

# Staff Summary Report



Hearing Officer Hearing Date: December 16, 2008

Agenda Item Number: 3

**SUBJECT:** This is a public hearing for a request by **SUNNYDALE SENIOR CENTER (PL080322)** located at 2424 South Mill Avenue for one (1) use permit.

**DOCUMENT NAME:** 20081216dsdp01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **TEMPE CHURCH OF CHRIST - SUNNYDALE SENIOR CENTER (PL080322)** (Darryl Starling, applicant; Tempe Church of Christ/property owner) located at 2424 South Mill Avenue in the R1-6, Single Family Residential District for:

**ZUP08175** Use permit to allow a freestanding accessory building (storage).

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

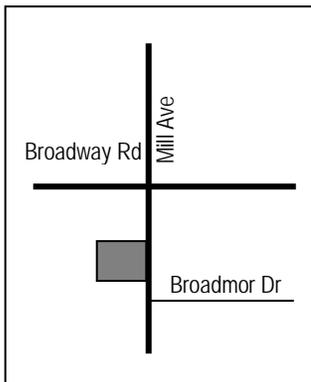
**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions

**ADDITIONAL INFO:** The applicant is requesting a use permit for a free standing accessory storage building located at 2424 South Mill Avenue in the R1-6, Single Family Residential District. On October 7, 2008, a use permit was approved for an accessory building on this property. The current request is the same as the previously approved request with a change in the proposed location of the accessory building. Staff recommends approval of the use permit. To date, one (1) inquiry on the project 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)
- 3-4. Letter of Intent
- 5-6. Letter of Intent (September 16, 2008)
7. Site plan
8. Floor Plan
9. Elevations
10. Staff Photograph

## COMMENTS:

The applicant, Darryl Starling with Sunnydale Senior Center, is requesting a use permit for a free standing accessory storage building located at 2424 South Mill Avenue in the R1-6, Single Family Residential District. The storage building will be approximately 1,500 s.f. and approximately thirteen feet, four inches (13'-4") in height. The building will be comprised of four (4) separate units, each with its own entrance, replacing two (2) existing smaller storage sheds on site. The proposed location of the accessory building is in the far northwest portion of the property, adjacent to the large parking area. The applicant has proposed this location in attempt to save a tree in the previously approved location and also avoid complications of construction in an area with flood irrigation. The building will meet all required setbacks for the R1-6 District.

To date one (1) inquiry has been received. Staff supports approval of this request

## Use Permit

The Zoning and Development Code requires a use permit for accessory buildings that exceed 8 feet in height and/or 200 square feet in area in all zoning districts

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. The applicant plans to use this building for storage only.
- 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 should not create any 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 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.
- d. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## Conclusion

Staff recommends approval subject to conditions.

## REASON(S) FOR APPROVAL:

1. There will be no significant increase in vehicular or pedestrian traffic in adjacent areas. The use is intended as storage space.
2. This use should not create any nuisances.
3. The proposed development would not contribute to neighborhood deterioration or downgrade property values.
4. 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. All permits and clearances required by the Building Safety Division shall be obtained prior to the use permit becoming effective.
2. The detached accessory building shall not be used as a separate living unit/guest quarters (no cooking facilities).
3. Accessory building shall be painted to match existing office building on-site.
4. The existing two (2) accessory buildings on the property (as shown on site plan) shall be removed after completion of the proposed accessory building.
5. Repaint the existing perimeter wall adjacent to the vacant lot to remove the inconsistencies in color within thirty (30) days (January 16, 2009).
6. Applicant shall meet with staff for a required landscape plan, landscape shall be completed within ninety (90) days (March 16, 2009).
7. Approval of this use permit shall void the previously approved use permit, ZUP08149.

**HISTORY & FACTS:**

- February 12, 1996                      BP960258 – Addition/Alteration final permit issued for a storage building.
- October 7, 2008                        ZUP08149 – Approval of a use permit to allow a freestanding accessory building (storage).

