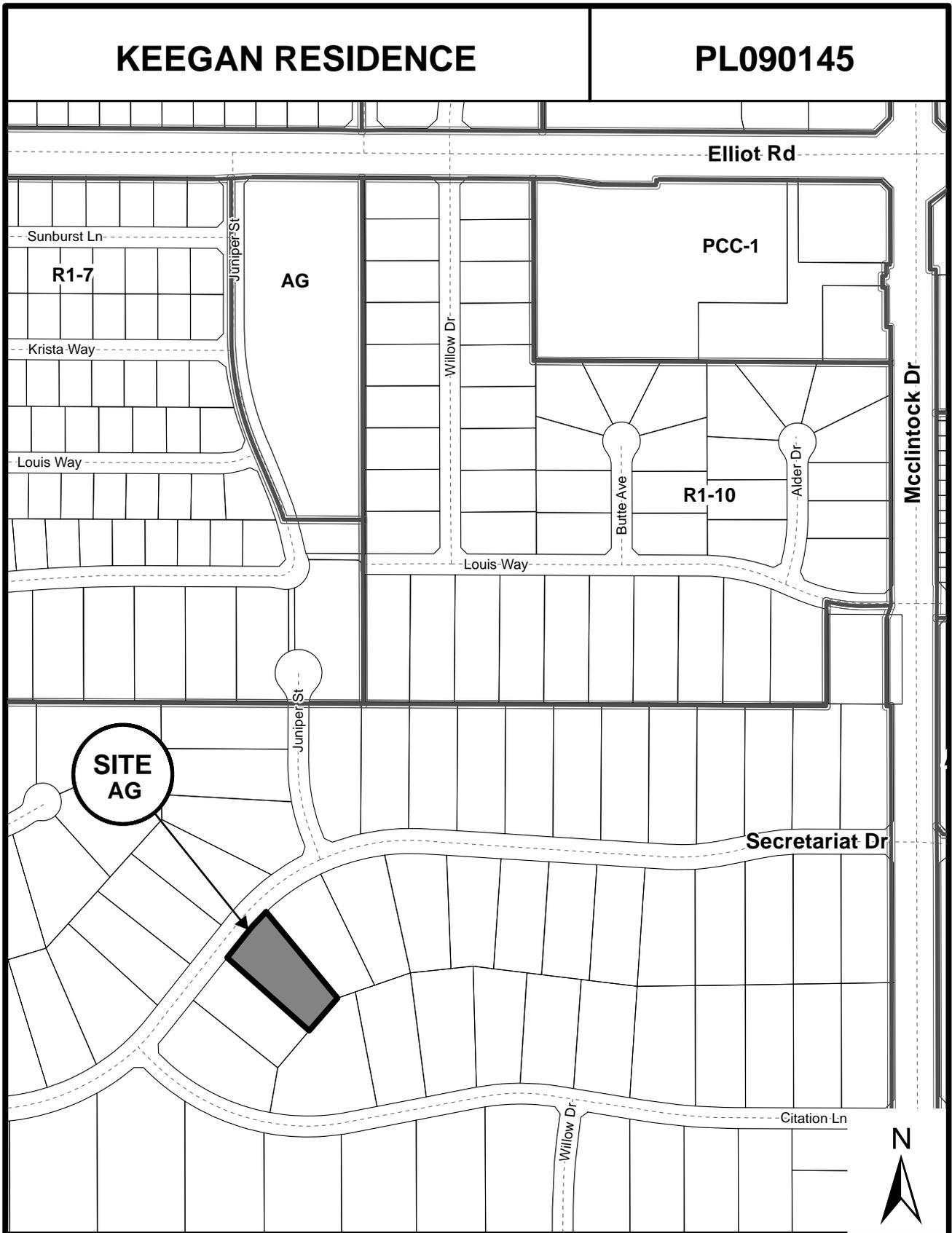
Owner – Pat Keegan
Applicant – Pat Keegan
Existing Zoning – AG, Agricultural District
Lot size – 33,005 s.f. / .76 acres
Existing Residence Area – 3,064 s.f.
Proposed Ramada Area – 384 s.f.
Proposed Ramada Height – 12'
Lot Coverage Allowed – 25%
Lot Coverage Proposed – 10.4%
Rear Yard Setback – 35' required; 102' proposed
Side Yard Setbacks – 20' required; 45.5' min. proposed

