

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/25/2021
Agenda Item: 4**

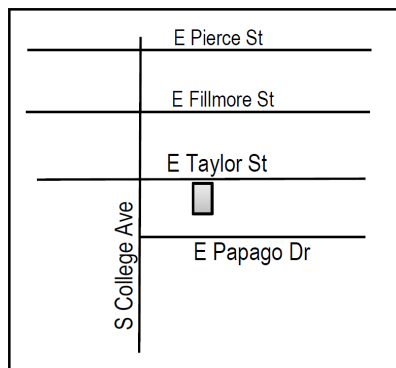
ACTION: Request a Use Permit to allow a second story addition for the **HAAS RESIDENCE**, located at 321 East Taylor Street. The applicant is Meridian Redevelopment.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: HAAS RESIDENCE (PL210114) is requesting a Use Permit to allow a second story addition to an existing single-story home within the R1-6, Single-Family Residential zoning district. The second story addition will be about 1,389 s.f. including a new deck. The request includes the following:

ZUP210037 Use Permit to allow a second story addition.



Property Owner	Angela and Leigh Haas
Applicant	Mitchell Foy, Meridian Redevelopment
Zoning District	R1-6
Site Area	5,998 s.f.
Building Area	1,956 s.f.
Lot Coverage	33% (45% max.)
Building Height	28'-6" (30' max.)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Dalton Guerra, Planner I (480) 350-8652

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Dalton Guerra, Planner I

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

The proposed second story includes four bedrooms, two bathrooms, and a deck or a total of 1,389 square feet. The proposed deck has been significantly reduced in size and a four-foot privacy wall was added to mitigate any potential privacy issues for the neighboring properties. There are two existing two-story residences to the west of the subject property along Taylor Street. There are 12 properties within the surrounding area that are existing two-story residences (see proximity map in attachments).

PUBLIC INPUT

Staff has not received any public comments as of the publishing of this staff summary report.

USE PERMIT

The proposed design requires a Use Permit to allow a second story addition to an existing single story, single-family residence within the R1-6 zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the use of the residence will remain single family and is not expected to significantly increase traffic in the area.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the addition of a second story is not expected to create a nuisance exceeding the 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*; second story additions to existing single-family residences are permitted subject to a Use Permit. The use of the property is consistent with the surrounding zoning and there are existing two-story residences in the area.
4. *Compatibility with existing surrounding structures and uses*; two residences on the same street are existing two-story homes. Twelve residences in the surrounding area are two-story single-family homes.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the property will remain a single-family use and the property owner is expected to have adequate control over any potential disruptive behavior.

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 is valid for the Haas Residence and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- 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.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

HISTORY & FACTS:

None pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts
Section 3-420 Single-Family Residential Second Story Addition or Rebuild
Section 4-202 Development Standards for Residential Districts
Section 6-308 Use Permit