**DESCRIPTION:**

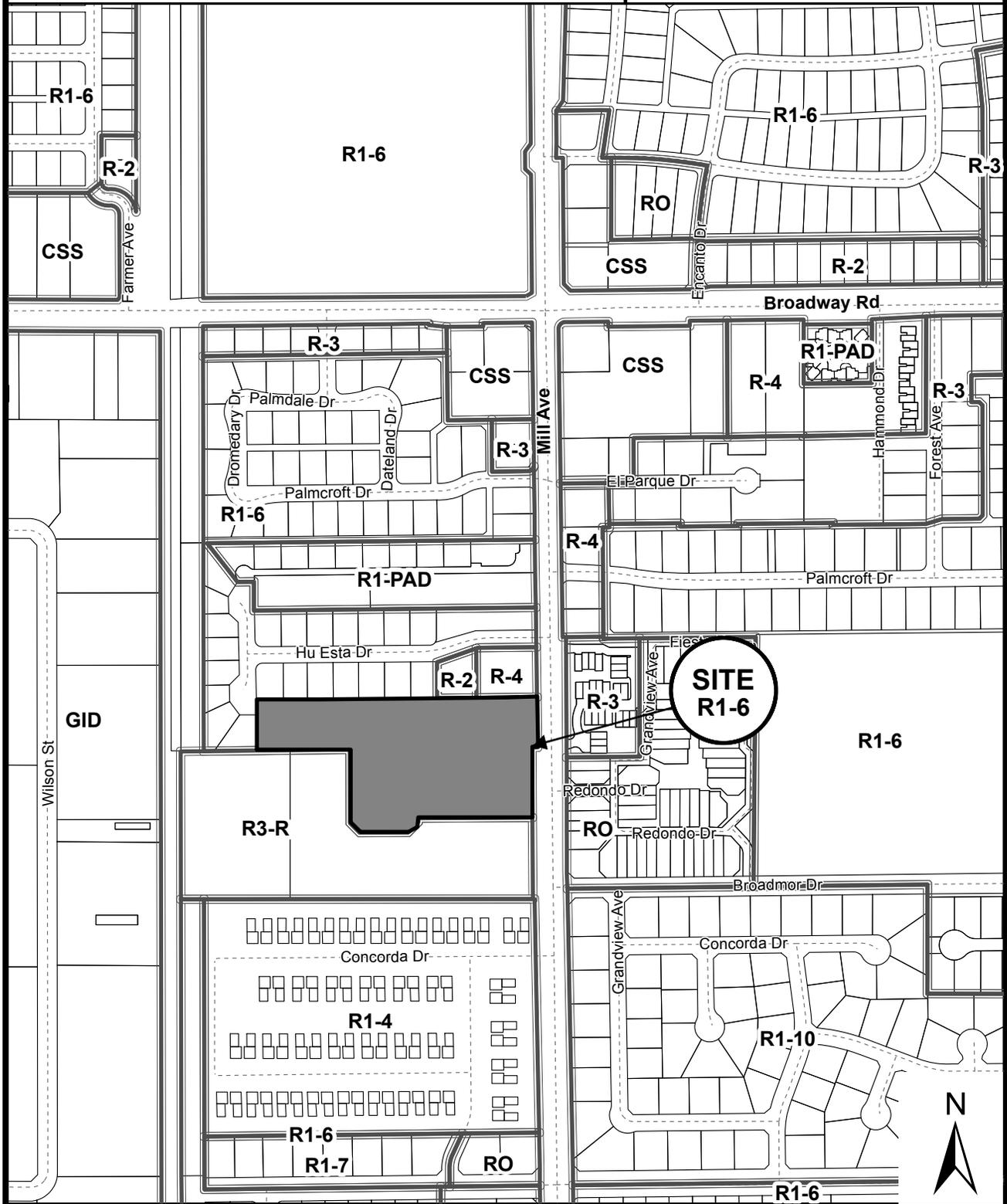
Owner – Tempe Church of Christ  
Applicant – Darryl Starling  
Existing Zoning – R1-6, Single Family Residential District  
Parcel area – 129,444 s.f.  
Existing buildings area – 10,088 s.f.  
Proposed accessory building area – 1,500 s.f.  
Lot coverage allowed – 45%  
Proposed Lot coverage – 9%

**ZONING AND  
DEVELOPMENT**

**CODE REFERENCE:**                      Section 3-401 – Accessory Buildings, Uses and Structures  
    Section 6-308 – Use Permits