**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 4, Chapter 2, Section 4-201 – Purpose and Applicability
Part 4, Chapter 2, Section 4-202 – Development Standards for Residential Districts
Part 6, Chapter 3, Section 6-308 – Use permit

KEEGAN RESIDENCE

PL090145



Location Map

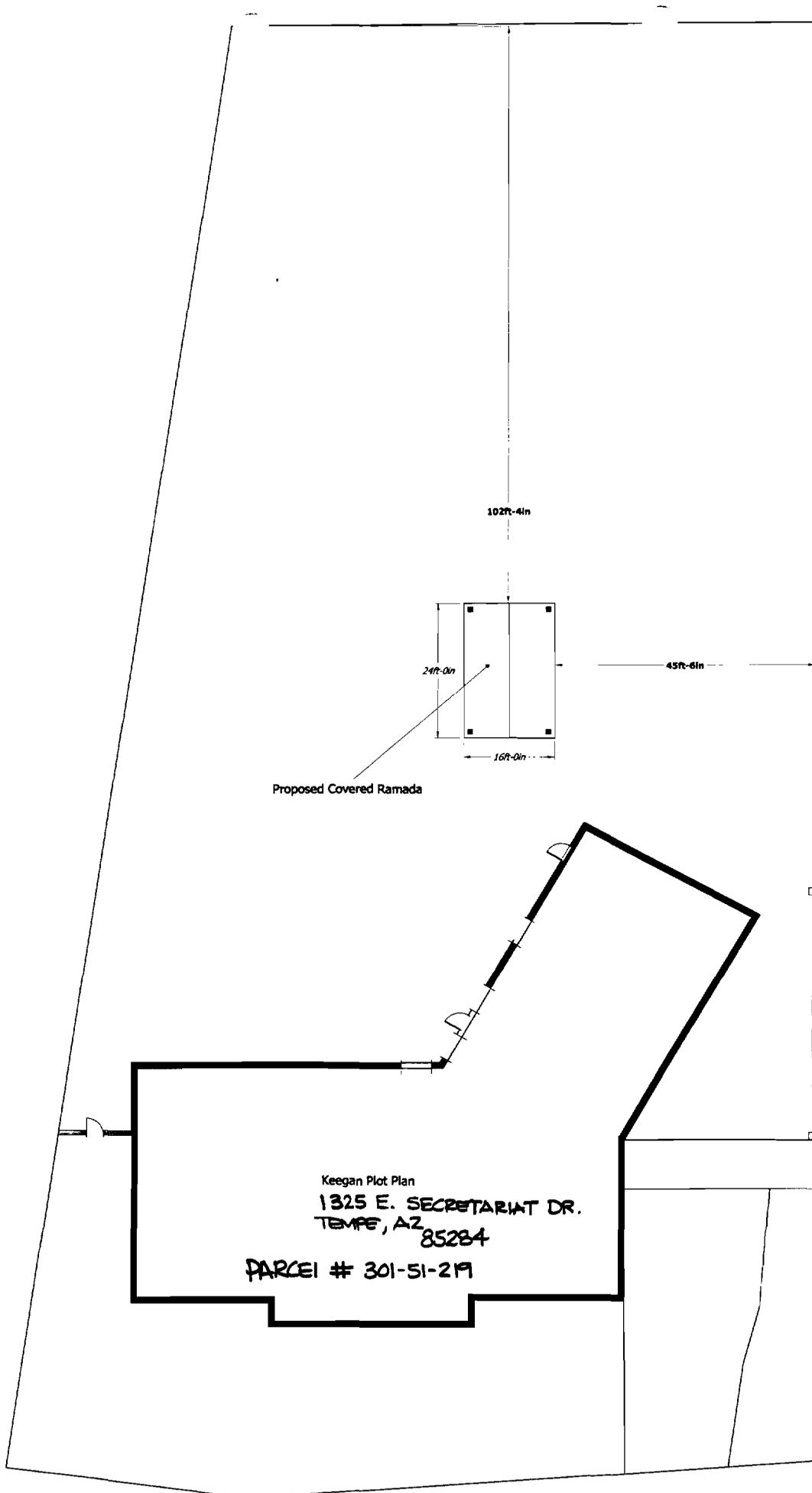


KEEGAN RESIDENCE (PL090145)

I, Pat Keegan, am requesting a Use Permit to construct a 16' x 24' covered Ramada in my backyard for personal use. My property is Assessor's Parcel #301-51-219 located at 1325 E SECRETARIAT DR in Tempe.

