

Staff Summary Report



City Council Meeting: 09/11/08

Agenda Item Number: 30

SUBJECT: Request for an Amended Final Subdivision Plat for 6th & WILSON CUSTOM LOTS located at 430 West 6th Street.

DOCUMENT NAME: 20080911dsdk02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for 6th & WILSON CUSTOM LOTS (PL080154) (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of an Amended Subdivision Plat on .27 net acres, located at 430 W. 6th Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

SBD08020 – Amended Subdivision Plat to modify the lot lines of Lots 9, 10 and 11 to create three (3) new lots.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

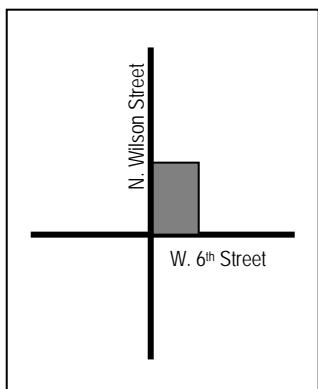
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)
Chris Anaradian, Development Services Department Manager (480-858-2204)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions
Development Review Commission – Approval, subject to condition

ADDITIONAL INFO: Gross/Net site area .27 acres



The purpose of this subdivision plat is to modify Lot 9, so that it is large enough to accommodate a Planned Area Development for four new single-family homes.

PAGES:

1. List of Attachments
2. Comments; Reasons for Approval / Condition of Approval
3. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Site plan
- 5-7. Subdivision Plat

COMMENTS:

This site is located on the northeast corner of Wilson and 6th streets in the Riverside Neighborhood Association. This request is for an Amended Subdivision Plat to adjust property lines on three existing parcels, to accommodate a first phase of development, and two future phases. The applicant is requesting approval of an Amended Subdivision Plat, to reconfigure Lots 9, 10 and 11. By separate request, the applicant is requesting approval of a Zoning map amendment and Planned Area Development. If the zoning and PAD are approved, the applicant will need to amend this plat, to create four new individual lots, from Lot 1, to allow individual for-sale custom home lots.

PROJECT ANALYSIS

Subdivision Plat

The proposed Subdivision Plat would combine Lot Nine with a portion of Lot Ten, to make one 70-foot deep Lot One. The property lines of Lots Ten and Eleven would be modified to create two new Lots Two and Three for future redevelopment. Lots Two and Three would be approximately 39.9 feet wide, with an R-3 zoning. The setbacks for this zoning would limit the developable area of these two new lots to a 19.9 foot wide building envelope, the approximate width of a two-car garage. Any deviations from the R-3 standards would require further processing for a use permit standard or a Planned Area Development for these two lots. Although this is a very limited building footprint, it is considered a buildable dimension within the existing zoning district. The new Lot One will require an amended subdivision Plat to create four new lots, to support the proposed Planned Area Development for four custom homes.

Conclusion

Based on the information provided by the applicant and the above analysis staff recommends approval of the Amended Subdivision Plat. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project is supportive of the long-term goals of the Sunset Riverside Strategic Plan for revitalization and infill.
4. The proposed project meets the approval criteria for a Zoning Amendment and Planned Area Development.
5. The site has access to a public street and meets the technical standards of the City Code, Chapter 30, Subdivisions.

SBD08020

CONDITIONS OF APPROVAL:

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

General

1. An amended Subdivision Plat for Lots 9, 10 & 11 is required for this development and shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before September 11, 2009. Failure to record the plan within one year of City Council approval shall make the plan null and void.

HISTORY & FACTS:

September 1959 Building Permits issued for two buildings containing 11 apartments on Lots 9 and 10 in the R-3 Multi-family zoning district.

No further history or entitlements have been identified; the site has functioned as the existing multi-family use since 1960.

July 8, 2008 Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots, and continued the hearing until July 29, 2008.

July 29, 2008 Development Review Commission continued the hearing until August 12, 2008.

August 12, 2008 Development Review Commission heard the request for a Zoning Map Amendment and Planned Area Development for four new custom home lots and recommended approval.

