



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 08/13/2024
Agenda Item: 5**

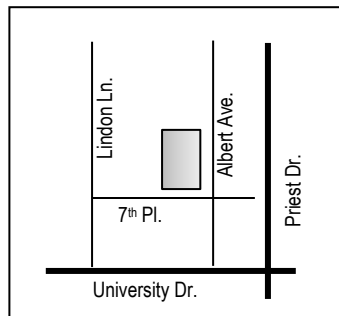
ACTION: Request a Use Permit to allow two (2) required parking spaces within the front yard building setback for **MCCRACKEN RESIDENCE**, located at 1500 West 7th Place. The applicant is Jason McCracken.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **MCCRACKEN RESIDENCE** (PL240223) is a single-family home in the R1-6, Single-Family Residential Zoning District. A Use Permit is required to allow two (2) required parking spaces in the front yard building setback as a result of converting the existing garage to an additional bedroom. The request includes the following:

ZUP240060 Use Permit to allow parking in the front yard setback.



| | |
|-------------------|--|
| Property Owner | Jason McCracken |
| Applicant | Jason McCracken |
| Zoning District | R1-6 |
| Site Area | 6,682 s.f. |
| Building Area | 1,678 s.f. |
| Lot Coverage | 25% (45% max. allowed) |
| Building Height | 14' 1" (30' max. allowed) |
| Building Setbacks | 20'-1" front, 5' side, 10'-11" street side, 40' rear (20', 5', 10', 15' min. required) |
| Vehicle Parking | 2 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: Michelle Dahlke, Principal Planner

COMMENTS

The site is located on Lot 200 of the Lindon Park 7 Subdivision which is situated northwest of University Drive and Priest Drive. The applicant is requesting a Use Permit to allow two (2) required parking spaces to be located in the 20-foot front yard building setback as a result of the conversion of the existing garage to enclose livable space to create a fourth bedroom. Zoning and Development Code Section 4-603 (Parking Ratios) requires two (2) parking spaces for a single-family residence with five (5) or less bedrooms. There are no properties located within a 600-foot radius that have applied for or been granted a similar Use Permit in current Community Development Department records.

PUBLIC INPUT

None received at the time of this report.

USE PERMIT

The proposed carport conversion to a bedroom requires a Use Permit to allow two (2) required parking spaces in the front yard building setback within the R1-6, Single-Family Residential zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the property is remaining a single-family use and is providing the two (2) required parking spaces.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; parking in the driveway is not expected to create a nuisance exceeding that of ambient conditions.
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*; parking in the front yard building setback is permitted in the R1-6 zoning district, subject to a Use Permit, and the proposed parking is not anticipated to cause or contribute to the deterioration of the neighborhood.
4. *Compatibility with existing surrounding structures and uses*; the exterior of the building addition is designed to match architecture of the existing hardboard siding of the garage.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; disruptive behavior is not anticipated as the use is intended for the single-family residence.

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. 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: (Non-standard conditions are identified in bold)

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

1. The Use Permit 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 is valid for the plans 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.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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:

1961 A single-family residence was built.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 6-308, Use Permit](#)



DEVELOPMENT PROJECT FILE

for

MCCRACKEN RESIDENCE
(PL240223)