Thank you,


Pat Keegan

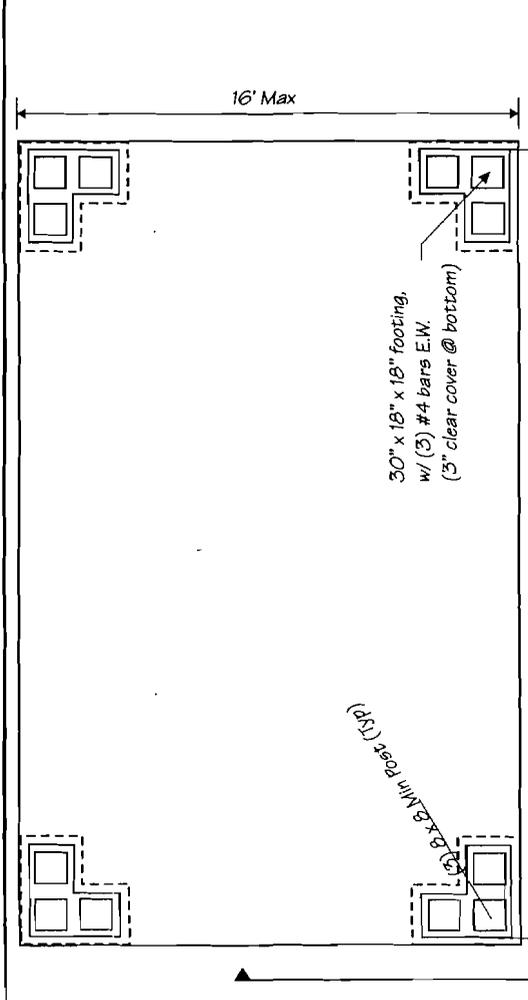


Proposed Covered Ramada

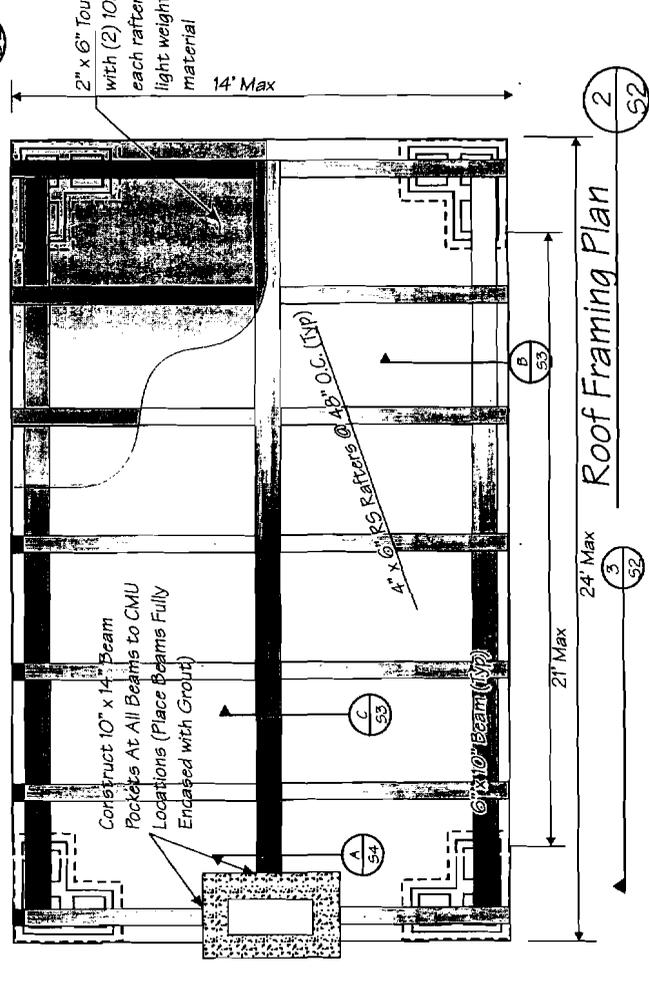
Keegan Plot Plan
1325 E. SECRETARIAT DR.
TEMPE, AZ 85284
PARCEL # 301-51-219