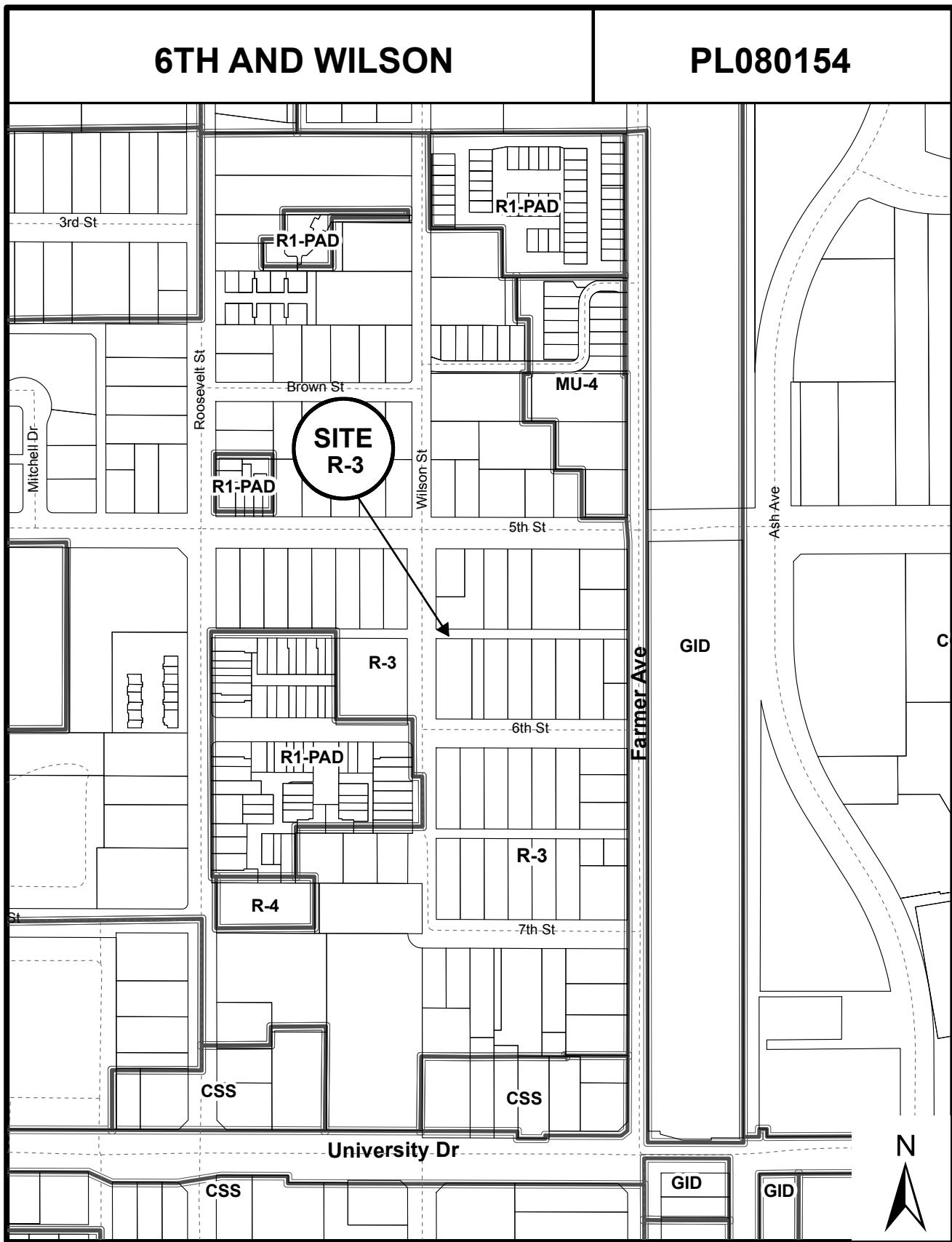
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-304, Zoning Map Amendment

