

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 10/24/2023
Agenda Item: 5**

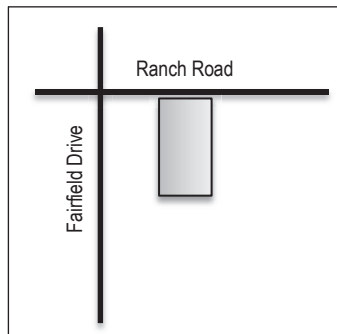
ACTION: Request a Use Permit Standard to increase the maximum lot coverage from 25 percent to 27 percent to construct a new single-family residence for the PRESTINARIO RESIDENCE, located at 2035 East Ranch Road. The applicant is Cory Black Design.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: PRESTINARIO RESIDENCE (PL230265) is a proposed single-family detached residence located on Lot 13 of the Circle G Ranches 4 Unit 1 Subdivision. The project would increase the maximum lot coverage from 25 percent to 27 percent, resulting in approximately 707 s.f. of additional buildable area. The request includes the following:

ZUP230062 Use Permit Standard to increase the allowable lot coverage from 25 percent to 27 percent.



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|-------------------|--|
| Property Owner | Tommy and Tiffany Prestinario |
| Applicant | Cory Black, Cory Black Design |
| Zoning District | AG (Agricultural) |
| Site Area | 35,345 s.f. |
| Building Area | 9,521 s.f. (proposed) |
| Lot Coverage | 27% (25 % max. allowed) |
| Building Height | 29'-10" (30' max. allowed) |
| Building Setbacks | 40' front, 20' side (west), 20' side (east), 81'-3" rear (40', 20', 20', 35' min. required) |
| Vehicle Parking | 5 spaces (2 min. required) |

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lucas Jensen, Planner I (480) 350-8023

Department Director: Jeff Tamulevich, Community Development Director
 Legal review by: N/A
 Prepared by: Lucas Jensen, Planner I
 Reviewed by: Mailen Pankiewicz, Principal Planner

COMMENTS

The Prestinario Residence is located south of Warner Road and west of the 101 Freeway within the Circle G Ranches IV Homeowners Association. The applicant is requesting a Use Permit Standard to increase the maximum allowable lot coverage from 25 percent to 27 percent, resulting in approximately 707 s.f. of additional buildable area. The project scope includes demolition of an existing two-story single-family residence and rebuild of a two-story single-family residence with guest quarters on the southeast portion of the building which is not directly accessible through the main residence which is permitted per ZDC Section 3-411.

PUBLIC INPUT

Staff has not received public input regarding this project.

USE PERMIT STANDARD

The proposed design requires a Use Permit Standard to increase the maximum lot coverage from 25 percent to 27 percent within the AG zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the use is intended for single-family residence and is not expected to increase vehicular or pedestrian traffic.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; increasing the maximum lot coverage is not expected to create any nuisances.
3. *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*; increasing the maximum lot coverage is not expected to contribute to the deterioration of the neighborhood or downgrading of property values, as it does not alter the land use or character of the area.
4. *Compatibility with existing surrounding structures and uses*; the proposed design is compatible with the existing surrounding neighborhood.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; an increase to the maximum lot coverage is not expected to cause disruptive behavior on or off site.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit Standard. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit Standard is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit Standard is valid for the plans dated August 17, 2023, as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.

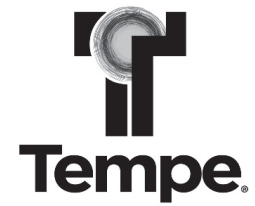
HISTORY & FACTS:

February 25, 1981 A single-family home was built.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 4-201\(A\), Use Permit Standard](#)

[Section 4-202, Development Standards for Residential Districts](#)