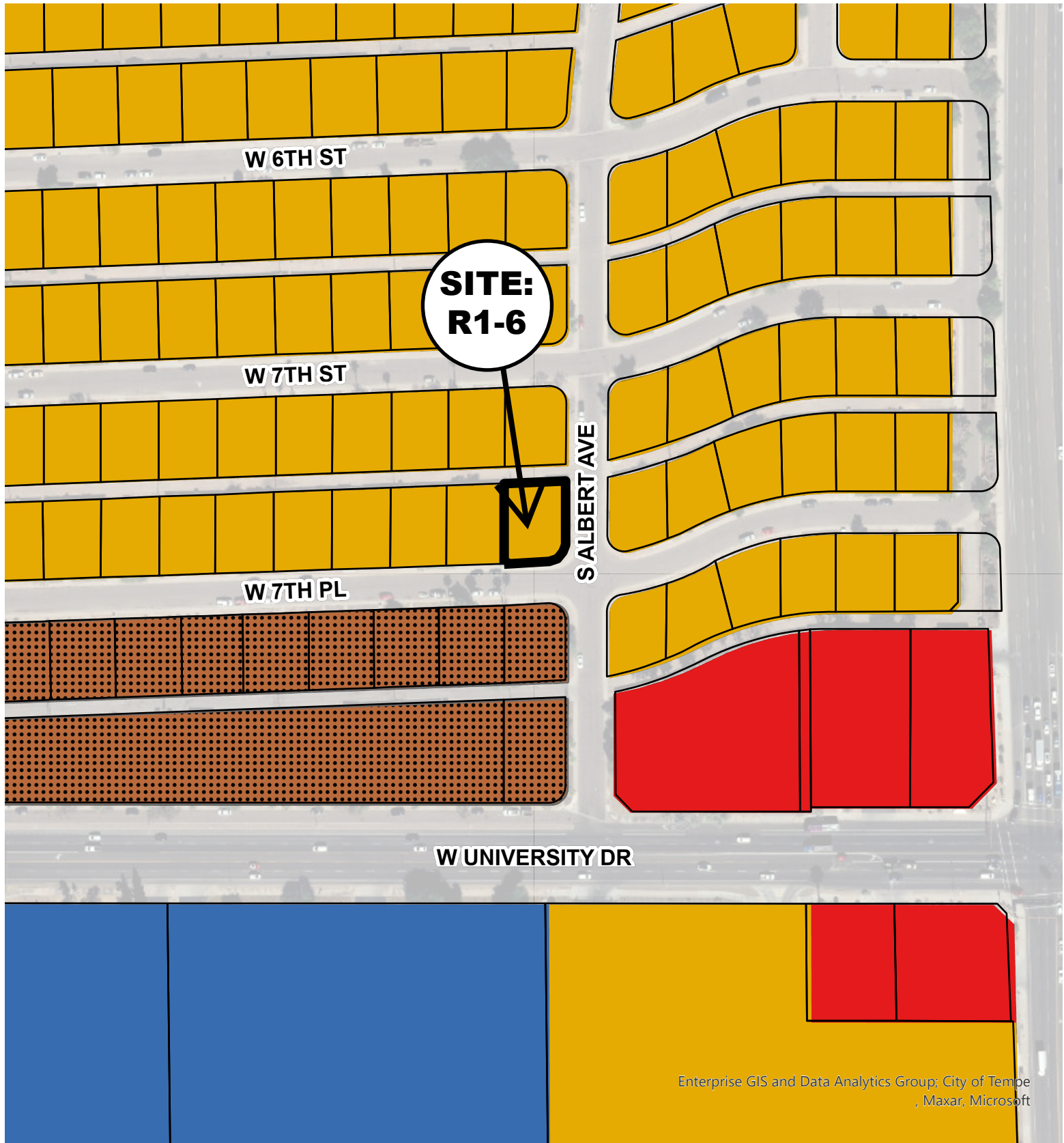
ATTACHMENTS:

1. Zoning Map
2. Aerial Map
3. Site Photos
4. Applicant's Letter of Explanation
5. Site Plan
- 6-7. Blackline Elevations & Renderings
8. Floor Plans



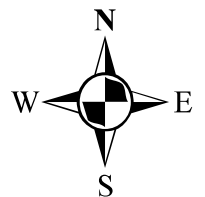
McCracken Residence

PL240223



Enterprise GIS and Data Analytics Group; City of Tempe, Maxar, Microsoft

- General Industrial District (GID)
- Commercial Shopping and Services (CSS)
- Single-Family Residential (R1-6)
- Multi-Family Residential Limited (R-3)