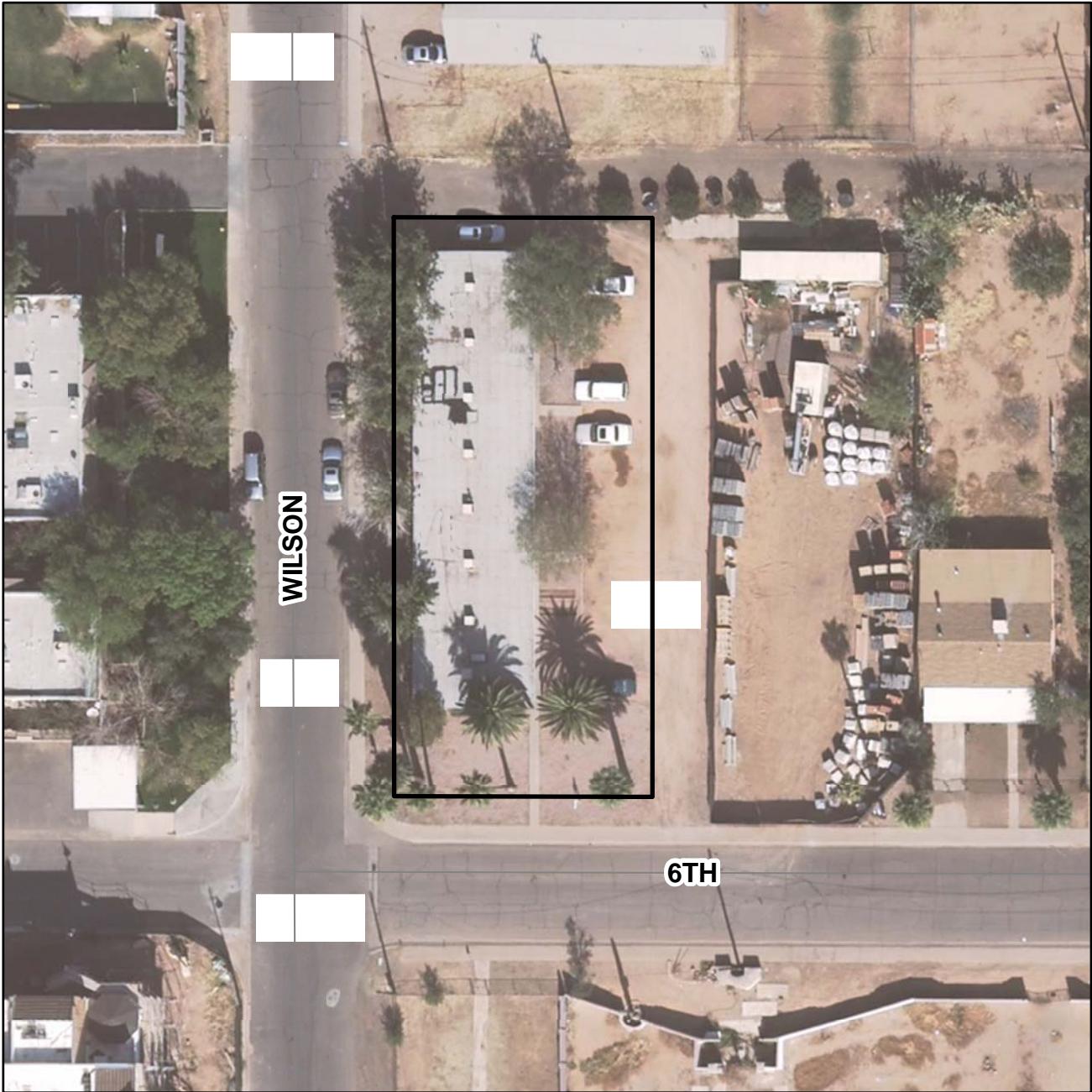
Section 6-305, Planned Area Development (PAD) Overlay districts

6TH AND WILSON

PL080154



Location Map



6TH & WILSON CUSTOM HOME LOTS (PL080154)



VINCENT | GOLDSTEIN
A R C H I T E C T S



1 East Camelback | Suite 430
Phoenix, AZ 85012
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vgaarchitects.com

June 25, 2008

RE: Sub-division Plat Amendment
6th and Wilson Custom Home Lots- SPR08029
430 W 6th Street
Tempe, AZ 85281