DEVELOPMENT PROJECT FILE

for

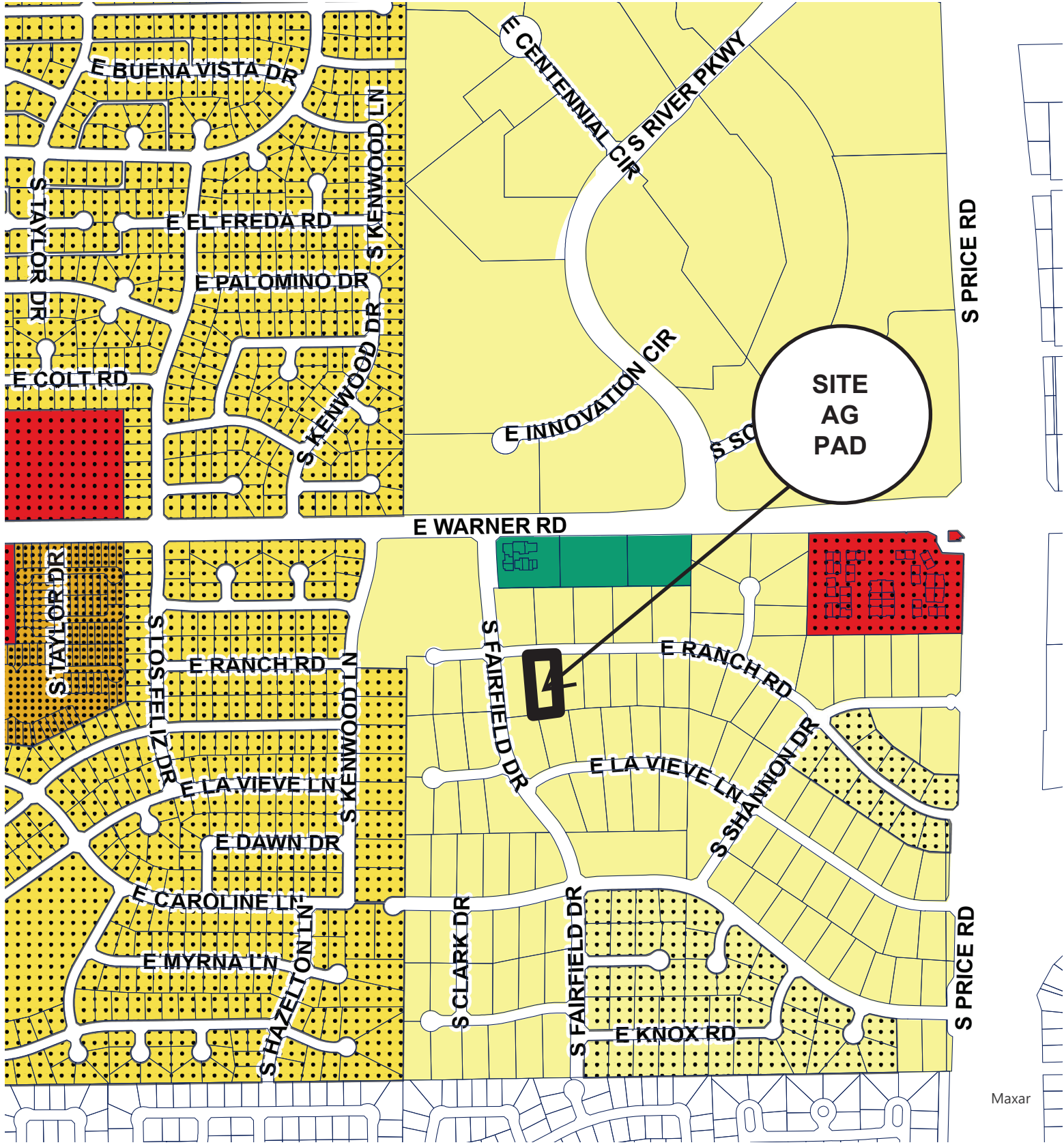
PRESTINARIO RESIDENCE
(PL230265)

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Site Photos
- 4-5. Applicant's Letter of Explanation
6. Site Plan
- 7-8. Blackline Elevations
9. Building Sections
- 10-11. Floor Plans



Prestinario Residence



- Planned Commercial Center Neighborhood (PCC-1)
- Residential/Office (RO)
- Agricultural (AG)
- Single-Family Residential (R1-15)
- Single-Family Residential (R1-7)
- Single-Family Residential (R1-4)
- Parcels

- Twelve Point**
- CenterlineSubType**
- ADOT
 - Canal
 - Monument
 - Private

Attachment 1

- Railroad
 - Street
 - <all other values>
- Zoning District**
- Light Industrial District (LID)
 - General Industrial District (GID)
 - Heavy Industrial District (HID)