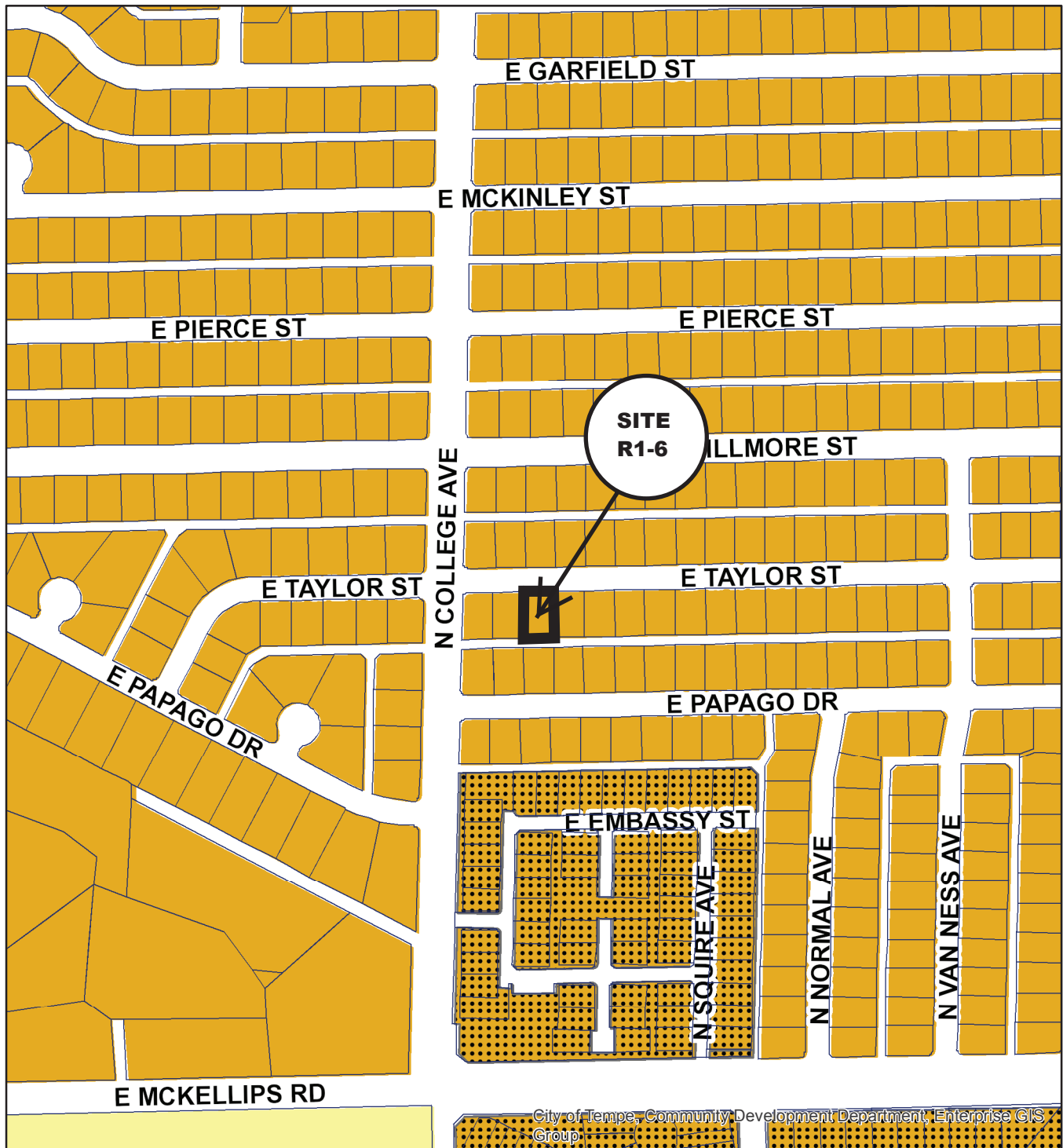
DEVELOPMENT PROJECT FILE
for
HAAS RESIDENCE
(PL210114)




ATTACHMENTS:

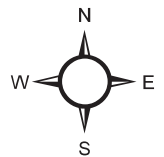
1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Floor Plans
6. Elevations
7. Two-Story Proximity Map

Haas Residence

PL210114



-  Agricultural (AG)
-  Single-Family Residential (R1-6)
-  Single-Family Residential (R1-4)

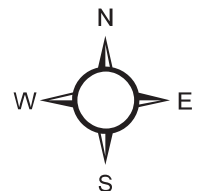


Haas Residence

PL210114



Aerial Map



LETTER OF EXPLANATION

321 E Taylor St.

Haas Second Story Addition Project

3/22/2021

Revised 4/27/2021

We are asking to construct a second story addition to our single-family primary residence. This would include: a remodel of the current kitchen with plumbing being relocated; removal of two existing bedroom walls to expand the current living room area, a remodel of the existing main bathroom; an addition of stairs leading to a second story with 4 additional bedrooms and 2 bathrooms. We will also be adding an outdoor deck above our current covered patio (with access from the new master bedroom). We have chosen to complete this addition in lieu of relocating because we have come to love our location. We have amazing neighbors and love being residents of the city of Tempe. We plan to have children soon and the current living area of 1,200 sq ft is not sufficient.

We would like to address the five Use Permit approval criteria as follows:

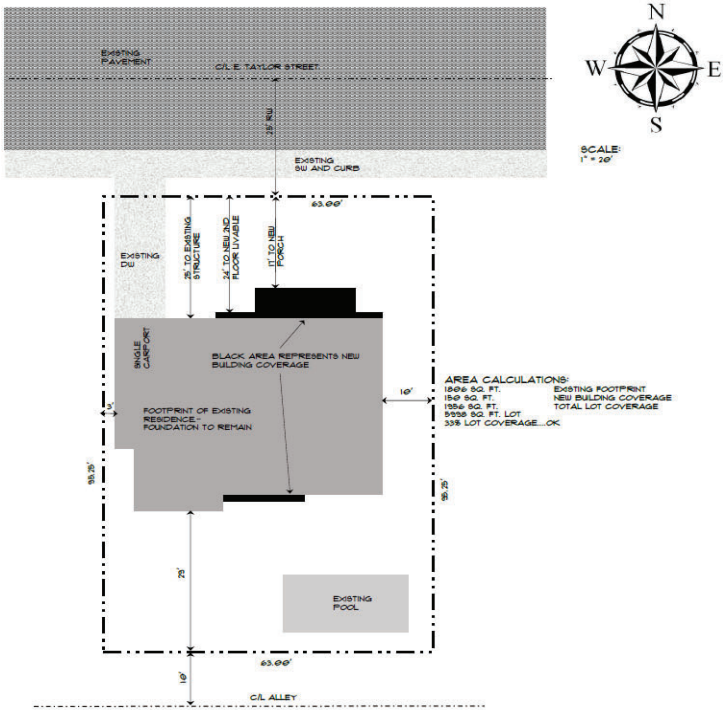
- a. There will be no increase in vehicular or pedestrian traffic resulting from this addition. It is conceivable that should a family with older children live here that a small increase in vehicular trips could occur due to multiple occupants with driver's licenses. We would not even think that would be of any significance.
- b. Of course, there would be no nuisance arising from the emission or odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.
- c. Redevelopment of this property will upgrade property values in the neighborhood which would be in harmony with the objectives and policies for rehabilitation and conservation as set forth in the city's adopted plans.
- d. The proposed improvements at this site are compatible with surrounding structures and uses. You will find that we have taken into consideration the style of homes in the area and have been mindful to keep our elevation similar-to those of homes in the neighborhood.
- e. This residence will continue to be used as such, so there is no anticipation of disruptive behavior inside or outside the residence that would create a nuisance to the surrounding area.

The plans for our addition are included in this application. We ask that you please approve this request.

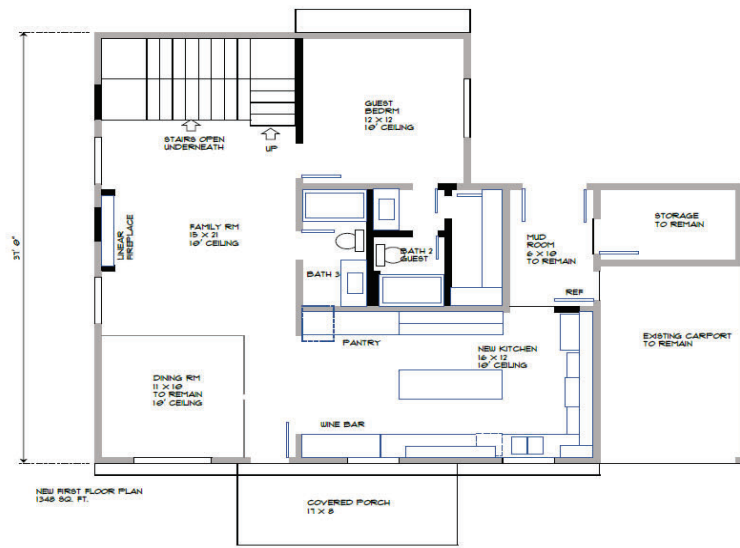
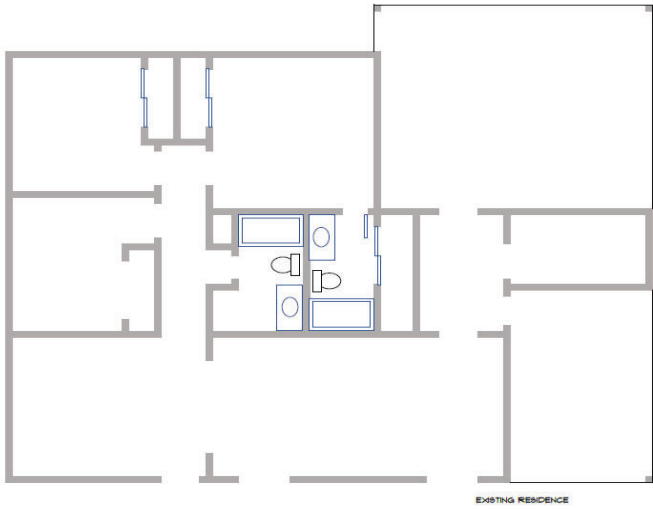
Angela and Leigh Haas