Diana Kaminski
City of Tempe
Development Services Department
31 East Fifth Street
Tempe, AZ 85280-5002

Dear Ms. Kaminski,

We are requesting the review of the attached submittal for Sub-division Plat amendment:

The proposed project is situated on a half acre lot and is currently zoned R-3. We have applied to change the zoning to an R-1PAD it allows the owner to sub-divide the lot as indicated in the plans and establish the development standards required to market a unique "for-sale" single family product in the downtown area thus maximizing the potential of the site as allowed in accordance to the General Plan 2030 and the Zoning and Development code. The proposed residence would have a two car garage with the entrance and a den at the lower level. The Second Level consists of the Living Level with a Kitchen, Dining and Living Area with a balcony facing Wilson. The Third Level is the Sleeping Level with a Master Bedroom Suite, two (2) bedrooms, bath and Laundry Room. There will be a Roof Deck of approximately 350 S.F.. The Elevation will have a modern look with a combination of Stucco, Steel and engineered wood siding,

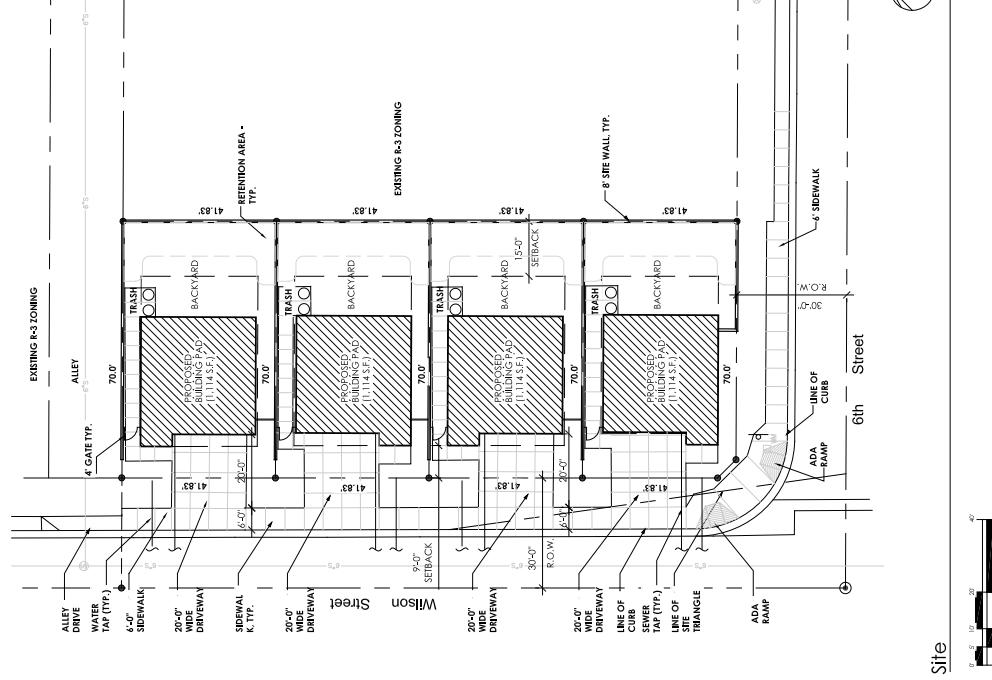
Sub -division Plat Amendment Request:

Sunny Tempe Investments currently owns Lot 9 (proposed site), 10 and 11. Through the appropriate lot platting procedures we propose to take 20'-0" of Lot 10 and give it to Lot 9 to allow for a 70.0' (d) by 167.4' (l). Lot 9 will be split into four (4) lots of equal size. Each lot to be sold off individually for use as a single family residence with a proposed building area of 1,114 S.F with a backyard to allow for the future pool, play area.