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Tempe

PL230265

Prestinario Residence



Aerial Map

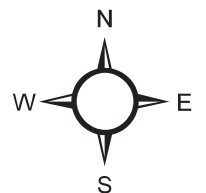




Photo 1 (North)



Photo 2 (NE)



Photo 3 (NW)



Photo 4 (South)



Photo 5 (SW)



Photo 6 (SE)



September 26, 2023

Cory Black Design

4115 E Valley Auto Dr. Unit 105
Mesa, AZ 85206

Tempe Community Development Department

31 E 5th St. Garden Level East
Tempe, AZ 85281

**Use Permit Standard – Request for Increase of Allowed Lot Coverage
Lot 13 Circle G Ranches 4, APN #: 301-63-028**

To: Tempe Community Development Department,

We appreciate your consideration and feedback. Please see the comments below for revisions made and further commentary on the proposed design.

The intention of the proposed design is to create a new custom home for the Prestinario residence in Circle G Ranches 4. This design establishes an elegant and aesthetically pleasing blend of structures and landscaping that is harmonious with the existing community. To maintain the integrity of the design, we are requesting an increase of allowed lot coverage to 26.9% to reflect the lot coverage of the project. The project will adhere to the Zoning and Development Code Criteria Section 6-308(E) and to the standards set forth by the Tempe Community Development Department as follows:

There will be no significant vehicular or pedestrian traffic in adjacent areas, nor will any nuisance arise from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.

As a new custom home, the proposed project will be compatible with existing surrounding structures, and with its completion will result in an increase in neighborhood property values.

Disruptive behavior inside and outside the premises will be maintained and will not create a disturbance to the surrounding area or the surrounding public.



The following revisions have been made to the building plan set:

AS1- Architectural Site Plan

- Parking paver pad has been removed from the design.
- “Completely below grade” note has been added to propane tank call out.
- “4’ height maximum” note has been added to private entry and wall call out.
- Ancillary item removed from Site Plan (this was a plan error).
- Project data table has been updated to show required/proposed setbacks, building height, and lot coverage.

A8, A9- Elevations

- Elevations renamed to convey cardinal directions.
- **Overall building height from grade has been added to all elevations.**

We appreciate your consideration. Please reach out with any questions.