**TEMPE CHURCH OF CHRIST -  
SUNNYDALE SENIOR CENTER**

**PL080322**



**Location Map**



**TEMPE CHURCH OF CHRIST - SUNNYDALE SENIOR CENTER (PL080322)**

**Partridge, Derek**

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**From:** Darryl Starling [dwarling40@qwest.net]  
**Sent:** Friday, November 14, 2008 11:48 AM  
**To:** Partridge, Derek; Abrahamson, Steve  
**Subject:** Sunny Dale Senior Center  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Attachments:** Sunny Dale Use Permit.doc

Sirs:

We are applying for a location change to our new storage building. We wish to change the location for the following reasons:

1. To relocate it on the dirt lot at the back of the property, so as not to interfere with flood irrigation around the existing office building.
2. To avoid damage to mature-growth trees and shrubs around the office building.
3. The new site will reduce congestion of traffic around the office area.
4. The new site should not disturb the neighbors near our property.
5. The same rules in regard to building use will still apply (see previous correspondence attached).

Please note minor changes to the electrical panel and outlets throughout the building. The panel box has been upgraded from a 100 amp to a 200 amp service.

Blueprints showing these changes will be delivered today.

Darryl W. Starling

**Statement from Darryl Starling:**

When I met with Alan Como to talk about the site for our new storage building, that site required us to eliminate four parking spaces and alter two planted areas.

He told me at that point about the extensive process we would have to go through in order to change those items and said it would be much better if I could choose another location on the property. On short notice, I picked out the site that has been approved this time. After a site visit with Steve Abrahamson and Derek Partridge, we all agreed this new site, at the back of our property, would be more suitable for placement of this building.

A handwritten signature in black ink, appearing to read "Darryl Starling". The signature is written in a cursive, flowing style with a large initial "D" and a prominent flourish at the end.

**SUNNY DALE SENIOR CENTER  
2424 S. Mill Avenue  
Tempe, AZ 85282  
480-968-7847**

September 16, 2008

City of Tempe  
Development Services Department  
Attn: Alan Como  
31 E. Fifth Street  
Tempe, AZ 85281

Re: Use Permit, Parcel 133-20-077D

Dear Sirs:

Please find listed below the uses of the sub-divided storage building for which we are seeking a use permit.

Storage of:

1. Lawn maintenance equipment (currently stored on the premises in a small free-standing building that will be replaced by the proposed building); refer to Floor Plan/Foundation Plan.
2. Camping equipment used for church-related activities.
3. Used clothing and small household items, made available to needy persons.
4. Non-perishable food and household supplies, for distribution to needy and emergency requests.
5. Donated furniture items for distribution to displaced families.

The proposed use will:

1. Be non-business
2. Not impact vehicle or pedestrian traffic in adjacent areas.

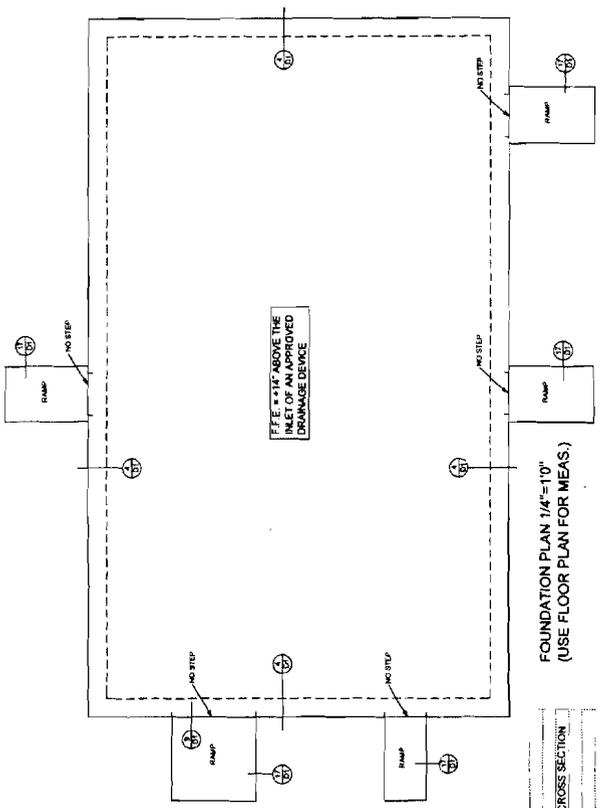
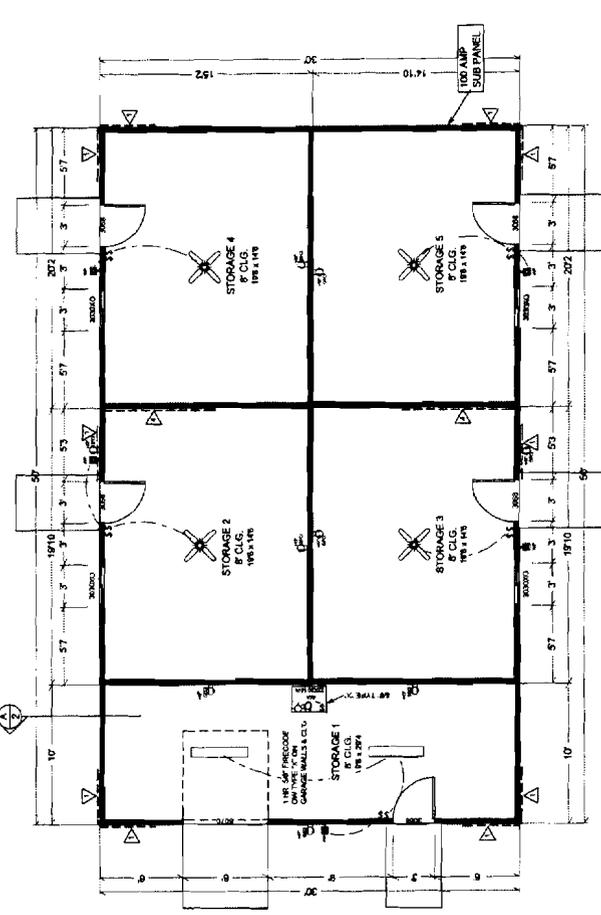
3. Not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions.
4. Not contribute to the deterioration of the neighborhood or be in conflict with the goals, objective and policies of the City.
5. Be compatible with existing surrounding structures.
6. Not result in any disruptive behavior which may create a nuisance to the surrounding area or the general public.

The contact for this project is Darryl Starling, corporation Board Member. He can be reached by phone at 480-726-7707 (home) or 480-278-2052 (cell).

Sincerely,

Dean Todd  
President



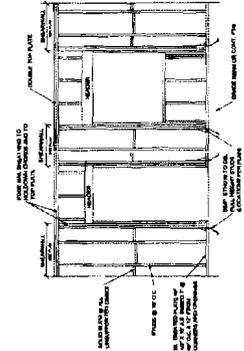


FLOOR PLAN 1/4"=10"  
FOUNDATION PLAN

STORAGE: 1500 S.F.

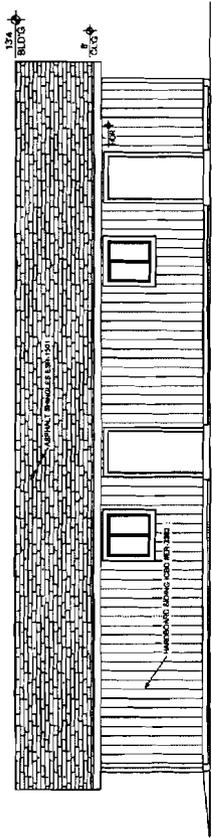
TOTAL SHEETS: 4  
SHEET 1

- NOTES:**
1. SEE PLAN FOR THE LOCATION OF ALL WALLS AND DOORS.
  2. SEE PLAN FOR THE LOCATION OF ALL WALLS AND DOORS.
  3. SEE PLAN FOR THE LOCATION OF ALL WALLS AND DOORS.
  4. SEE PLAN FOR THE LOCATION OF ALL WALLS AND DOORS.
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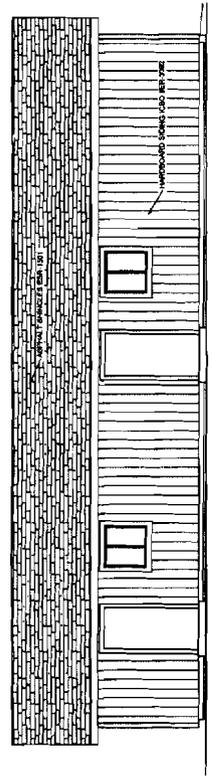