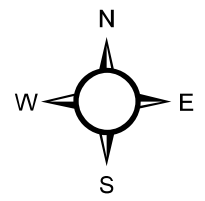
MCCRACKEN RESIDENCE

PL240223



Enterprise GIS and Data Analytics Group; City of Tempe
Maxar, Microsoft

Aerial Map





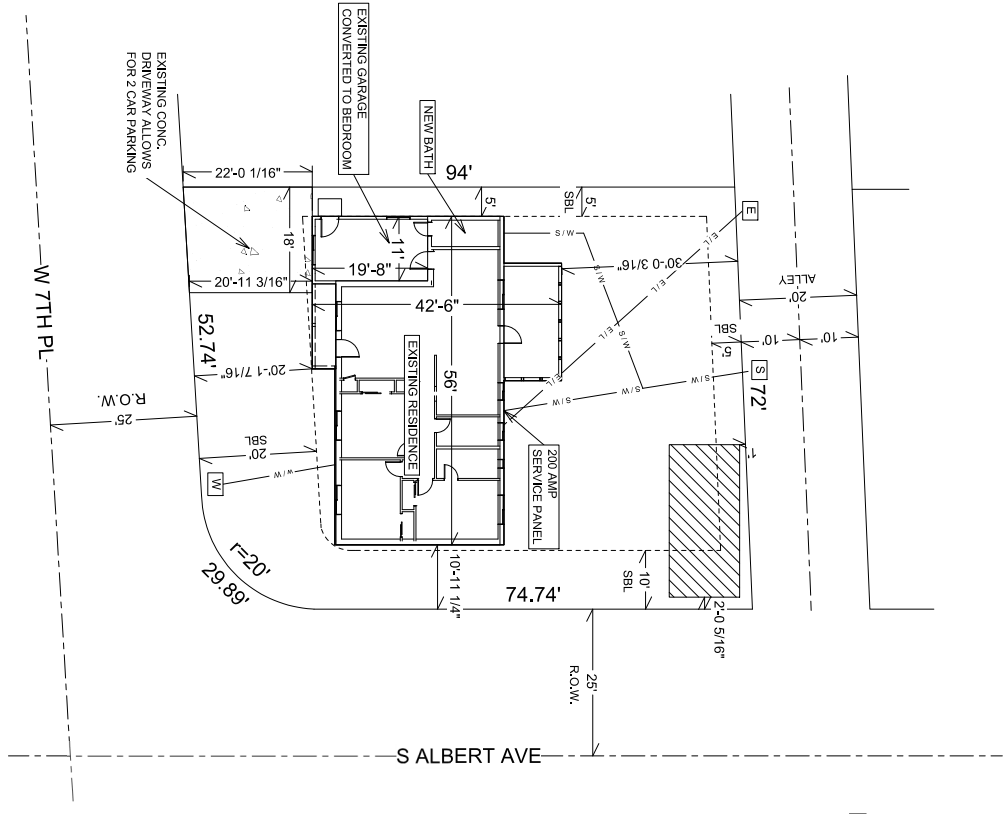
June 28, 2024

Jason McCracken
1500 W 7th PL
Tempe, AZ 85281

To whom it may concern,

The conversion of the garage will meet building code requirements and inspections. The off street parking required by ordinance can easily be met by the 18 ft. driveway and the additional carport located behind the property. We do not need two laundry rooms so the existing one by the garage will allow us to use the current plumbing for the full bathroom. We need the extra room in the house to comfortably maximize living space.

Sincerely,
Jason McCracken



124-72-018
 Owner Name: FINCH ANDREW/THERESE/GREGORY
 Property Address: 1500 W 7TH PL TEMPE, AZ 85281
 Jurisdiction: TEMPE
 Lot Size (sq ft): 6,682
 Subdivision: LINDON PARK 7
 Lot #: 298
 Zoning: R1-10