Thank you,

Weslie McBride
Assistant Architectural Designer
Cory Black Design, LLC

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ELEVATIONS

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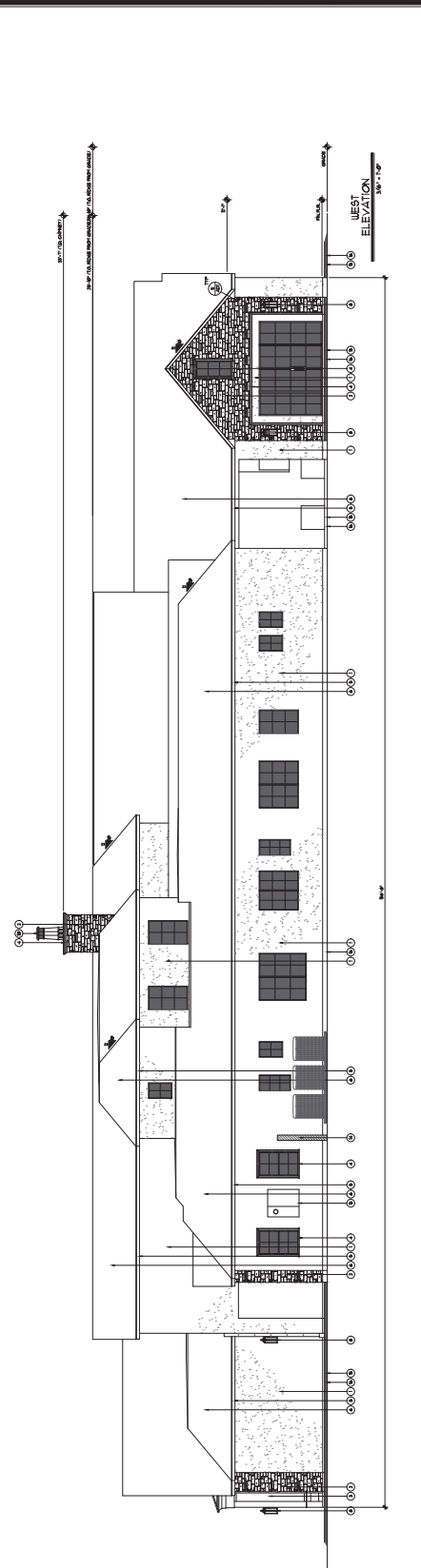
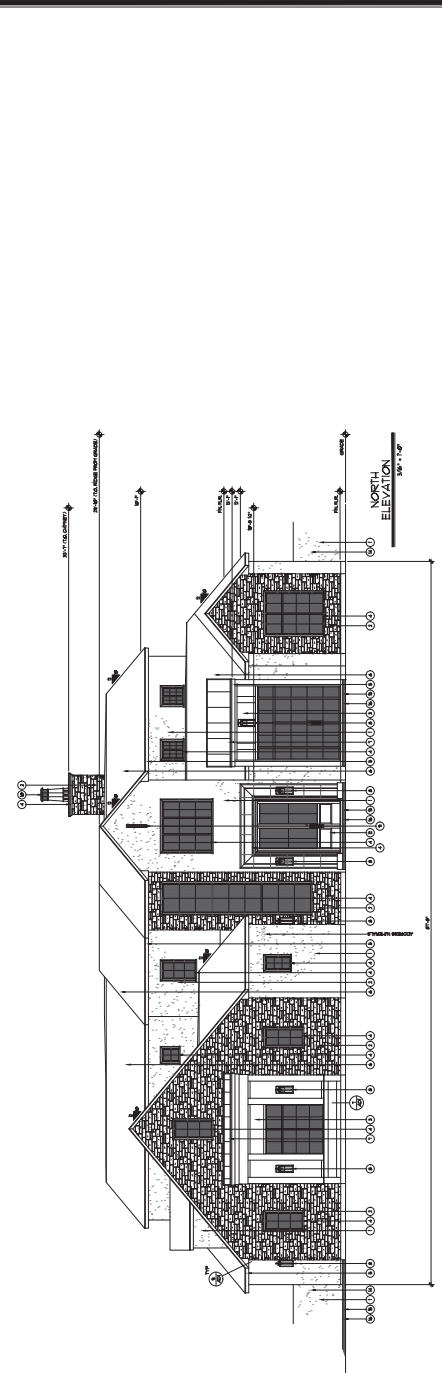
PRESTINARIO RESIDENCE

2025 E KIMBARK BL. - TEMPE, AZ, 85284

CORY BLACK - RESIDENTIAL DESIGNER +800-998-8872
 cory@corblackdesign.com



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| CHECKED BY: | CS |
| DATE: | AUGUST 11, 2023 |
| SCALE: | 3/8" = 1'-0" |
| PROJECT NAME: | PRESTINARIO RESIDENCE |
| SHEET: | A8 |



ELEVATIONS

3/8" = 1'-0"

NOTES:

1. SEE ARCHITECT'S SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT AND CORY BLACK.
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THESE DRAWINGS AND SPECIFICATIONS SHALL BE USED IN CONJUNCTION WITH LOCAL AND STATE REGULATIONS AND PERMITS. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