**PAGE INDEX:**

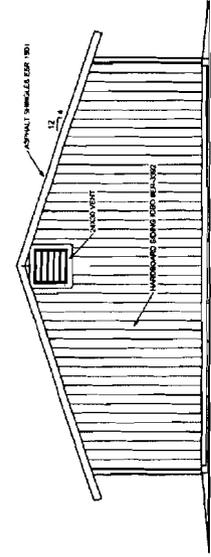
1	FLOOR PLAN FOUNDATION
2	ROOF FRAMING ELEVATIONS CROSS SECTION
3	CONSTRUCTION NOTES



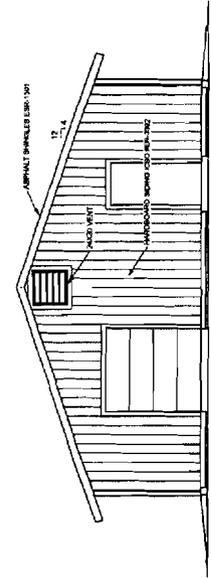
**FRONT ELEVATION 1/4"=10"**



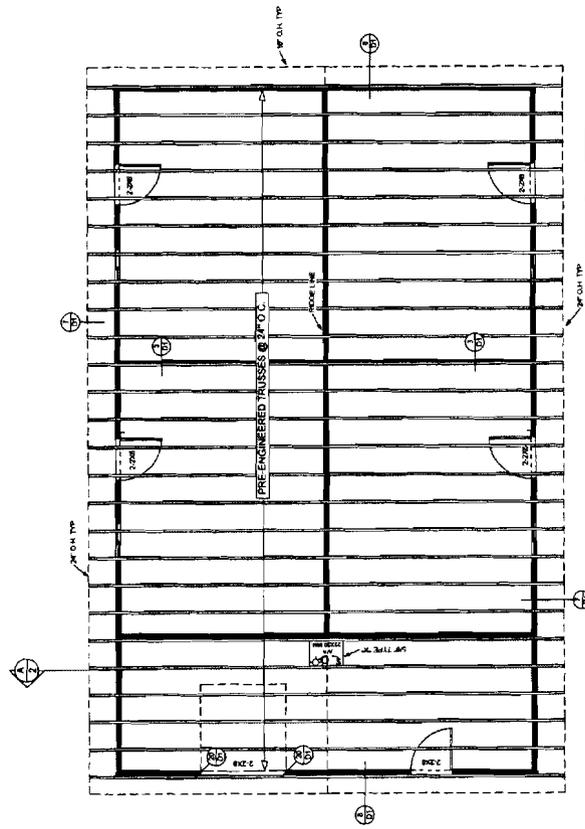
**BACK ELEVATION 1/4"=10"**



**RIGHT ELEVATION 1/4"=10"**

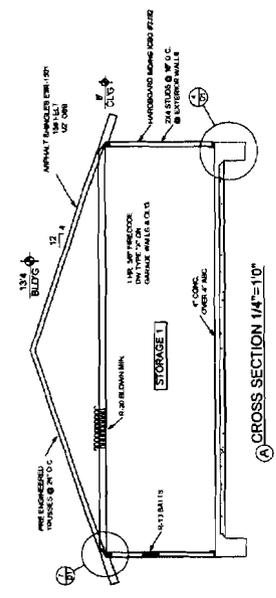


**LEFT ELEVATION 1/4"=10"**



**DISCREPANCY:**  
 ATTIC AREA SHALL BE  
 LOWER AS ATTIC (R) BEHINDS BE  
 PROVIDED AS SET.

**ROOF FRAMING PLAN 1/4"=10"**  
 ALL APPROVALS/AMENDMENTS SHALL BE  
 INDICATED AT THE BOTTOM OF THE SHEET  
 AND SHALL BE THE RESPONSIBILITY OF THE  
 OWNER AND FRAMING CONTRACTOR.



**CROSS SECTION 1/4"=10"**



**TEMPE CHURCH OF CHRIST –  
SUNNYDALE SENIOR CENTER**

**2424 SOUTH MILL AVENUE**

**PL080322**

**LOCATION OF ACCESSORY BUILDING,  
VIEW TO WEST**