Angela and Leigh Haas

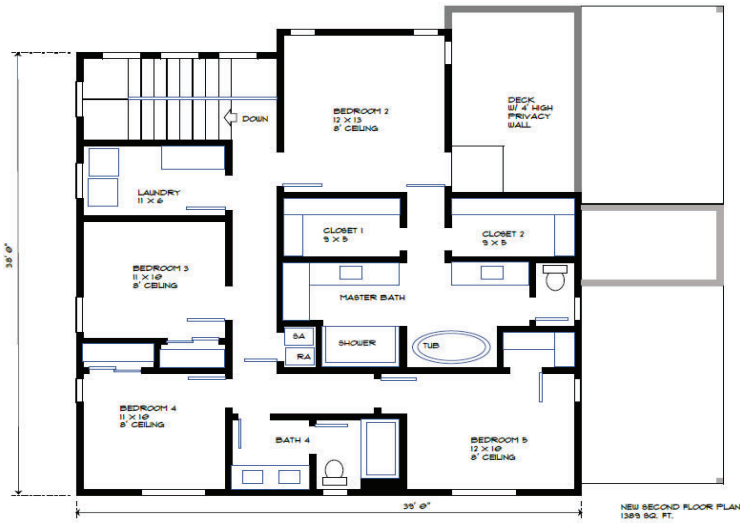
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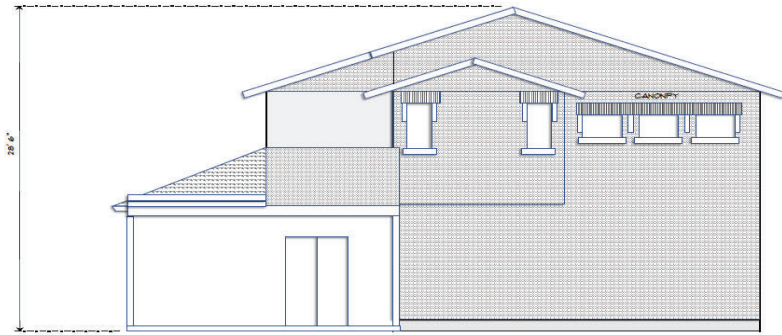
DATE OF DRAWING 07/10/2021	MERIDIAN REDEVELOPMENT MITCHELL PT. 607-374-0216 MERIDIANRED@COX.NET MESA, ARIZONA	331 E TAYLOR ST	SHEET 4
	SITE PLAN		



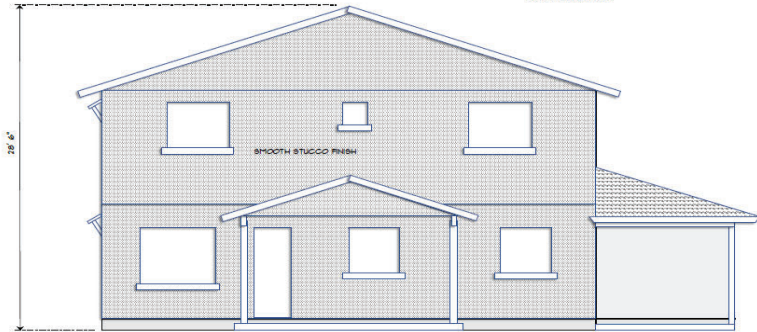
AREA CALCS:
2737 SQ. FT. LIVABLE
748 SQ. FT. NON LIVABLE
3482 SQ. FT. UNDER ROOF



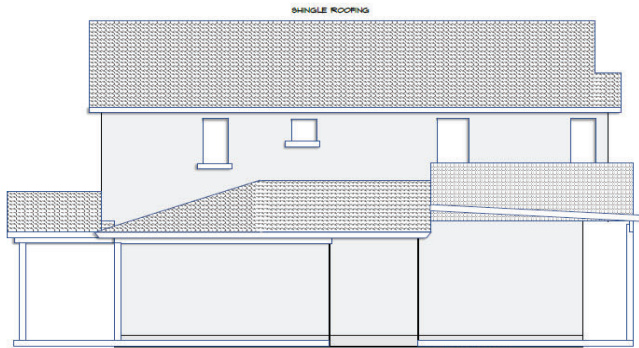
DATE OF DRAWING: 02/10/2021	MERIDIAN REDEVELOPMENT MITCHELL ROY 602-316-0216 MERIDIANRED@COX.NET MESA, ARIZONA	321 E TAYLOR ST	SHEET 2
FLOOR PLAN 1/4" = 1' @			