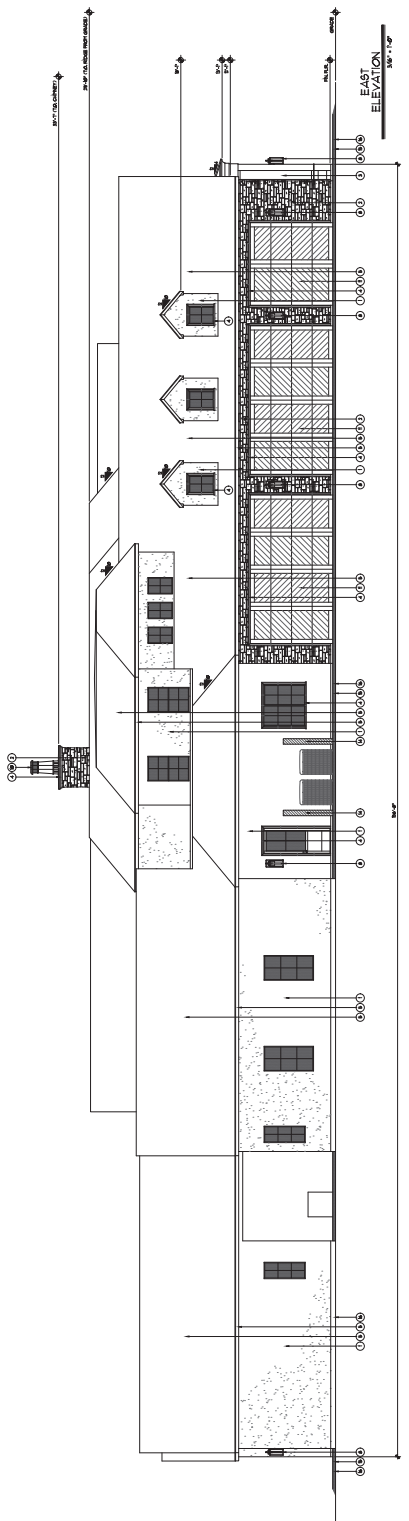
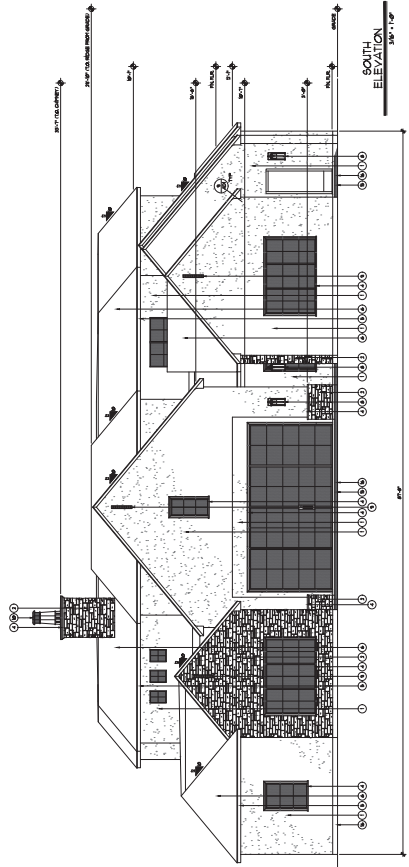
PRESTINARIO RESIDENCE