KEEGAN
PLOT PLAN

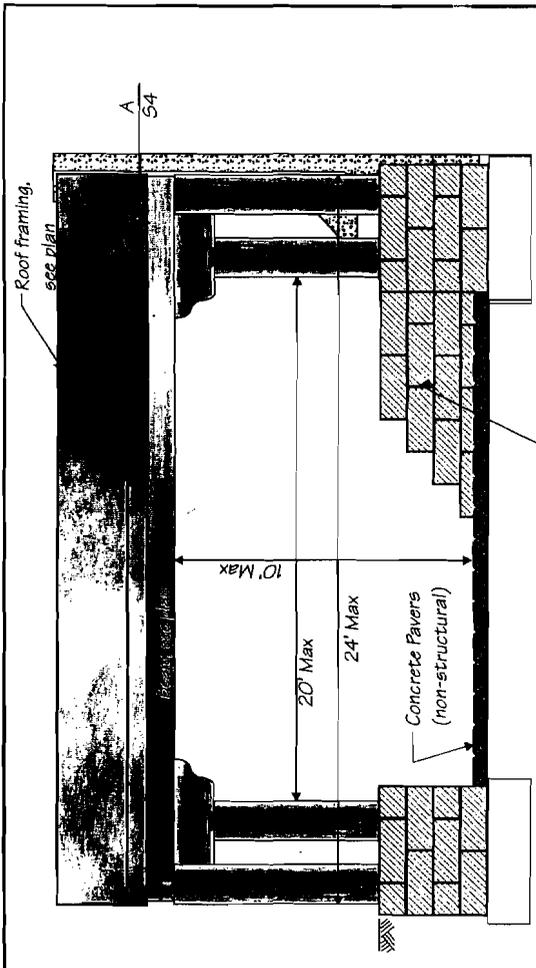
Scale: 1/8" = 1 foot



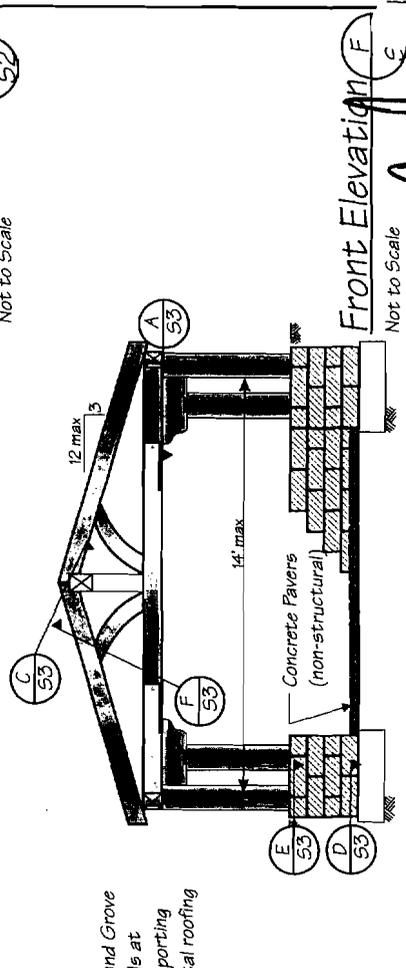
Footing Plan



Roof Framing Plan



Side Elevation F
Not to Scale



Front Elevation F
Not to Scale

Sheet 2
FRAMING &
FOUNDATION PLANS

Keegan Residence Gazebo
1325 East Secretariat Drive
Tempe, Arizona

AMMTEC CONSULTING, INC.

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Tempe, Arizona 85281
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E-Mail ammtec@ammtec.com

Prepared By: AEM
Reviewed By: KEM
Date: 04/16/09
Revision: N/A





KEEGAN RESIDENCE

1325 EAST SECRETARIAT DRIVE

PL090145

FRONT OF RESIDENCE

