

Staff Summary Report



Hearing Officer Hearing Date: June 22, 2010

Agenda Item Number: 11

SUBJECT: This is a public hearing for a request by the **RHODES RESIDENCE** located at 6500 South Terrace Road for one (1) use permit.

DOCUMENT NAME: 20100622dsrl03 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by the **RHODES RESIDENCE (PL100164)** (Jose Sanchez & John D. Hunt/Hunts Custom Homes, applicant; Lawrence Rhodes, property owner) located at 6500 South Terrace Road in the R1-8, Single Family Residential District for:

ZUP10057 Use permit to allow a second story addition.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

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

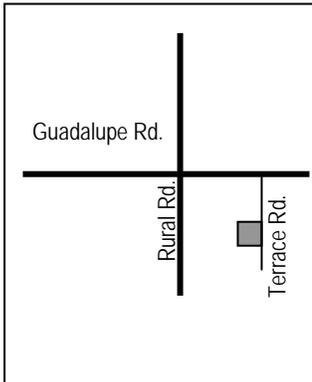
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



The applicant is requesting approval of a use permit for a second story addition to the main residence. A use permit is required when the existing residence was constructed originally as a single-story dwelling. The addition is in compliance with the development standards of the district and will not be a nuisance or negatively affect property values within the surrounding area. Staff recommends approval of this request with conditions. To date there has been no public input received.

PAGES:

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

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site Plan
5. Floor Plan
6. Elevations
- 7-8. Staff Photograph(s)

COMMENTS:

The site is located southeast of Guadalupe Road and Rural Road, on Terrace, just south of the Gesthemane Lutheran Church. The owner/resident is requesting a use permit for a second story addition. The proposed addition is located above the northwest corner of the residences and does not increase the overall building footprint. Although 2nd story residences in this neighborhood are not evident, the location of the addition has little visual impact from the neighboring properties. The home is adjacent to only two residential properties and to the north a public alley separated from a church facility. The proposed addition is located near the alley side of the property.

Staff reviewed the context of the main residence and its proposed addition. The materials proposed by the applicant include a wood frame construction with stucco exterior. Staff considered the addition be constructed of slump block to match the existing residence, but because the second story street side upper facade is not located above any masonry structure at the first level, it was felt that this would not be reasonable and cost prohibitive. City staff architects recommended maintaining the proposed stucco exterior. The appearance of the upper level from the street could be minimized if necessary, by constructing an over structure above the existing hip roof, which would reduce the street appearance of the addition to a 4'-0" tall section of stucco over wood framing. Other design factors are recommended as identified in the conditions, to provide a hip-style roof in lieu of a gable design, and realignment of the street front window with the roof peak.

Use Permit

The Zoning and Development Code requires a use permit for a 2nd story single-family home addition to an existing single story residence.

In evaluating the above request, the following factors shall be considered, but not be limited to:

- a. Any significant increase in vehicular or pedestrian traffic: *There does not appear to be any increase in traffic.*
- 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 will not be any nuisances from the building addition.*
- 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 addition will create additional value to the home, thus improving the home's property value.*
- d. Compatibility with existing surrounding structures and uses: *There does not appear to be another 2nd story home within proximity to this proposal. The materials and design configuration are not typical elements in this neighborhood. A slump block addition would be cost prohibitive. Staff has added conditions that address the common roof design and window placement; and*
- e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public: *The site will adequately control any potential nuisance to the surrounding area and the public. The addition is located furthest from the existing residential homes. The north side of the property where the addition is proposed, separated by a twenty foot alley, is next to an existing church site without any visual impacts.*

Conclusion

Staff recommends approval of the request, subject to the proposed conditions of approval.

REASON(S) FOR APPROVAL:

1. There is no significant increase in vehicular or pedestrian traffic.
2. There is no nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.
3. This use will not contribute to the deterioration of the neighborhood or to the downgrading of property values.
4. There is adequate control of disruptive behavior both inside and outside the premises.

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

CONDITION(S) OF APPROVAL:

1. Property owner(s) shall sign a real covenant, which shall be recorded with the land restricting the use of the second story building from being rented or leased independently from the main residence. The City of Tempe shall be parties to such covenant and shall be binding to all subsequent owners. This condition shall be completed prior to receiving a building permit.
2. The second story roof shall be designed using a "hip" style roof, to similarly match the existing.
3. Reposition the east elevation window to be centered with the peak of the existing roof top.