EXISTING LOT COVERAGE
 TO REMAIN UNCHANGED

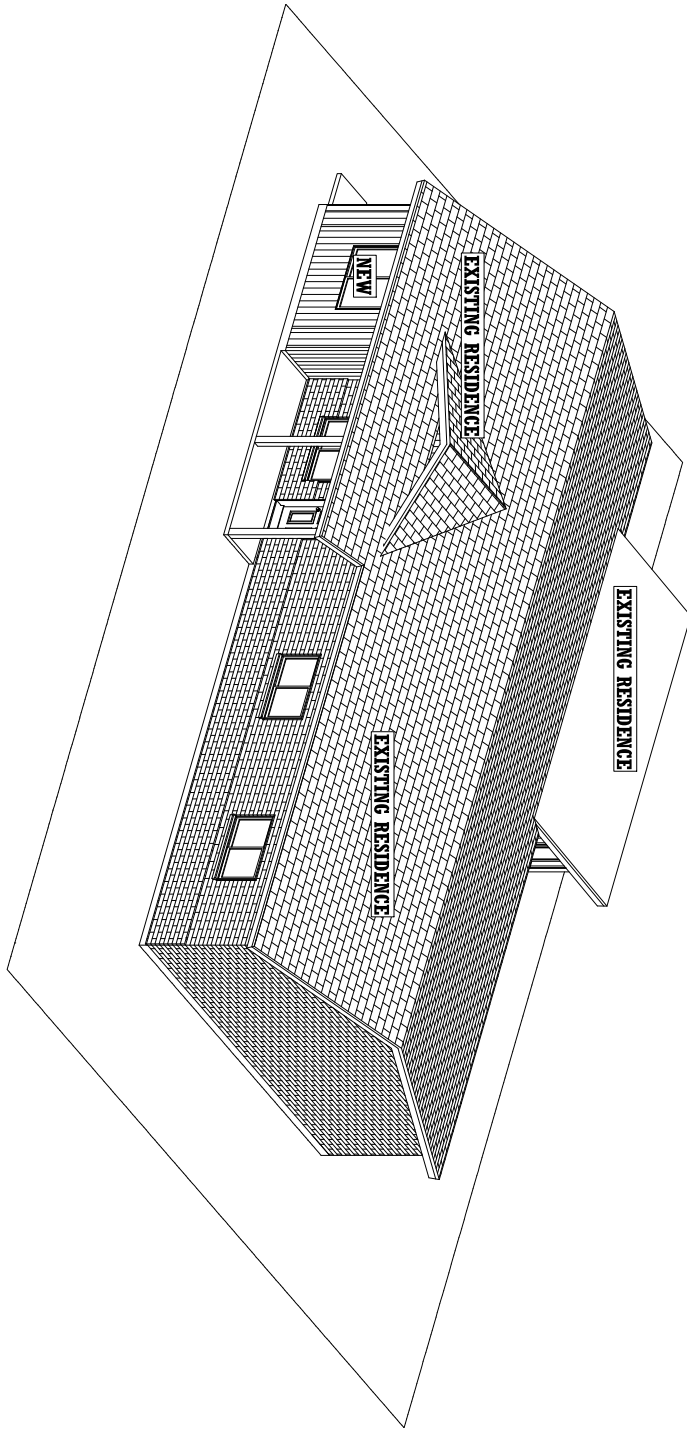


SITE PLAN
 SCALE 1" = 10'



Attachment 5

| SHEET: S1 | SCALE: 1"=10' | DATE: 7/25/2024 | McCRACKEN REMODEL 1500 W 7TH PL TEMPE, AZ 85281 | RESIDENTIAL DRAFTING GRAND designs EMAIL: GRANDDESIGNS.PLANS@GMAIL.COM PHONE: (480) 745-5288 | <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1-12-24</td> </tr> <tr> <td>2</td> <td>7-25-24</td> </tr> <tr> <td>3</td> <td></td> </tr> </tbody> </table> | NO. | REVISION | 1 | 1-12-24 | 2 | 7-25-24 | 3 | |
|---------------------|------------------|--------------------|--|---|---|-----|----------|---|---------|---|---------|---|--|
| | NO. | REVISION | | | | | | | | | | | |
| 1 | 1-12-24 | | | | | | | | | | | | |
| 2 | 7-25-24 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | |
| | | | SITE PLAN | | | | | | | | | | |



SCOPE OF WORK:
 - ENCLOSE EXISTING GARAGE
 FOR NEW BEDROOM
 - CONVERT EXISTING STORAGE
 ROOM TO NEW BATHROOM

| SI | SHEET | PAGE INDEX |
|----|---------------------|------------|
| 1 | OVERVIEW | |
| 2 | EXISTING FLOOR PLAN | |
| 3 | NEW FLOOR PLAN | |
| 4 | ROOF FRAMING | |
| 5 | FOUNDATION PLAN | |
| 6 | MECHANICAL | |
| 7 | ELECTRICAL | |
| 8 | PLUMBING | |
| 9 | CONSTRUCTION | |

Attachment 7

McCRACKEN REMODEL

1500 W 11TH PL
 TEMPE, AZ 85281

OVERVIEW

RESIDENTIAL DRAFTING



EMAIL: GRANDDESIGNS.PLANS@GMAIL.COM PHONE: (480) 745-5288

| NO. | REVISION | DATE |
|-----|----------|---------|
| 1 | | 1-12-24 |
| 2 | | 7-25-24 |
| 3 | | |

THIS SET OF ARCHITECTURAL PLANS IS THE PROPERTY OF GRAND DESIGNS PLANS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRAND DESIGNS PLANS.

EXISTING WALLS
 WALLS TO REMAIN: 206 @ R.O.C.-LINO, 0.C.-LINO,
 EXISTING WALLS - 206 @ R.O.C.-LINO, 0.C.-LINO,
 PLUMBING WALLS - 206 @ R.O.C.-LINO, 0.C.-LINO,
 PITCH BENTWOOD WALLS - 206 @ R.O.C.-LINO,
 SHOWN WALLS - 206 @ R.O.C.-LINO, 0.C.-LINO.