Sincerely,

Barry Goldstein, AIA
Principal

PLANNED AREA DEVELOPMENT OVERLAY FOR 6th & WILSON CUSTOM HOME LOTS



PROJECT INFORMATION

OWNER:	SUNNY TEMPE INVESTMENTS P.O. BOX 1792 TEMPE, AZ 85281-1797 482.968.4334
ARCHITECT:	VINCENT GOLDSTEIN ARCHITECTS ONE EAST CAMELBACK ROAD SUITE 430 PHOENIX, AZ 85012 602.264.6541 BARRY GOLDSTEIN, AIA 430 WEST 6TH STREET TEMPE, ARIZONA 85281
PROJECT ADDRESS:	124-33-009A
ASSESSOR'S PARCEL NUMBER:	R-3 (27 acres)
EXISTING ZONING:	11'721 SF Proposed: Four (4) Equal Lots / 11'721 SF = 2,730 SF
EXISTING NET LOT AREA:	70'0"
LEGAL DESCRIPTION:	LOT 9, BLOCK 1 OF ORTH SUBMISSION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 33 OF MAPS, PAGE 40.
DESCRIPTION:	DESCRIBED PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASES, AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND COMPRISING AN AREA OF 25.00 SQUARE FEET OR 0.5764 ACRES MORE OR LESS.
PROPOSED USE/PROJECT DESCRIPTION:	DIVIDE EXISTING LOT 9 INTO FOUR (4) SEPARATE FOR SALE LOTS OF EQUAL SIZE DIMENSION FOR FUTURE SINGLE FAMILY RESIDENCES * PROVIDE A 11'14.5 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 500 SQUARE FOOT ROOF TOP DECK * 2,800 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 500 SQUARE FOOT ROOF DECK LOT COVERAGE: LOT COVERAGE SHALL MEAN THE AREA OF LAND WHICH IS COVERED BY A BUILDING ON A PARTICULAR SITE. LOT COVERAGE SHALL BE THE PERCENTAGE OF NET LOT AREA WHICH IS COVERED BY THE GROSS FLOOR AREA OF THE FIRST FLOOR. TOTAL BUILDING FOOTPRINTS (NET LOT AREA) = LOT COVERAGE PROPOSED MAX LOT COVERAGE = 100% 1,114.5 SF / 2,800 SF * 100 = 39.3% < 40% = OK GENERAL PLAN 2030 PROJECTED LAND USE: LAND USE: LIVE/RESIDENTIAL GENERAL PLAN 2030 PROJECTED RESIDENTIAL DENSITY: DENSITY ALLOWED: 25 UNITS/ACRE
ZONING CODE DATA:	ZONING MAP AMENDMENT REQUESTED: REQUEST TO CHANGE THE EXISTING R-3 MULTIFAMILY TO R-1 PAD SINGLE FAMILY PARKING REQUIRED TABLE 405E: SINGLE FAMILY REQUIRED: 2 SPACES PROVIDE: 2 SPACES (ENCLOSED GARAGE) x 4 UNITS = 8 SPACES BICYCLE PARKING PROVIDED: 2 PROVIDED IN GARAGE CONSTRUCTION TYPE AND OCCUPANCY [IRC 2004]: CONSTRUCTION TYPE: R3 SUBDIVISION PLAT REQUIRED: V8 Site

REC08029

PAD08009

DS080491

ATTACHMENT 4

DS080491

PAD08009

REC08029



Seal

of Vincent Goldstein Architect

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		 <small>REVISIONS</small>
		<small>DATE: 08/07/08 PROJ. NO.: 08070 DESIGN: C.H. DRAWN: J.W. CHECKED: J.W. SCALE: N.T.S. CADD: SEE LEFT FINAL: FILED</small>
DS080491 SBD08020 REC08031		
<p>LIENHOLDER RATIFICATION</p> <p>WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN. SIGNED THIS _____ DAY OF _____, 2008.</p> <p>NAME _____ PRINT NAME _____</p> <p>TITLE _____</p> <p>STATE OF ARIZONA COUNTY OF _____ DAY OF _____, 2008 BEFORE ME, THE ABOVE SIGNED OFFICER PERSONALLY APPEARED, WHO ACKNOWLEDGED HIMSELF TO BE _____ OF _____ THAT HE BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.</p> <p>IN WITNESS WHEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL.</p> <p>BY: _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____</p>		