HISTORY & FACTS:

May 27, 2010

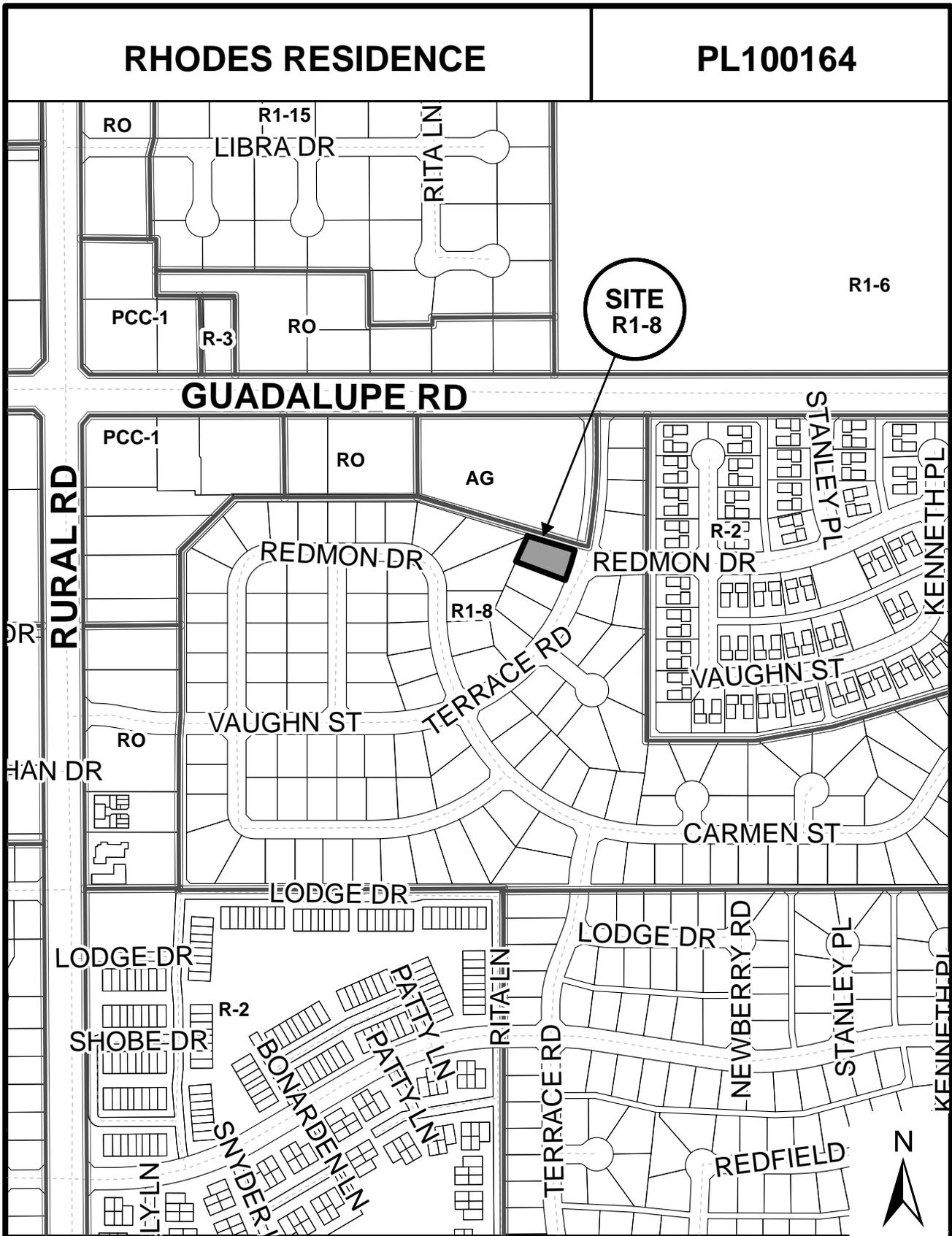
Applied to Building Safety for permits to construct 2nd story addition.

DESCRIPTION:

Owner – Lawrence Rhodes
Applicant – Jose Sanchez & John D. Hunt/Hunts Custom Homes
Existing Zoning – R1-8, Single Family Residential District

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-308, Use Permit



Location Map



RHODES RESIDENCE (PL100164)

HUNTS CUSTOM HOMES & REMODELING, INC.
702 North Chestnut Circle
Mesa, Arizona 85213
Phone: 480-527-5272
ROC 158433

To Whom It May Concern:

Re: 6500 S Terrace
Tempe, AZ 85283

We are adding a new bedroom and game room with walk-out deck above the existing residence on existing load bearing walls with frame construction.