2055 E KIMBARK BL. - TEMPE, AZ, 85284

CORY BLACK - RESIDENTIAL DESIGNER
 480-999-8872
 cory@blackdesign.com

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FIRST FLOOR PLAN

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PRESTINARIO RESIDENCE

2025 E KIMBARK RD., TUMACACI, AZ, 85224

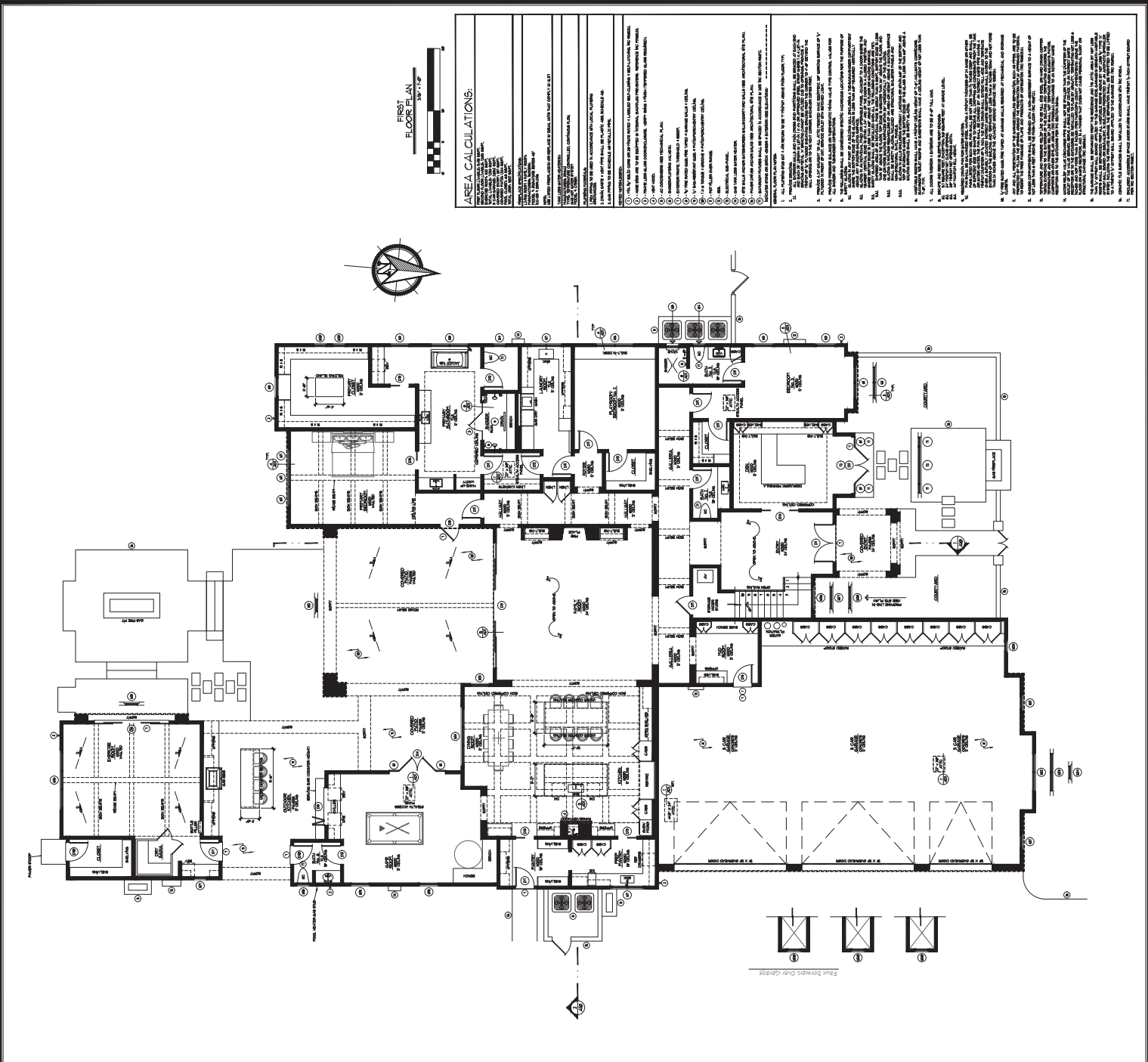
CORY BLACK
RESIDENTIAL DESIGNER

480-999-8872

CORY BLACK & ASSOCIATES
RESIDENTIAL DESIGNER

480-999-8872

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| DESIGN BY: | CS |
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SECOND FLOOR PLAN