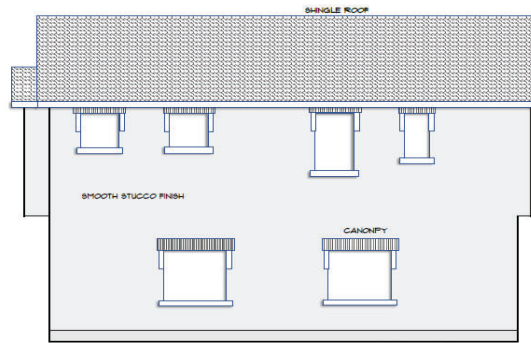
SOUTH ELEVATION



NORTH ELEVATION

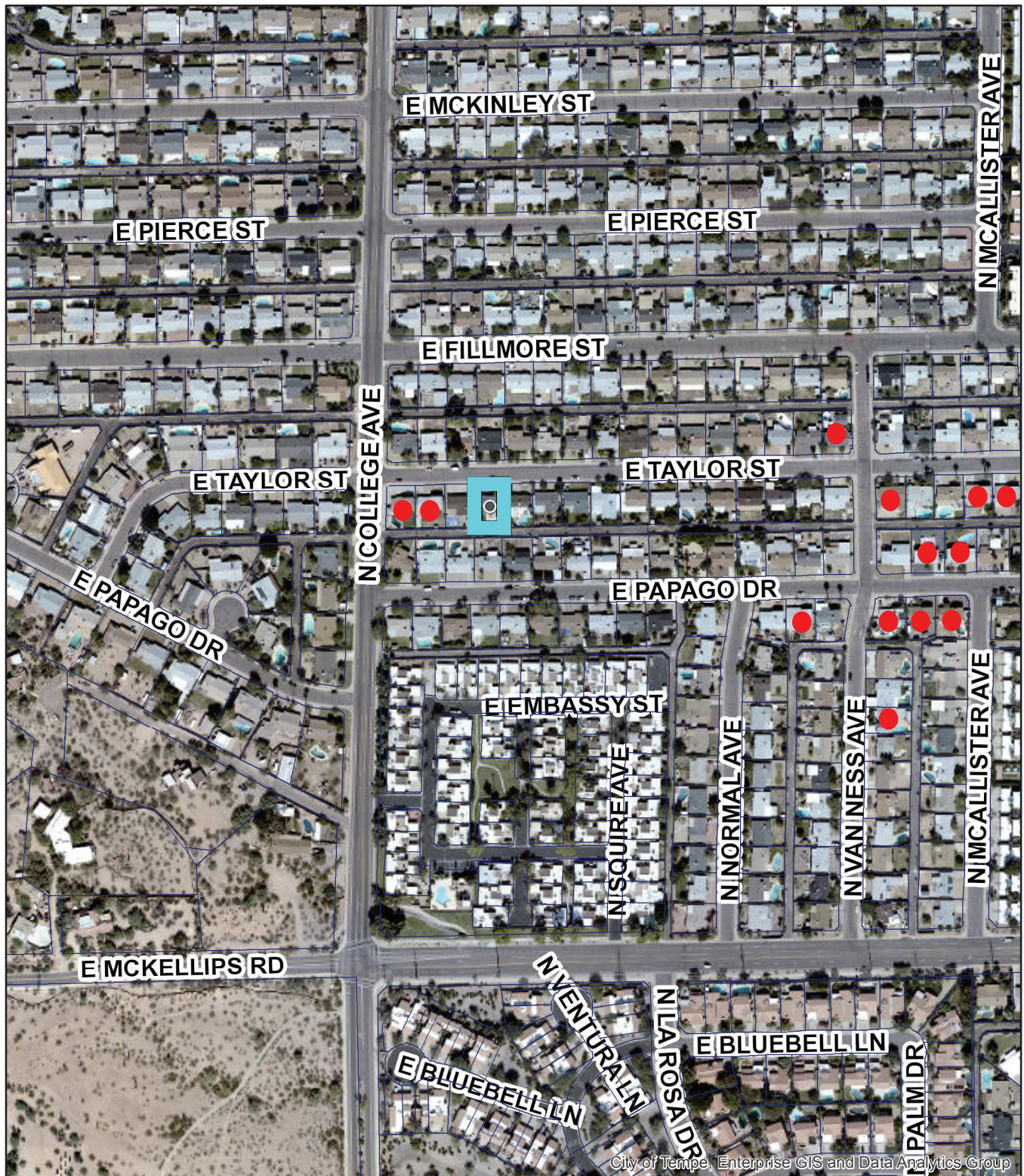


WEST ELEVATION



EAST ELEVATION

DATE OF DRAWING: 02/16/2023	MERIDIAN	33 S TAYLOR ST	SHEET 3
	REDEVELOPMENT		
MITCHELL FOT 602-376-0216 MERIDIANREDEVELOPMENT.NET MESA, ARIZONA			
ELEVATIONS			
1/4" = 1' 0"			



City of Tempe, Enterprise GIS and Data Analytics Group

Two-Story Proximity Map

Legend

- Two-Story Home
- Haas Residence