John D Hunt

P2100167

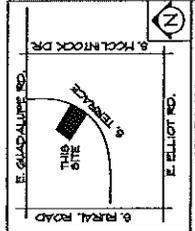
REVISIONS A B C D E	ALL WORK PERFORMED ON THIS PROJECT SHALL BE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. CONTRACTOR AND ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE DESIGN AND/OR THESE PLANS.	CONTACT INFO: JOSE SAYOCH DRAFTING SERVICE 480-716-4930 JOSE SAYOCH DRAFTING SERVICE 480-716-4930		2ND STORY ADDITION WITH DECK RHODES RESIDENCE 6500 S. TERRACE ROAD TEMPE, AZ 85283		DATE: 06/01/10 JOB #: 1159 SHEET 1 # 9
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CODES:

TEMPERATURE	ADMINISTRATION
-20006	IECC
-20006	IRC
-20006	IBC
-20006	IMC
-20006	NEC
-20006	IFC
-20006	IFC
-20006	IFC

PROPERTY INFORMATION
 PARCEL # 301-48-160
 OWNER: LAURENCE H. RHODES
 PROPERTY ADDRESS: 6500 S. TERRACE
 TEMPE, AZ 85283

VICINITY MAP

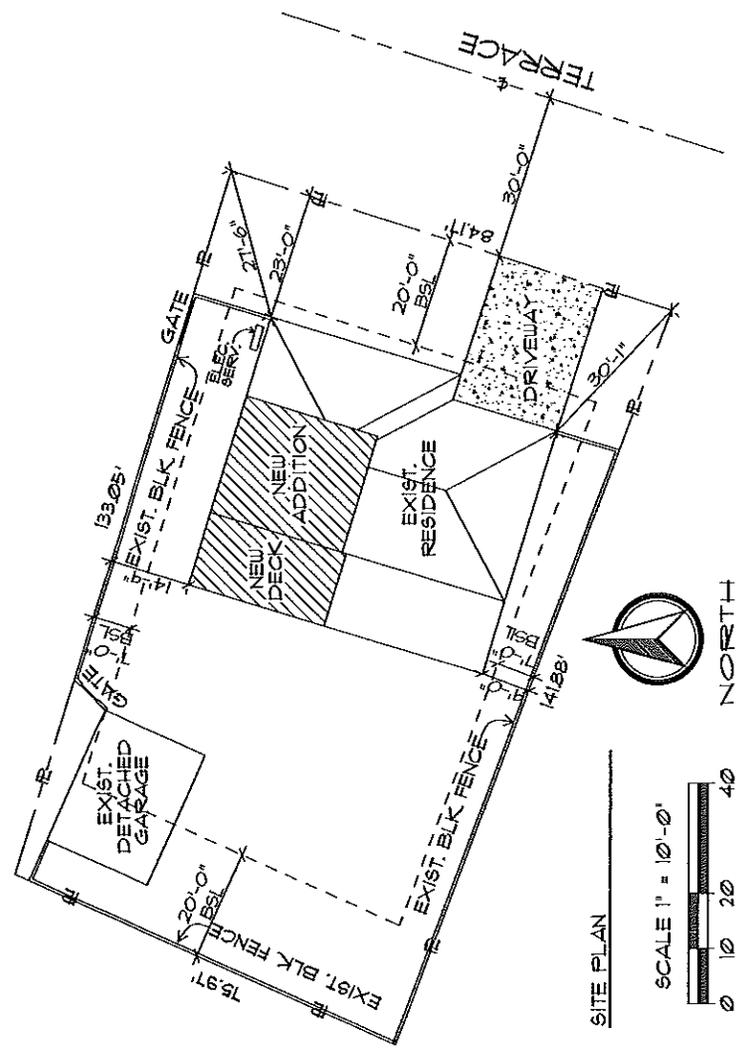


SQUARE FEET:

EXISTING LIVABLE	1,480 SF.
NEW LIVABLE ADDITION	950 SF.
EXISTING REAR PATIO	763 SF.
EXIST. DETACHED GARAGE	813 SF.
EXIST. FRONT PORCH	11 SF.
EXISTING GARAGE	418 SF.
TOTAL UNDER ROOF*	3,198 SF.

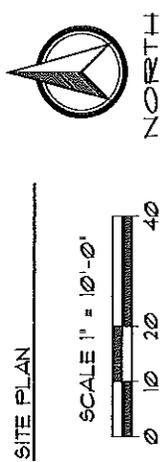
NET LOT AREA: 11260 SF.
LOT COVERAGE ALLOWED: 45% = 5,067 SF.
NEW LOT % COVERED: 33% = 3,198 SF.

- PAGE INDEX:**
1. SITE PLAN
 2. FOUNDATION PLAN
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 4. ROOF AND FLOOR FRAMING PLANS
 5. ELEVATIONS
 6. SECTIONS AND FINISHES
 7. ELECTRICAL AND MECHANICAL
 8. DETAILS
 9. SPECIFICATION SHEET.



SITE PLAN

SCALE 1" = 10'-0"



JUN 3 2010



RHODES RESIDENCE

6500 SOUTH TERRACE ROAD

PL100164

FRONT OF RESIDENCE