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PRESTINARIO RESIDENCE

2025 E KIMBARK RD. - TUMACACI, AZ 85284

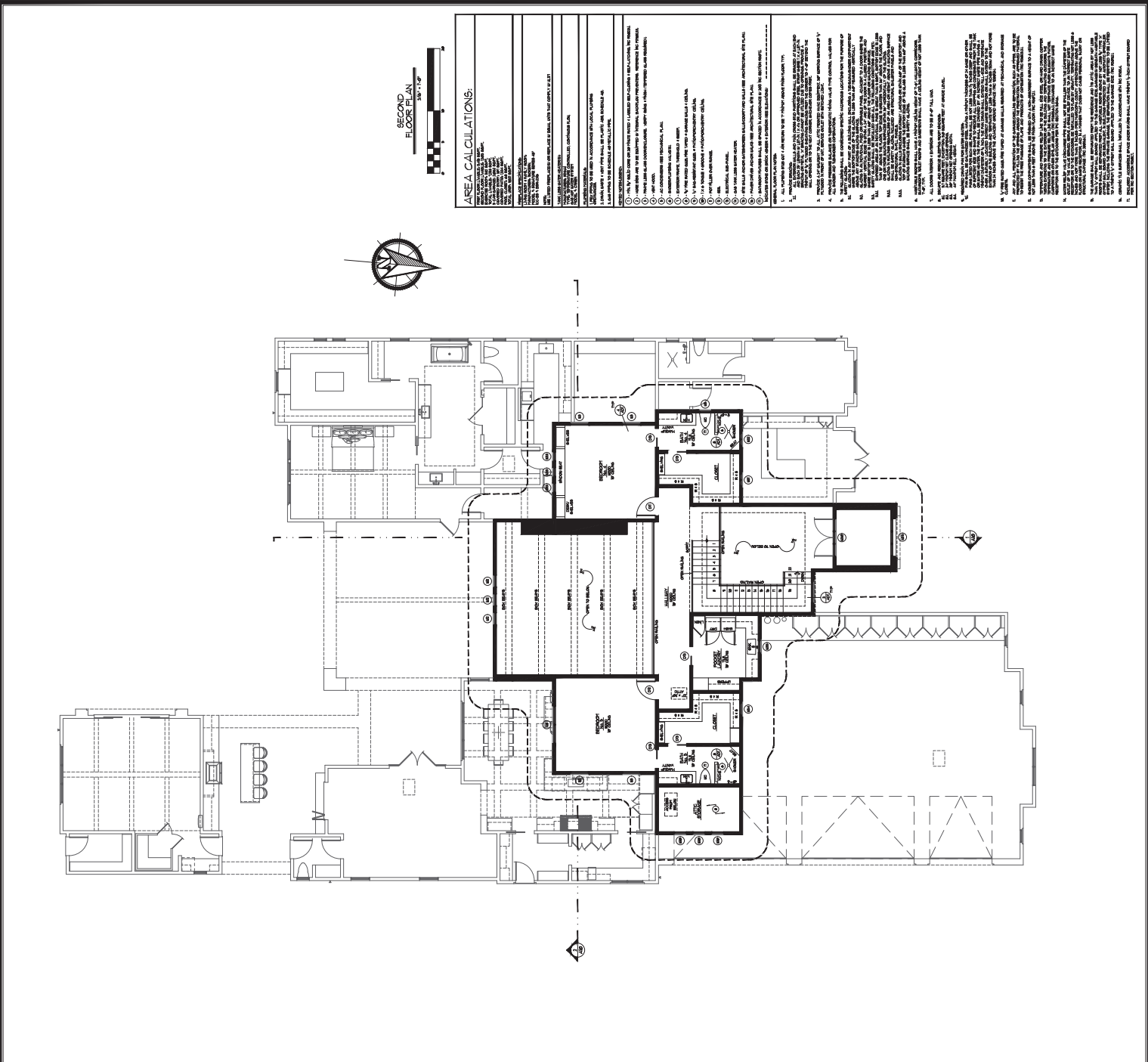
CORY BLACK
RESIDENTIAL DESIGNER

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CORY BLACK
RESIDENTIAL DESIGNER

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| DRAWN BY: | CS |
| CHECKED BY: | CS |
| DATE: | AUGUST 11, 2023 |
| SCALE: | 3/8" = 1'-0" |
| PROJECT NAME: | PRESTINARIO RESIDENCE |
| SHEET: | A2 |



DOOR SCHEDULE

| NO. | SYMBOL | MARKING | TYPE | FINISH | SWITCH | OPERATOR | REMARKS |
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| 10 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 11 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 12 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 13 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 14 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 15 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 16 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 17 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 18 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 19 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 20 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 21 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 22 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 23 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 24 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 25 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 26 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 27 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 28 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 29 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 30 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |

DOOR TRANSOM WINDOW SCHEDULE

| NO. | SYMBOL | MARKING | TYPE | FINISH | SWITCH | OPERATOR | REMARKS |
|-----|--------|---------|------------------------|--------|--------|----------|---------|
| 1 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 2 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 3 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 4 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 5 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 6 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 7 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 8 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 9 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 10 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 11 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 12 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 13 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 14 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 15 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 16 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 17 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 18 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 19 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 20 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 21 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 22 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 23 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 24 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 25 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 26 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 27 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 28 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 29 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 30 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |

WINDOW SCHEDULE

| NO. | SYMBOL | MARKING | TYPE | FINISH | SWITCH | OPERATOR | REMARKS |
|-----|--------|---------|------------------------|--------|--------|----------|---------|
| 1 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 2 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 3 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 4 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 5 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 6 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 7 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 8 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 9 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 10 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 11 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 12 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 13 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 14 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 15 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 16 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 17 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 18 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 19 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 20 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 21 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 22 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 23 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 24 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 25 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 26 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 27 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 28 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 29 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |
| 30 | 1/4" | 1/4" | EXTERIOR SLIDING GLASS | 1 | DN | --- | --- |