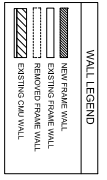
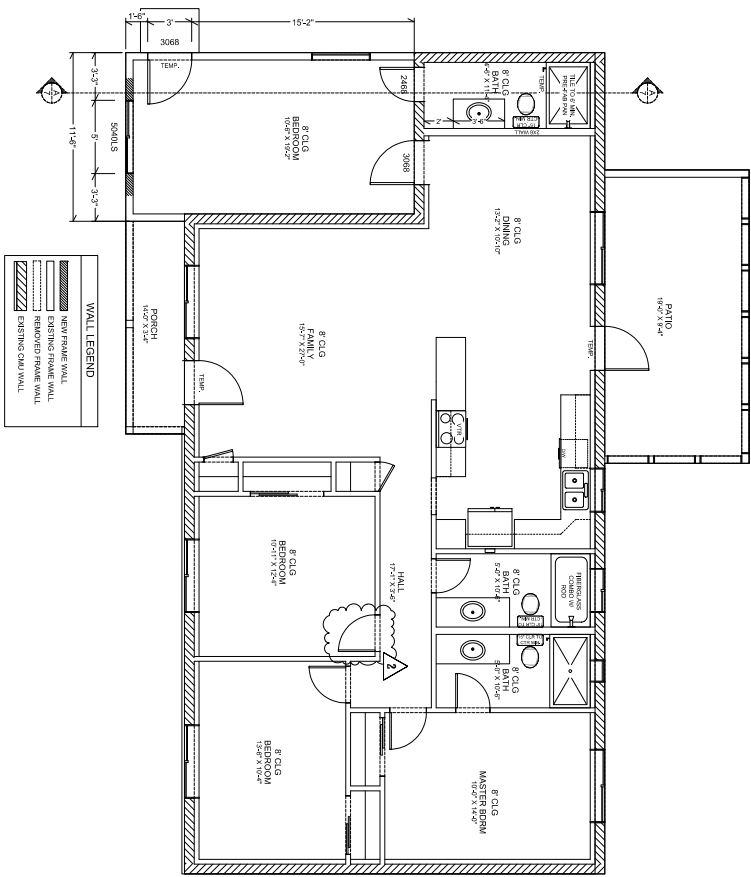
| NO. | DATE | REVISION |
|-----|---------|----------|
| 1 | 1-12-21 | |
| 2 | 7-25-21 | |
| 3 | | |

RESIDENTIAL DRAFTING
GRAND DESIGNS
 EMAIL: GRANDDESIGNS.PLANS@GMAIL.COM PHONE: (480) 745-5288

NEW FLOOR PLAN

McCRACKEN REMODEL
 1500 W 7TH PL
 TEMPE, AZ 85281

| | |
|--------|------------|
| DATE: | 7/25/2024 |
| SCALE: | 1/4"=1'-0" |
| SHEET: | 3 |



FIXTURE COUNT CALCULATION CHART

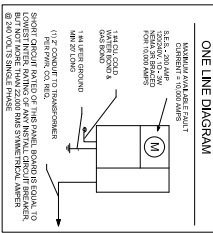
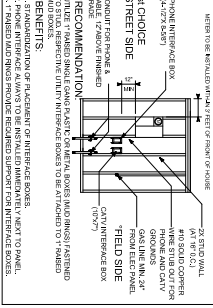
| TYPE OF FIXTURE | QTY | UNIT VALUE | TOTAL |
|---------------------|-----|------------|-------|
| TOILET | 1 | 11.1 | 11.1 |
| BATH | 1 | 11.1 | 11.1 |
| SINK | 1 | 11.1 | 11.1 |
| STOVE | 1 | 11.1 | 11.1 |
| REF | 1 | 11.1 | 11.1 |
| DISHWASHER | 1 | 11.1 | 11.1 |
| WATER HEATER | 1 | 11.1 | 11.1 |
| LAUNDRY TUB | 1 | 11.1 | 11.1 |
| WATER CLOSET | 1 | 11.1 | 11.1 |
| TOTAL FIXTURES | 9 | | 99.9 |
| BASE WATER PRESSURE | 1 | 11.1 | 11.1 |
| SHRINKAGE | 1 | 11.1 | 11.1 |
| BASE | 1 | 11.1 | 11.1 |
| TOTAL | 11 | | 111.0 |

MECHANICAL LEGEND NOTES

APR RETURN AIR

AC UNIT

WITH PACKAGED UNIT, S-BASED ON BUILDING CODES. ALL PACKAGED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES. ALL PACKAGED UNITS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.



SCOPE OF WORK:

- ENCLOSE EXISTING GARAGE FOR NEW BEDROOM
- CONVERT EXISTING STORAGE ROOM TO NEW BATHROOM

SQUARE FOOTAGE CALCS

EXISTING LIVABLE: 1,393 S.F.
 NEW LIVABLE: 288 S.F.
 TOTAL LIVABLE: 1,681 S.F.

PORCH: 58 S.F.
 PATIO: 197 S.F.
 TOTAL NON-LIVABLE: 255 S.F.
 TOTAL: 1,933 S.F.

Attachment 8